

INSTITUTIONAL PLANNED DEVELOPMENT

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PLAN OF DEVELOPMENT

1. The area delineated in the application attached hereto is controlled solely by the applicants, Mr. and Mrs. Morris Stern, of the City of Chicago, State of Illinois.
2. The applicants (Mr. and Mrs. Morris Stern) is required to obtain all applicable official reviews, approvals, permits and/or licenses.
3. Any service drive or other ingress or egress roadways will be adequately designed and paved in accordance with the regulations of the Department of Streets & Sanitation and in compliance with the Municipal Code of the City of Chicago for providing ingress and egress for motor vehicles, including emergency vehicles. There will be no parking within such paved areas. Fire lanes will be adequately designed and paved in compliance with the Municipal Code of the City of Chicago and will have a minimum width of 20 feet to provide ingress and egress for emergency vehicles. There will be no parking within such paved areas.
4. No vacation or dedication of streets, alleys or other public rights-of-way is proposed. There are no significant easements; any releases of easements or adjustments of rights-of-way will be submitted separately on behalf of the applicants, Mr. and Mrs. Morris Stern.
5. The ultimate use of the area delineated as an institutional planned development (after the completion of the proposed addition) will consist of a health care facility containing a maximum of 250 skilled care nursing home beds, 137 of which are to be hereafter constructed on the site in the form of the above addition. The existing structure is already equipped with related offices which will be available to the entire planned development when completed.
6. Identification and other signs, if necessary, may be permitted, subject to the review of and approval by the Department of Development and Planning and the Department of Buildings.
7. Off-street parking and loading will be provided in accordance with the attached plan of development.
8. The information attached hereto sets forth data concerning a generalized land use plan (site plan) illustrating the proposed development in accordance with the intent and purpose of the Chicago Zoning Ordinances.
9. The plan of development attached to the application is subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments", as promulgated by the Commissioner of Development and Planning.

Reclassification of Area Shown on Map No. 5-I.

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 B4-1 Restricted Service District and R3 General Residence District symbols and indications as shown on Map No. 5-I in the area bounded by

W. Charleston Avenue; a line 171 feet east of N. Maplewood Avenue; the alley next south of and parallel to W. Charleston Avenue; the alley next west of and parallel to N. Campbell Avenue; a line 353 feet southeast of N. Maplewood Avenue and perpendicular to N. Milwaukee Avenue; N. Milwaukee Avenue and N. Maplewood Avenue

to those of a B5-1 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.

Reclassification of Area Shown on Map No. 5-I.

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 symbols and indications as shown on Map No. 5-I in the area bounded by

the alley north of and parallel to W. Cortland Street; a line 95 feet 6 inches west of and parallel to N. Campbell Avenue; W. Cortland Street; a line 214 feet west of and parallel to N. Campbell Avenue and the alley north of and parallel to W. Cortland Street

to those of a C1-1 Restricted Commercial 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.

Reclassification of Area Shown on Map No. 9-N.

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 B4-1 Restricted Service District symbols and indications as shown on Map No. 9-N in the area bounded by

W. Belmont Avenue; N. Nottingham Avenue; a line 125 feet north of and parallel to W. Belmont Avenue and a line 59 feet 10 $\frac{1}{2}$ inches east of and parallel to N. Nottingham Avenue

to those of a B4-2 Restricted 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.

Reclassification of Area Shown on Map No. 12-E.

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 and C1-2 Restricted Commercial District symbols and indications as shown on Map No. 12-E in the area bounded by

a line 190 feet south of and parallel to E. 51st Street; the alley next east of and parallel to S. State Street; E. 53rd Street and S. State 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 from and after its passage and due publication.

Reclassification of Area Shown on Map No. 16-E.

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 symbols and indications as shown on Map No. 16-E in the area bounded by

a line 147 feet north of and parallel to E. 71st Street; S. Calumet Avenue; a line 100 feet north of and parallel to E. 71st Street and the alley next west of and parallel to S. Calumet Avenue

to those of a B4-1 Restricted 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.

Reclassification of Area Shown on Map No. 17-I.

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 B4-1 Restricted Service District symbols and indications as shown on Map No. 17-I in the area bounded by

W. Touhy Avenue on the north; a line 140 feet west of N. Rockwell Street on the east; a line 100 feet east of N. Washtenaw Avenue on the west and the public alley 129 feet, 9 $\frac{3}{4}$ inches south of W. Touhy Avenue on the south

to the designation of an 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 Development herewith attached and made a part thereof and to no others.

[Plan of Development printed on pages 5112-5116 of this Journal]

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

Reclassification of Area Shown on Map No. 17-I.

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 symbols and indications as shown on Map No. 17-I in the area bounded by

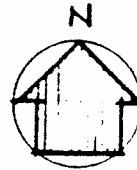
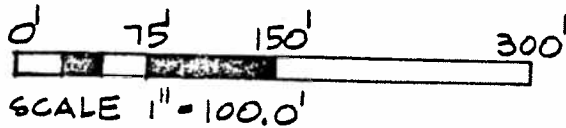
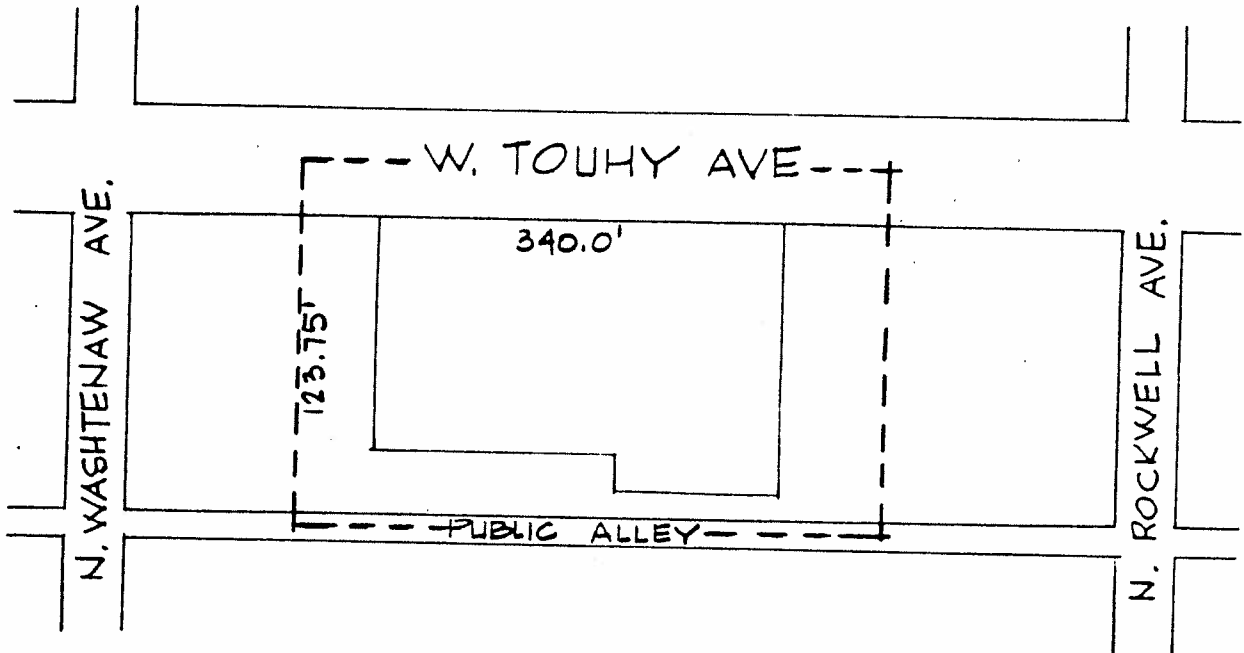
W. Touhy Avenue; N. Sacramento Avenue; a line 623.9 feet south of W. Touhy Avenue and a line 694.97 feet west of N. Sacramento Avenue

to the designation of a Residential 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.

[Plan of Development printed on pages 5117-5121 of this Journal]

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

PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS INSTITUTIONAL PLANNED DEVELOPMENT

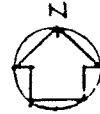


----- PLANNED DEVELOPMENT BOUNDARY

APPLICANT : MR. AND MRS. MORRIS STERN
BUCKINGHAM PAVILION

DATE : OCT. 12, 1976

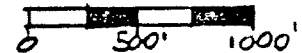
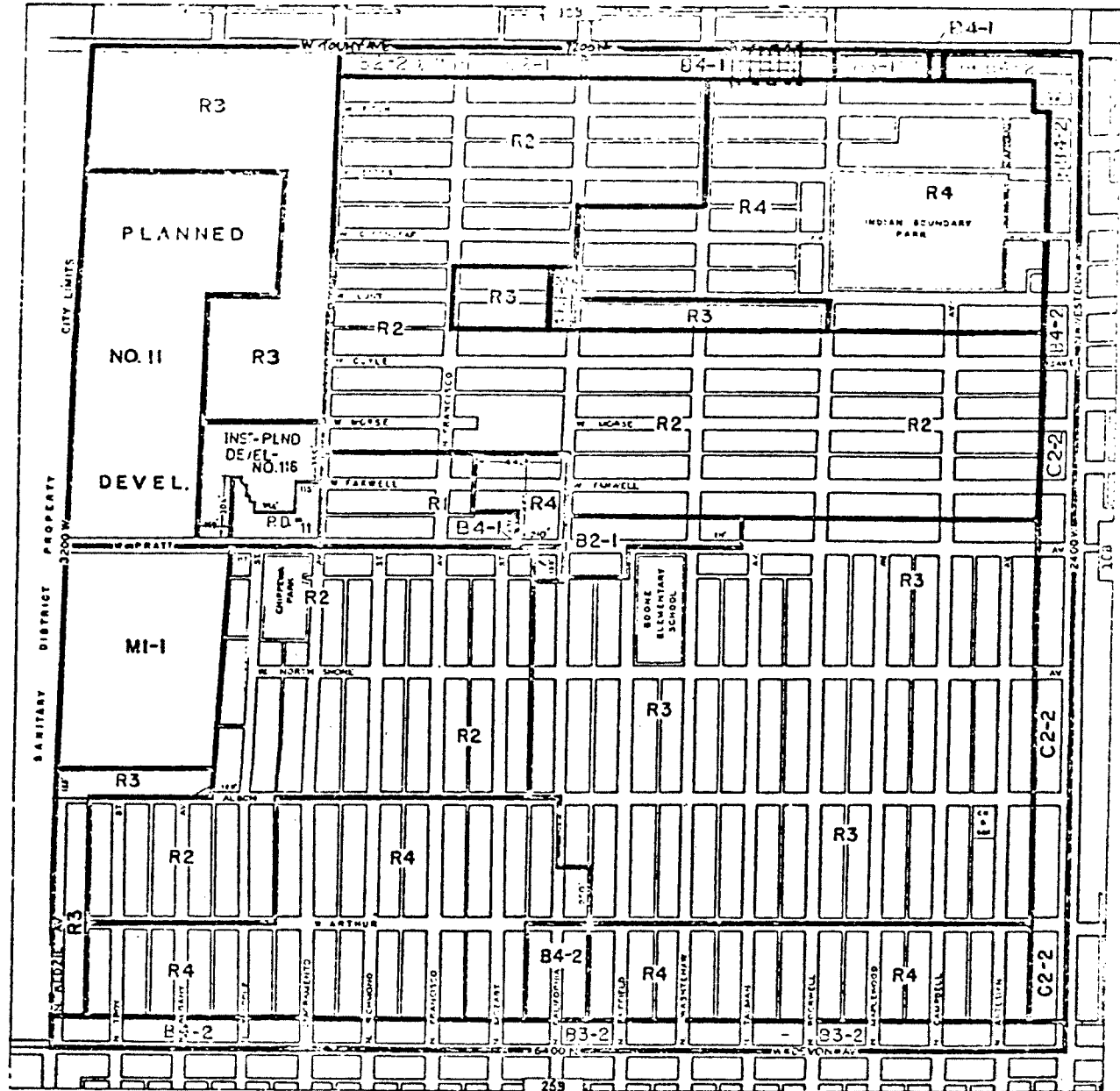
INSTITUTIONAL PLANNED DEVELOPMENT



CHICAGO ZONING ORDINANCE

SEC 35 TRAY WISE

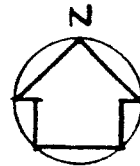
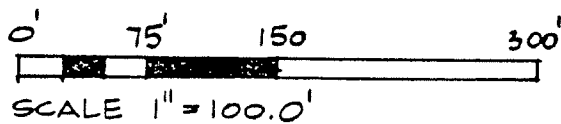
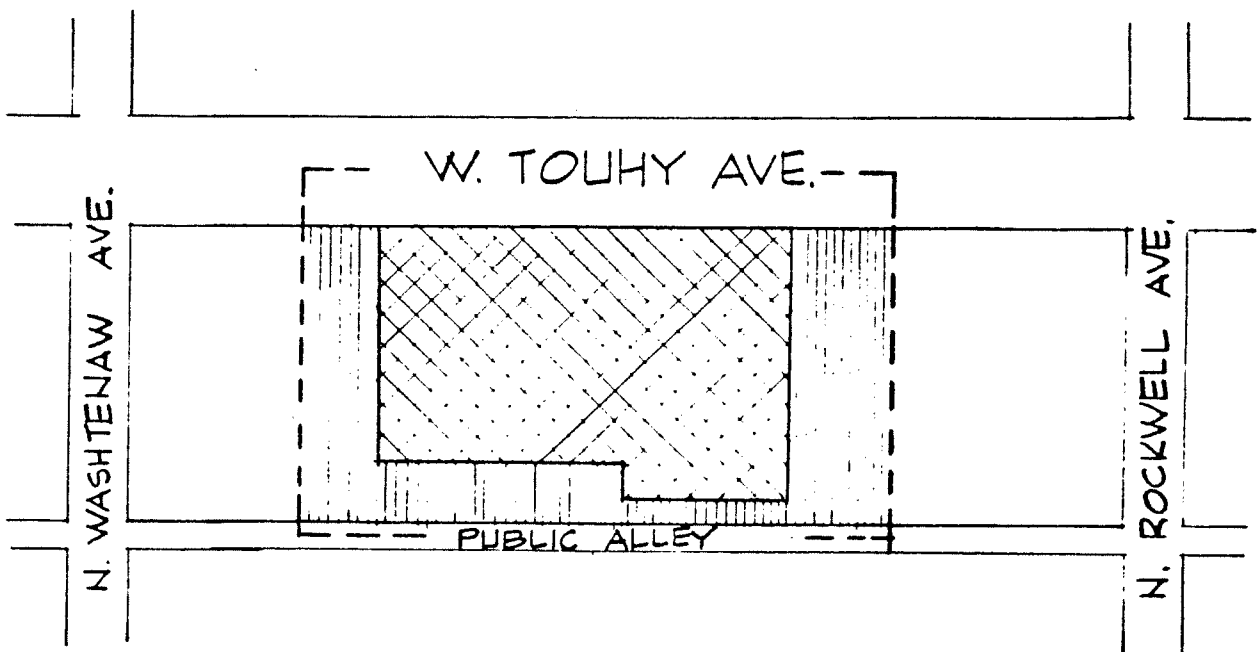
MAP 17-1



 ZONING DISTRICTS
 PROPOSED INSTITUTIONAL PLANNED DEVELOPMENT

APPLICANT : MR. AND MRS. MORRIS STERN
 BUCKINGHAM PAVILION
 DATE : OCT. 12, 1976

GENERALIZED LAND USE PLAN INSTITUTIONAL PLANNED DEVELOPMENT



- PLANNED DEVELOPMENT BOUNDARY
- XXXXXX SKILLED NURSING FACILITY
- ||||| PARKING

APPLICANT : MR. AND MRS. MORRIS STERN
BUCKINGHAM PAVILION

DATE : OCT. 12, 1976

INSTITUTIONAL PLANNED DEVELOPMENT

Net Site Area Square Feet	Acres	General Description of Land Use	No. of Beds	Max. F.A.R.	Max % of Land Covered
42,086	0.966	Skilled Nursing Facility	250	1.196%	39.88% - (3 story area & 2 terraces

The above listed information relates to the ultimate development within the planned development area. Interim stages of development may exceed above permitted standards, subject to the approval of the Department of Development and Planning.

Gross Site Area - Net Site Area (0.966) + Area of Right-of-Way and Public Land (0.320) = 1.286 Acres

Maximum Permitted F.A.R. for Net Site Area = 1.2

Existing Population:

(Skilled Nursing Facility)

Number of Beds 113

Number of Attending Doctors 1

Number of Employees, in one shift 14

Proposed Population:

(Skilled Nursing Facility)

Number of Beds 250

Number of Attending Doctors 1

Number of Employees, in one shift 30

Minimum Number of Off-street Parking Spaces:

Old Site: 29

New Site: 24

TOTAL: 53

Minimum Building Setbacks:

1. Touhy Avenue = 26'-0

2. Rear Yard = 35'-0

Subject to the approval of the Department of Development and Planning, setbacks and yard regulations may be adjusted where required to permit conformance to the pattern of or architectural arrangement related to existing structures or when necessary for technical reasons.

Maximum Percent of Land Covered (For Total Net Site Area) = 39.88%

Applicant: Mr. & Mrs. Morris Stern - Buckingham Pavilion

Date: Oct. 12, 1976