

*Reclassification Of Area Shown On Map Number 9-G.*

*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 No. 9-G in the area bounded by:

West Newport Avenue; the easterly right-of-way of the Chicago, Milwaukee, St. Paul & Pacific Railroad (abandoned); the right-of-way of the Chicago rapid transit structure (C.T.A.); and the westerly line of the Chicago, Milwaukee, St. Paul & Pacific Railroad (abandoned),

to those of an R5 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.

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*Reclassification Of Area Shown On Map Number 10-K. 602*  
(As Amended)

*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 C2-2 General Commercial District symbols and indications as shown on Map No. 10-K in the area bounded by:

the alley next east of and parallel to South Cicero Avenue; West 45th Street; South Cicero Avenue; and a line 443.07 feet north of and parallel to West 45th Street,

to those of an Institutional 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 2.** This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development referred to in this ordinance reads as follows:

*Institutional Planned Development. 602**Plan of Development Statements.*

1. The area delineated herein as a Institutional Planned Development (the "Planned Development") consists of approximately 48,193 square feet (+1.11 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the Applicant, The Claridge at Cicero Limited Partnership.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant. 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 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 amendment, 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 and any ground lessors.

Nothing herein shall be construed to mean that any individual owner, or any ground lessors, of the Property or any portion thereof is relieved of obligations imposed hereunder or rights granted herein or is not subject to City action pursuant to this Planned Development. In addition, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein, except any assignment or transfer of rights pursuant to a mortgage or otherwise as collateral for any indebtedness, solely with respect to the portion of the Property so transferred, the term Applicant shall be deemed

amended to apply to the transferee thereof (and its beneficiaries if such transferee is a land trust), and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) shall thereafter be released from any and all obligations or liability hereunder.

4. This Plan of Development consists of thirteen (13) 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/Landscape Plan (the "Site/Landscape Plan") and Building Elevations prepared by Einstein Associates, Inc., dated November 16, 1995, respectively. Reduced copies of the Site/Landscape Plan and the Building Elevations are attached hereto and full sized copies of these items 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 are permitted in the area delineated herein as an Institutional Planned Development:
  - nursing home, excluding drug abuse or alcoholism treatment facility, accessory parking and accessory uses, including parabolic transmitting and receiving antennae which may be up to eight (8) feet in diameter, subject to appropriate screening.
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 also shall be permitted subject to the review and approval of the Department of Planning and Development.
7. Off-street parking and loading facilities shall be provided in compliance with this Planned Development subject to the review of the Department of Transportation and the approval of the Department of Planning and Development. A minimum of five percent (5%) 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 Bureau of Traffic Engineering and Operations and of the Commissioner of Planning and Development.

9. In addition to the maximum heights of the buildings and any appurtenance attached thereto prescribed in this Planned Development, the height of the improvements and any appurtenance attached thereto also shall be subject to:
  - (a) height limitations as certified and approved by the Federal Aviation Administration; and
  - (b) airport zoning regulations as established by the Department of Planning and Development, Department of Aviation and Department of Law and approved by the City Council.
10. The improvements on the Property, including the on-site exterior landscaping and the landscaping along the adjacent rights-of-way and all entrances and exits to and from the parking and loading areas, shall be designed, constructed and maintained in substantial conformance with the Site/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. The Applicant agrees to remove the existing billboard on the Property within nine (9) months from the adoption of this Planned Development.
11. 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.").
12. The requirements of the Planned Development 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 a determination by the Commissioner of the Department 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 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. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within ten (10) years following adoption of this Planned Development, and unless completion thereof is diligently pursued, then this Planned Development shall expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said amendatory ordinance (the first day of which as applied to this Planned Development shall be the effective date of the amendatory ordinance). If this Planned Development expires under the provision of this section, then the zoning of the property shall automatically revert to a C2-2 General Commercial District.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Existing Land-Use Map; Site/Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 19885 through 19892 of this Journal.]

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

*Institutional Planned Development No. 602.*

*Bulk Regulations And Data Table.*

Gross Site Area	=	Net Site Area	+	Area Remaining in Public Rights-of-Way
± 73,890.66 square feet (± 1.70 acres)	=	± 48,193 square feet (± 1.11 acres)	+	± 25,697.66 square feet (± .59 acres)

Maximum Permitted F.A.R.:	1.6.
Setbacks From Property Line:	In substantial conformance with the Site/Landscape Plan.
Maximum Percentage of Site Coverage:	In substantial conformance with the Site/Landscape Plan.
Maximum Number of Beds:	249 units.
Minimum Number of Off-Street Parking:	56 spaces.
Minimum Number of Off-Street Loading Berths:	1 berth.
Maximum Height:	In substantial conformance with the Building Elevations.

*Reclassification Of Area Shown On Map Number 11-H.*

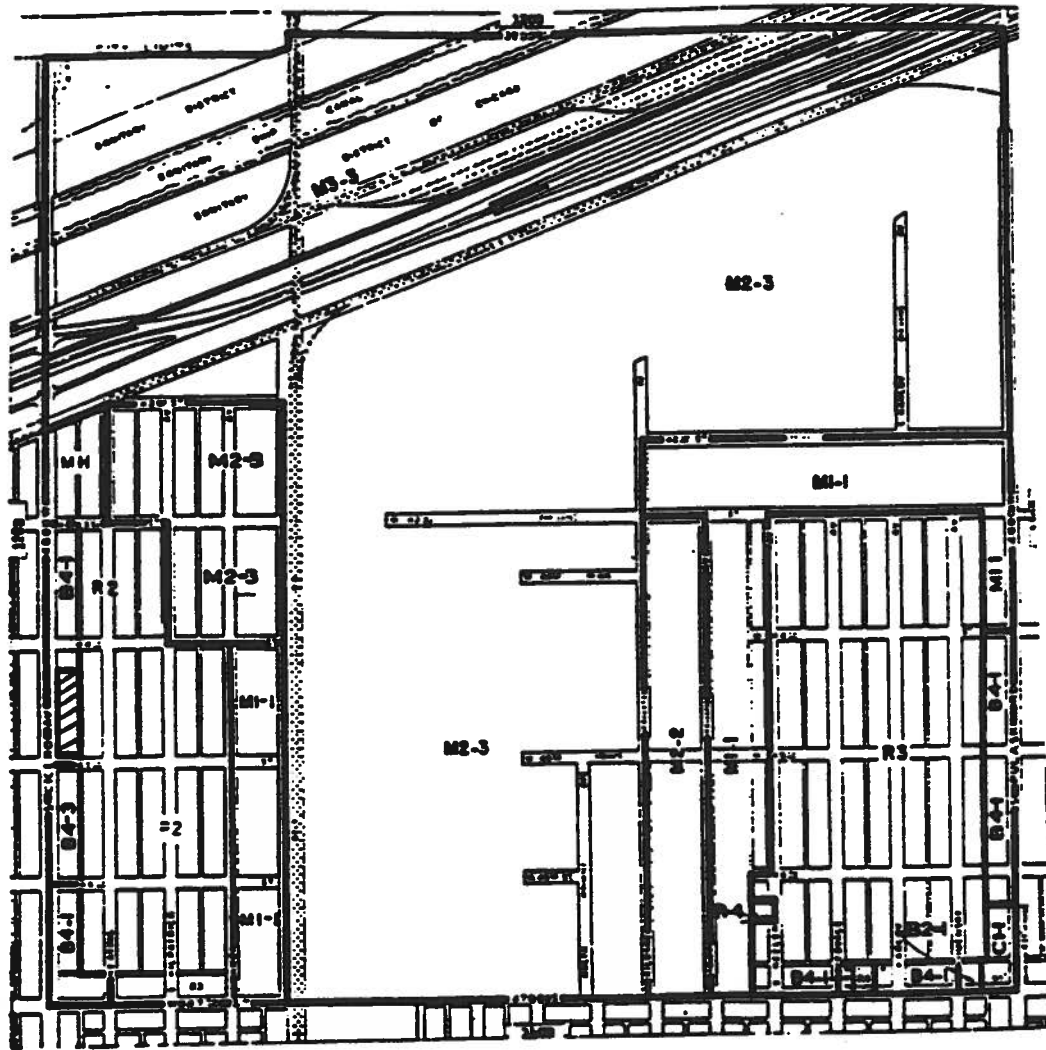
*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 11-H in the area bounded by:

a line 122 feet south of West Lawrence Avenue; North Winchester Avenue; the alley next north of and parallel to West Leland Avenue; the alley next east of and parallel to North Winchester Avenue; West Leland Avenue; and the alley next west of and parallel to North Winchester Avenue,

(Continued on page 19893)

Existing Zoning Map.



**Legend**

 Subject Property (Note: Property is currently zoned C1-2 per Ordinance dated February 2, 1995)

 Zoning Boundaries

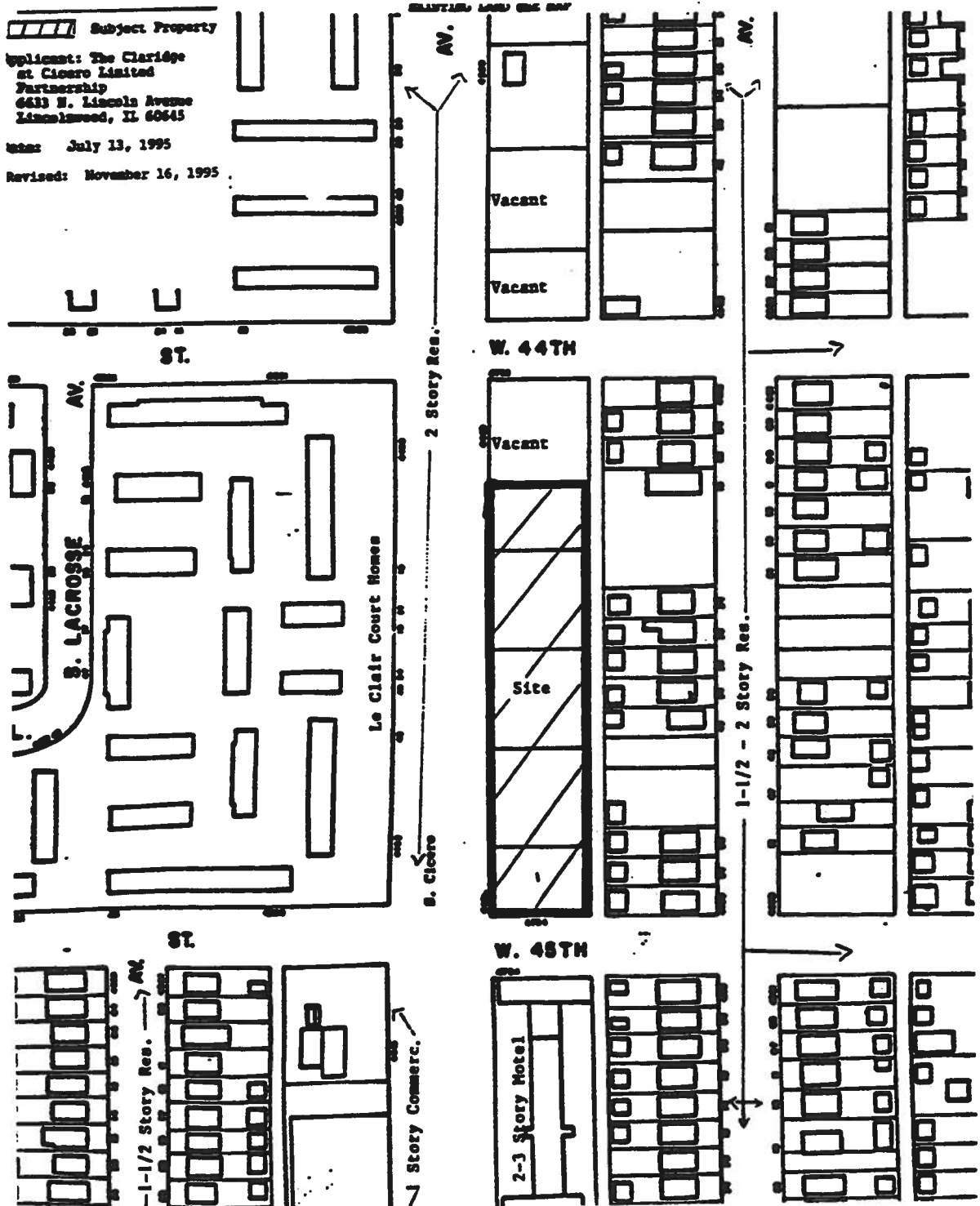
**Applicant:** The Claridge at Cicero Limited Partnership  
6633 N. Lincoln Avenue, Lincolnwood, Illinois 60645

**Date:** July 13, 1995

**Revised:** November 16, 1995



Existing Land-Use Map.

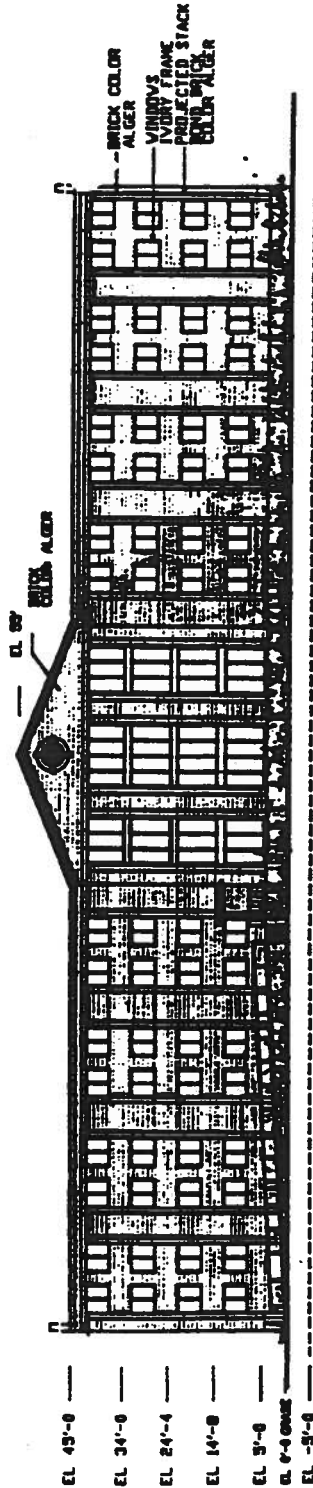




Building Elevation Drawings.  
(Page 1 of 4)

THE CLARIDGE ON CICERO

C H I C A G O . I L



WEST - CICERO AVENUE - ELEVATION

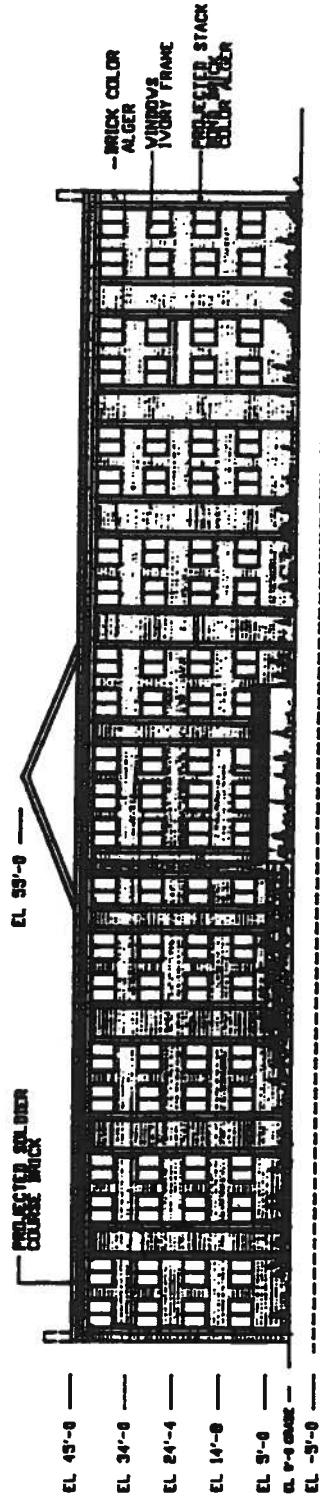
18-19-96

THE CLARIDGE AT CICERO  
 LIMITED PARTNERSHIP  
 6633 NORTH LINCOLN AVENUE  
 LINCOLNWOOD, ILLINOIS 60645  
 DATE: JULY 13, 1995  
 REVISED: NOVEMBER 16, 1995

Building Elevation Drawings.  
(Page 2 of 4)

THE CLARIDGE ON CICERO

C H I C A G O , I L



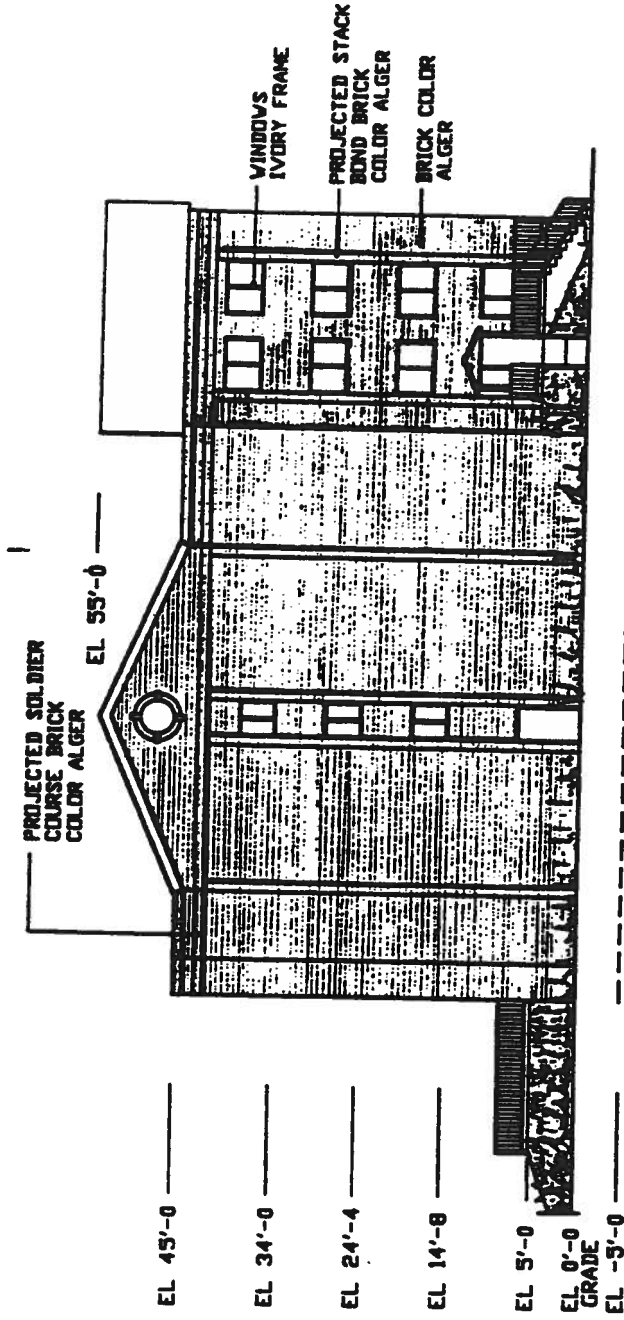
EAST ELEVATION

18-18-96

THE CLARIDGE AT CICERO  
 LIMITED PARTNERSHIP  
 6633 NORTH LINCOLN AVENUE  
 LINCOLNWOOD, ILLINOIS 60645  
 DATE: JULY 13, 1995  
 REVISED: NOVEMBER 16, 1995

Building Elevation Drawings.  
(Page 3 of 4)

THE CLARIDGE ON CICERO  
CHICAGO, ILL



- EL 45'-0 \_\_\_\_\_
- EL 34'-0 \_\_\_\_\_
- EL 24'-4 \_\_\_\_\_
- EL 14'-8 \_\_\_\_\_
- EL 5'-0 \_\_\_\_\_
- EL 0'-0 \_\_\_\_\_  
GRADE
- EL -3'-0 \_\_\_\_\_

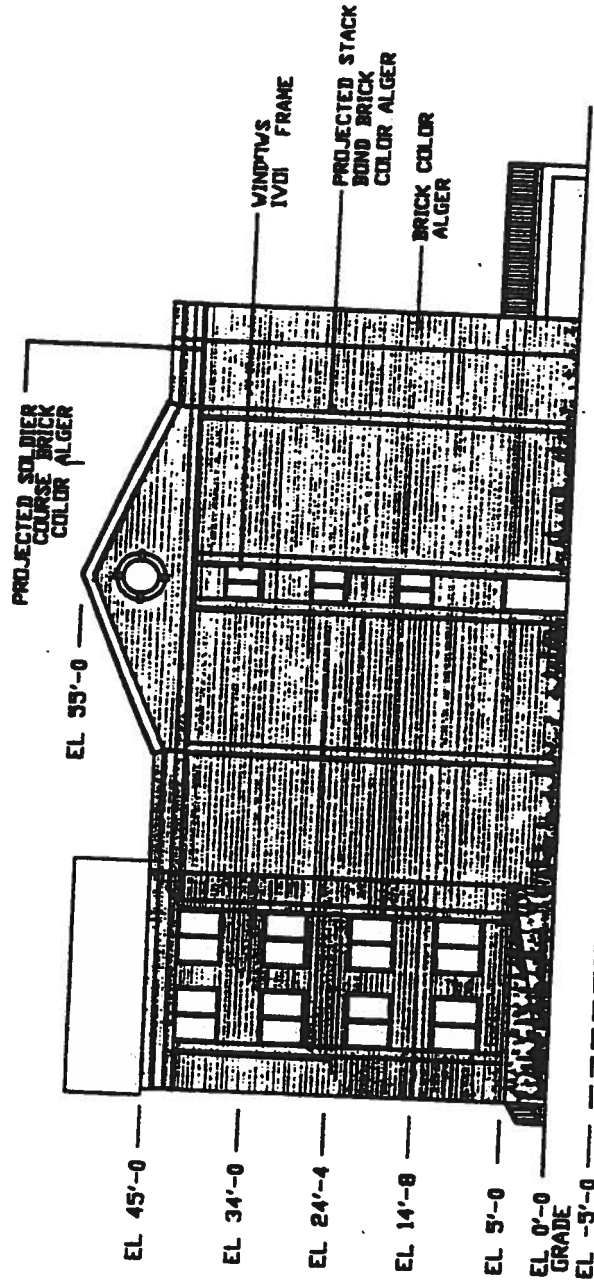
NORTH ELEVATION

12-18-00

THE CLARIDGE AT CICERO  
 LIMITED PARTNERSHIP  
 6633 NORTH LINCOLN AVENUE  
 LINCOLNWOOD, ILLINOIS 60645  
 DATE: JULY 13, 1995  
 REVISED: NOVEMBER 16, 1995

Building Elevation Drawings.  
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THE CLARIDGE ON CICERO  
CHICAGO, ILL



SOUTH ELEVATION

12-19-96

THE CLARIDGE AT CICERO  
LIMITED PARTNERSHIP  
6633 NORTH LINCOLN AVENUE  
LINCOLNWOOD, ILLINOIS 60645  
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