



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

February 14, 2025

Liz Butler
Taft Law
111 E. Wacker Dr., Suite 2600
Chicago, IL 60601

**Re: Minor change to PD No. 146, 5130 W. Jackson Blvd.
Reduction to Quincy St. setback and vehicular parking spaces**

Dear Ms. Butler:

Please be advised that your request for a minor change to Institutional Planned Development No. 146 ("PD 146") has been considered by the Department of Planning and Development ("DPD") pursuant to Section 17-13-0611 of the Zoning Ordinance.

You are requesting on behalf of the sole property owner, West SNF Property LLC, a minor change to reduce the minimum setback along Quincy St. and the minimum parking requirement, based on existing conditions.

The PD was established in 1976 and authorized the development of a 4-story nursing home with up to 225 beds and a minimum of 77 vehicular parking spaces. When constructed, the facility included a 2-story medical clinic, a 1-story daycare center and a work evaluation and participating art center. Today only the nursing home is in operation with 224 beds.

While the PD Bulk Table identifies a minimum 20-foot building setback along Quincy St., it also states the setback requirements may be adjusted where required, subject to our approval. Pursuant to a 1976 Part II letter issued, the Quincy St. setback was reduced from 20 feet to 14 feet.

In connection with its acquisition of the property in 2024, your client obtained the attached, updated survey which identifies the existing Quincy St. setback as 13.13 feet. Therefore, your first request is to reduce the Quincy St. setback from 14 feet to 13.13 feet.

Secondly, the PD established a minimum parking requirement of 77 spaces. However, the attached survey indefinites only 73 existing parking spaces. Therefore, you are also seeking minor change to reduce the minimum vehicular parking requirement from 77 to 73 spaces.

In regard to the parking reduction, as noted above, several original uses, including the medical clinic and day care, are no longer in operation. Secondly, in regard to the number of employees, the maximum number of nursing home employees on site is 70 during the morning shift, 38 during the evening shift and 22 during the overnight hours. Pursuant to Section 17-10-

0207-Q of the Zoning Ordinance and based on a minimum parking ratio of 1 space per 3 employees, a minimum of 23 parking spaces is currently required.

Therefore, with regard to your request, the Department has determined that allowing a reduction to the Quincy St. setback from 14 feet to 13.13 feet and a reduction to the minimum number of parking spaces from 77 to 73 spaces, will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 146, I hereby approve the foregoing minor change, but no other changes to this PD. Since these are existing conditions with no proposed changes to the site, the typical 12-month validation limit for a minor change does not apply. No further action is required to memorialize this minor change as part of the Planned Development.

Sincerely,



Noah Szafraniec
Assistant Commissioner

NS.tm

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

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 the C1-3 Restricted Commercial District symbols and indications as shown on Map No. 5-F in the area bounded by

W. Belden Avenue; the alley next east of and parallel to N. Lincoln Avenue; the alley next south of and parallel to W. Belden Avenue; the alley next east of N. Lincoln Avenue and that same alley continued to N. Lincoln Avenue; N. Lincoln Avenue; W. Webster Avenue; a line 154 feet west of the alley next west of N. Lincoln Avenue; the alley next north of and parallel to W. Webster Avenue; the alley next east of and parallel to N. Orchard Street; the alley next west of and parallel to N. Lincoln Avenue and that same alley continued to N. Orchard Street and N. Orchard Street.

to those of B4-3 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.

Chicago Zoning Ordinance Amended to Reclassify Particular Areas.

On motion of Alderman Vrdolyak the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of the Proceedings of May 5, 1976, pages 2892-2893, recommending that the City Council pass eleven proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

Alderman Vrdolyak moved to *Concur In* the committee's recommendations and *each* of the eleven proposed ordinances was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Kenner, Evans, Lathrop, Sawyer, Wilinski, Cousins, Adduci, Vrdolyak, Bilandic, Kwak, Madrzyk, Burke, Jaksy, Barden, Shannon, Joyce, Kelley, Stemberk, Lipinski, Rhodes, Marzullo, Zydlo, Ray, Washington, Cross, Hagopian, Keane, Gabinski, Mell, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Gutstein, Pucinski, Natarus, Oberman, Simpson, Fifielski, Cohen, Schulter, Block, Saperstein, Stone—48.

Nays—None.

Alderman Natarus moved to *Reconsider* the foregoing vote. The motion was *Lost*.

Said ordinances, as passed, read respectively as follows (the *Italic* heading in each case not being a part of the ordinance):

Reclassification of Area Shown on Map No. 2-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 R4 General Residence District symbols and indications as shown on Map No. 2-G in the area bounded by

W. Vernon Park Place; the alley next west of and parallel to S. May Street, or the line thereof if extended where no street exists; W. Polk Street; S. May Street, or the line thereof if extended where no street exists; the alley next north of and parallel to W. Taylor Street and S. Racine Avenue

to the designation of Residential Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

[Plan of Development printed on pages 3162-3166 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. 2-L.

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. 2-L in the area bounded by

W. Quincy Street; S. Leamington Avenue; W. Jackson Boulevard and S. Laramie Avenue

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 of Development herewith attached and made a part hereof and to no others.

[Plan of Development printed on pages 3167-3171 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. 2-L.

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. 2-L in the area bounded by

the alley next north of and parallel to W. Flournoy Street; the alley next west of and parallel to S. Cicero Avenue; W. Flournoy Street and a line 660.1 feet west of the alley next west of and parallel to S. Cicero Avenue

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 set forth in the Plan of Development herewith attached and made a part hereof and to no others.

[Plan of Development printed on pages 3172-3176 of this Journal]

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

PD 146

146

June 9, 1976

UNFINISHED BUSINESS

A
A141
3167

INSTITUTIONAL PLANNED DEVELOPMENT No. 146

PLAN OF DEVELOPMENT

STATEMENTS

1. The area delineated hereon as "Institutional Planned Development" is owned by The Christian Action Ministry.
2. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Development and Planning.
3. All applicable official reviews, approvals or permits are required to be obtained by The Christian Action Ministry or its Successors, Assignees, or Grantees.
4. Any dedication or vacation of streets and 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 his Successors, Assignees, or Grantees.
5. Any service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles; there shall be no parking within such paved areas. Fire lanes, if required, shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 20 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved area.
6. The following uses shall be permitted within the area delineated herein as Institutional Planned Development:

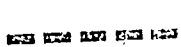
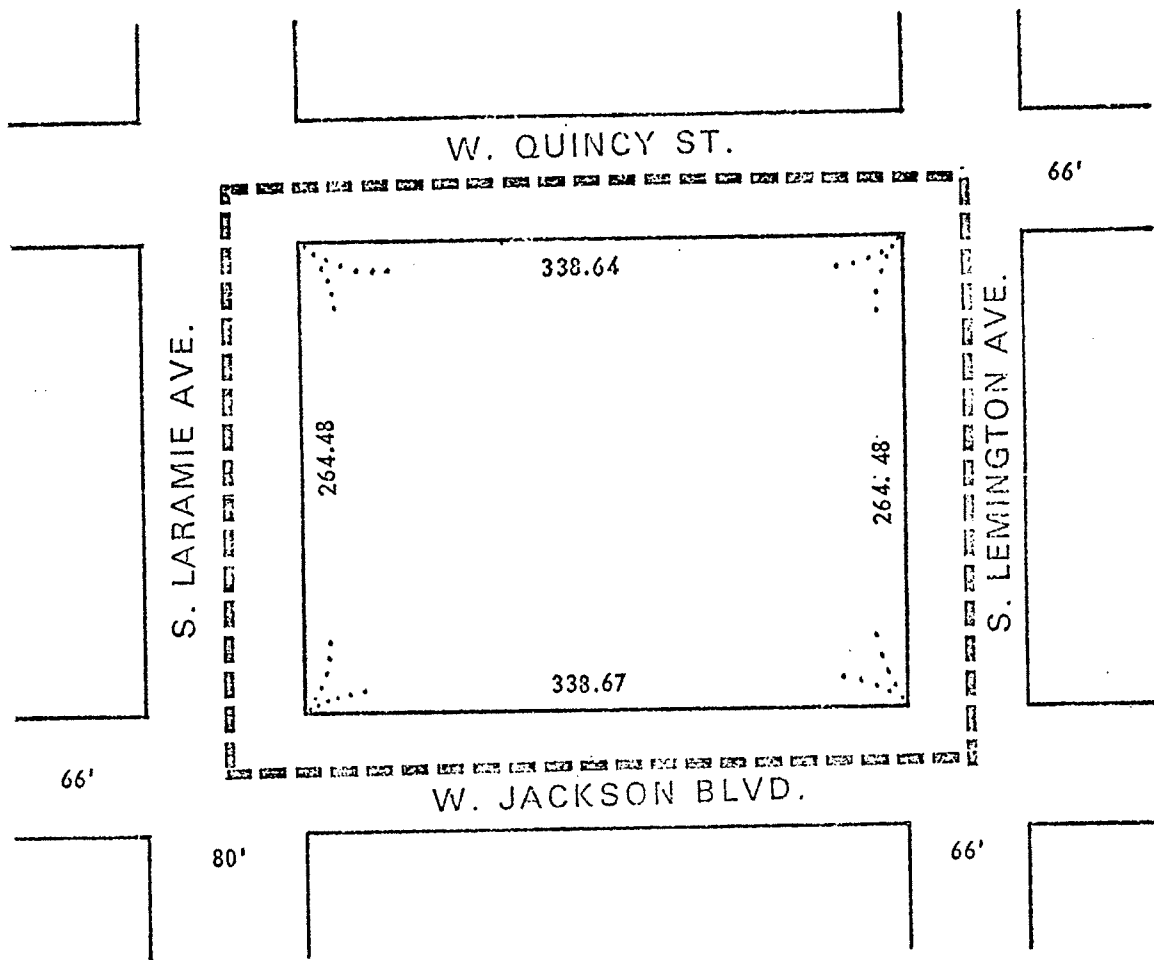
Nursing home and related uses; day care center; medical and related uses; offices; and off-street parking.

Laboratories or research facilities contained therein shall be governed by performance standards as set forth under the M 1 Zoning District Classification in the Chicago Zoning Ordinance.
7. Identification signs may be permitted within the area delineated herein as Institutional Planned Development, subject to the review and approval of the Department of Buildings and the Department of Development and Planning.
8. The information in the table and maps attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as "Institutional Planned Development", and illustrates that the development of such area will be in accordance with the intent and purpose of the Chicago Zoning Ordinance.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as promulgated by the Commissioner of Development and Planning.

Applicant: Christian Action Ministry

Date: January 12, 1976

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



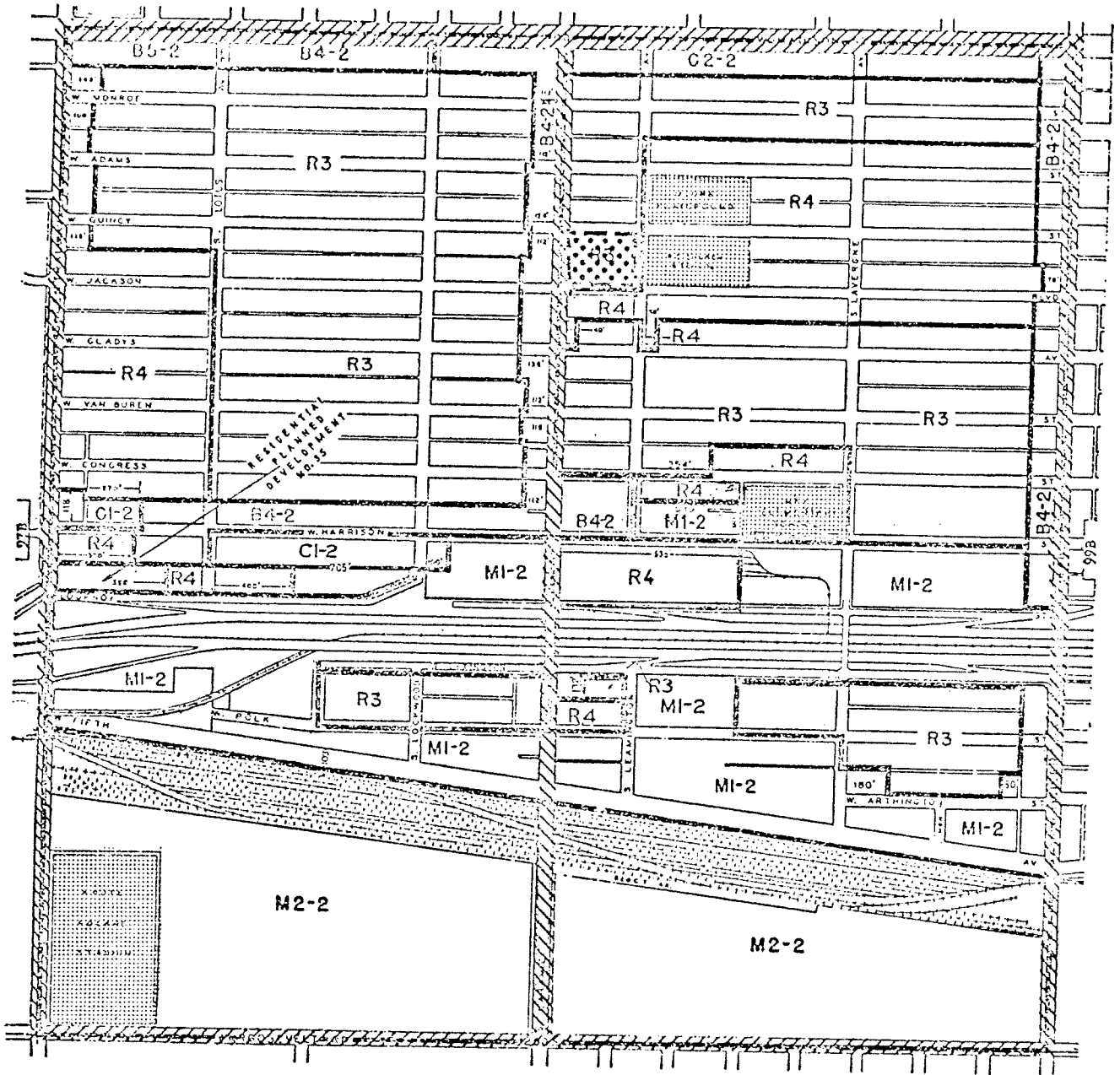
PLANNED DEVELOPMENT BOUNDARY

APPLICANT: CHRISTIAN ACTION MINISTRY.

DATE: JANUARY 12, 1976

SCALE: 1" = 100'

INSTITUTIONAL PLANNED DEVELOPMENT EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



PROPOSED INSTITUTIONAL PLANNED DEVELOPMENT

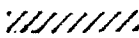
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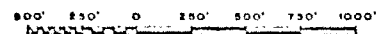
ZONING DISTRICT BOUNDARY



PUBLIC AND QUASI PUBLIC FACILITIES

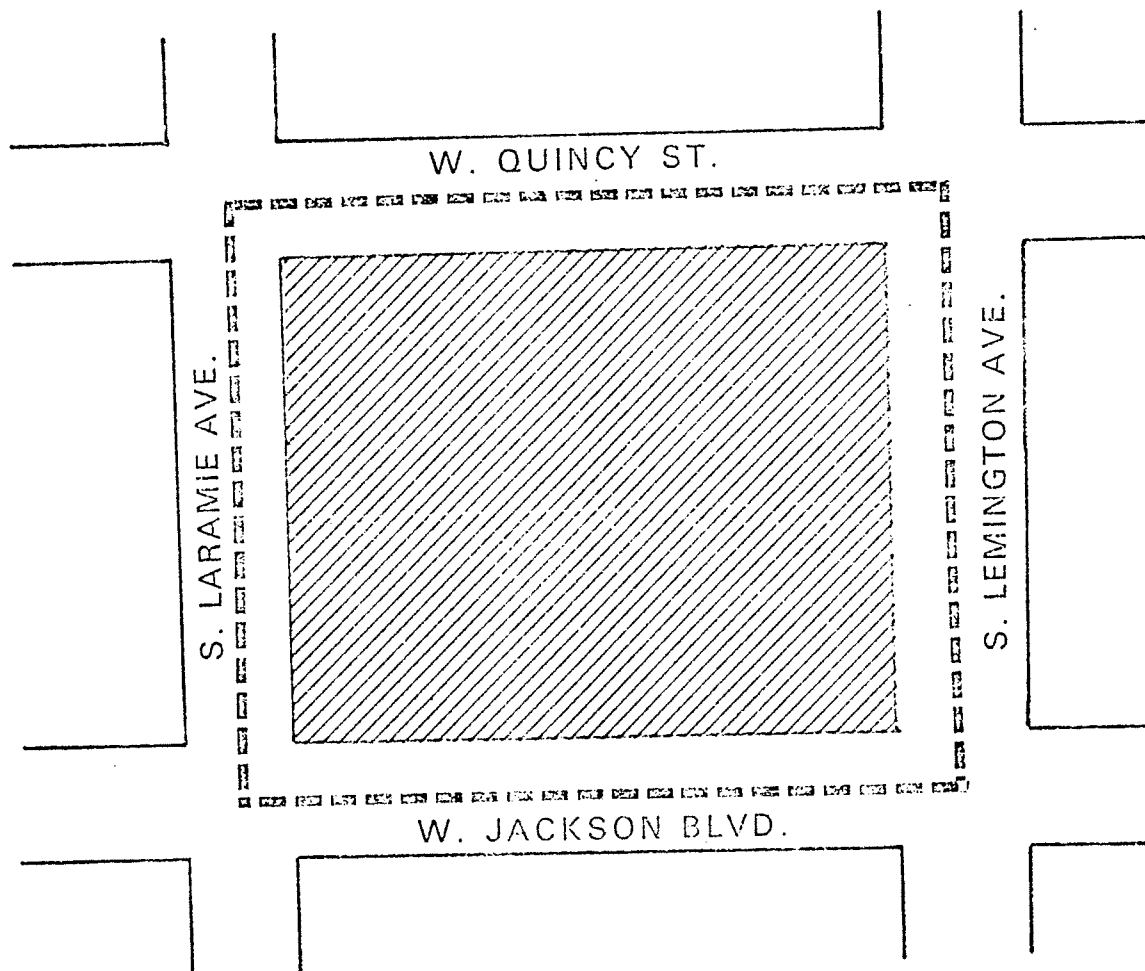


PREFERENTIAL STREETS

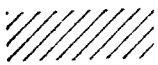


SCALE

INSTITUTIONAL PLANNED DEVELOPMENT GENERALISED LAND USE PLAN



----- PLANNED DEVELOPMENT BOUNDARY

 NURSING HOME AND RELATED USES; DAY CARE CENTER
 MEDICAL AND RELATED USES; OFFICES AND OFF STREET PARKING

APPLICANT: CHRISTIAN ACTION MINISTRY

DATE: JANUARY 12, 1976

SCALE: 1" = 100'

INSTITUTIONAL PLANNED DEVELOPMENT

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

| <u>Net Site Area</u> | | <u>General Desc. of Land Use</u> | <u>Max. F.A.R.</u> | <u>Max. % of Land Coverage</u> | <u>Min. No. of Parking Spaces</u> |
|----------------------|--------------|--|--------------------|--------------------------------|-----------------------------------|
| <u>Sq. Ft.</u> | <u>Acres</u> | | | | |
| 89,571.44 | 2.06 | Nursing home and related uses; day care center; medical and related uses; offices; off-street parking. | 1.2 | 45 | 77 |

Gross Site Area = Net Site Area 89,571.44 square feet plus areas of public rights-of-way 41,580 square feet = 131,151.44 square feet (3.01 acres)

THE ABOVE NOTED REGULATIONS RELATE TO THE ULTIMATE DEVELOPMENT WITHIN THE PLANNED DEVELOPMENT AREA. INTERIM STAGES OF DEVELOPMENT MAY EXCEED THESE PERMITTED STANDARDS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF DEVELOPMENT AND PLANNING.

Maximum permitted Floor Area Ratio for the Total Net Site Area: 1.2
Maximum permitted percentage of land coverage for Total Net Site Area: 45%

Population: Nursing Home

1. Number of beds 225
2. Number of employees (maximum per shift) 75
3. Number of attending physicians 4

(Note: attending physicians are to be employed in the Medical Clinic and will also serve the needs of the Nursing Home.)

Minimum number of off-street parking spaces required: 77
Minimum Setbacks from the property line:

| | | |
|-------------------------|---|----------|
| along Quincy Street | - | 20 feet |
| along Leamington Avenue | - | 5 feet |
| along Jackson Boulevard | - | 23 feet |
| along Laramie Avenue | - | 109 feet |

SETBACK AND YARD REQUIREMENTS 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, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF DEVELOPMENT AND PLANNING.

Applicant: Christian Action Ministry

Date: January 12, 1976