

November 22, 2021

Liz Butler  
Elrod Friedman LLP  
325 N. LaSalle Street  
Suite 450  
Chicago, IL 60654

**Re: Minor Change to PD 245  
2437 N. Southport Avenue**

Dear Ms. Butler:

Please be advised that your request for a minor change to Residential-Institutional Planned Development No. 245 ("PD 245") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance.

Lincoln Park SNF Realty LLC, the sole owner of the property at 2437 N. Southport Avenue, is seeking a minor change to reduce the required off-street, parking from 83 spaces to 77. The PD was established in 1980 and allows up to 250 skilled care nursing home beds, up to 120 efficiency apartments and a minimum of 83 vehicular parking spaces. The property currently contains 77 parking spaces due to the addition of ComEd equipment that occupies six of the original parking spaces.

Regarding your request, the Department of Planning and Development has determined that allowing a reduction in the minimum number of vehicular parking spaces from 83 to 77, 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 245, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



Steven Valenziano  
Assistant Zoning Administrator

C: Mike Marmo, Erik Glass, Noah Szafraniec, Main file

INSTITUTIONAL-RESIDENTIAL PLANNED DEVELOPMENT 245, AS AMENDEDPLAN OF DEVELOPMENTSTATEMENTS

1. The Area herein designated as the "Institutional-Residential Planned Development" is controlled by LaSalle National Bank and Trust Company under trust agreement No.100565, dated January 15, 1979. The exclusive beneficiaries of that trust are William L. Levy, Rudolph Tessler and David Tessler.
2. Off-street parking and loading facilities shall be provided in compliance with this Institutional-Residential Planned Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Planning.
3. All applicable official reviews, approvals and permits required shall be obtained by the Applicant.
4. Dedication or vacation of streets, alleys and easements or adjustments to right-of-ways or consolidation or resubdivision shall require a separate submittal on behalf of the Applicant and approval by the City Council.

APPLICANT: LaSalle National Bank and Trust Company  
Trust No. 100565, dated January 15, 1979.  
ADDRESS: 2437 North Southport  
Chicago, Illinois  
DATE: October 4, 1982

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-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 B4-2 Restricted Service District symbols and indications as shown on Map No. 9-H in the area bounded by:

the alley next north of and parallel to W. Roscoe Street; N. Damen Avenue; W. Roscoe Street; and N. Hoyne Avenue.

to those of a B1-1 Local Retail 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-M.*

*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. 9-M in the area bounded by:

W. Addison Street; N. Marmora Avenue; the alley next south of and parallel to W. Addison Street; and a line 88 feet 4 3/8 inches west of and parallel to N. Marmora Avenue,

to those of a C1-2 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. 11-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 B4-4 and B4-5 Restricted Service and B5-4 General Service Districts symbols and indications as shown on Map No. 11-G in the area bounded by:

W. Sunnyside Avenue; the alley next east of N. Broadway; a line from a point 258.45 feet south of W. Sunnyside Avenue as measured along the east line of the alley east of N. Broadway to a point 300 feet south of W. Sunnyside Avenue and 67.24 feet west of N. Sheridan Road; a line from a point 300 feet south of W. Sunnyside Avenue and 67.24 feet west of N. Sheridan Road to a point 350 feet south of W. Sunnyside Avenue and 55.86 feet west of N. Sheridan Road; a line from a point 350 feet south of W. Sunnyside Avenue and 55.86 feet west of N. Sheridan Road to a point 400 feet south of W. Sunnyside Avenue and 44.48 feet west of N. Sheridan Road; a line 400 feet south of W. Sunnyside Avenue; N. Sheridan Road; the alley next north of W. Montrose Avenue; a line 430 feet east of N. Sheridan Road; W. Montrose Avenue; N. Sheridan Road; a line 204 feet south of W. Montrose Avenue; the alley next east of N. Kenmore Avenue; W. Montrose Avenue; and N. Broadway.

(Continued on page 17107)

5. The uses of the area delineated as an Institutional-Residential Planned Development will consist of a healthcare facility containing skilled care nursing home beds, studio apartments for the elderly, an adult day care center, home health care offices, emergency medical facilities, activity and therapy rooms, shops, doctors' offices, a chapel, dining facilities and other related and accessory uses. The facility will be devoted to nursing care, housing of the elderly, and the activities related to the operation and administration of such a facility.
6. Any and all service drives or other ingress and egress shall be adequately designed and paved in accordance 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. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago.
7. Identification signs shall be permitted within the Institutional-Residential Planned Development subject to the review and approval of the Department of Buildings and the Department of Planning.
8. The information contained in the tables and maps attached hereto provide data concerning the generalized plan of land use for the subject area.

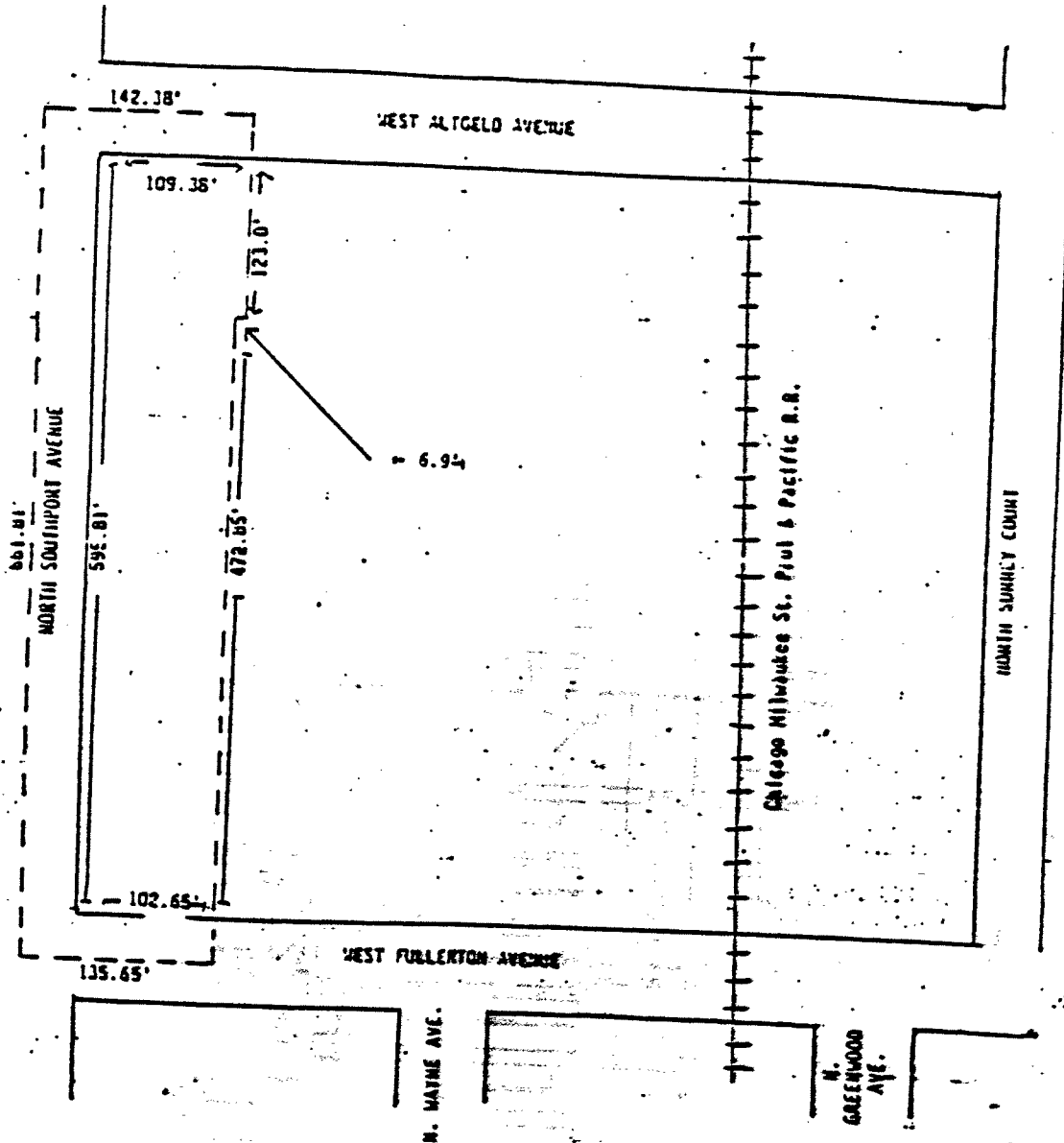
APPLICANT: LaSalle National Bank and Trust Company,  
Trust No. 100565, dated January 15, 1979.  
ADDRESS: 2437 North Southport  
Chicago, Illinois  
DATE: October 4, 1982

These exhibits demonstrate that the development shall be in compliance with the Institutional-Residential Planned Development classification and with the intent and purpose of the Chicago Zoning Ordinance.

9. The Institutional-Residential Planned Development herein outlined, and as set forth in the exhibits attached hereto, is subject to the "Rules, Regulations and procedures in Relation to Planned Development Amendments," as promulgated by the Commissioner of Planning.

APPLICANT: LaSalle National Bank and Trust Company,  
Trust No. 100565, dated January 15, 1979.  
ADDRESS: 2437 North Southport  
Chicago, Illinois  
DATE: October 4, 1982

INSTITUTIONAL-RESIDENTIAL PLANNED DEVELOPMENT  
Property Line Map and Right of Way Adjustments



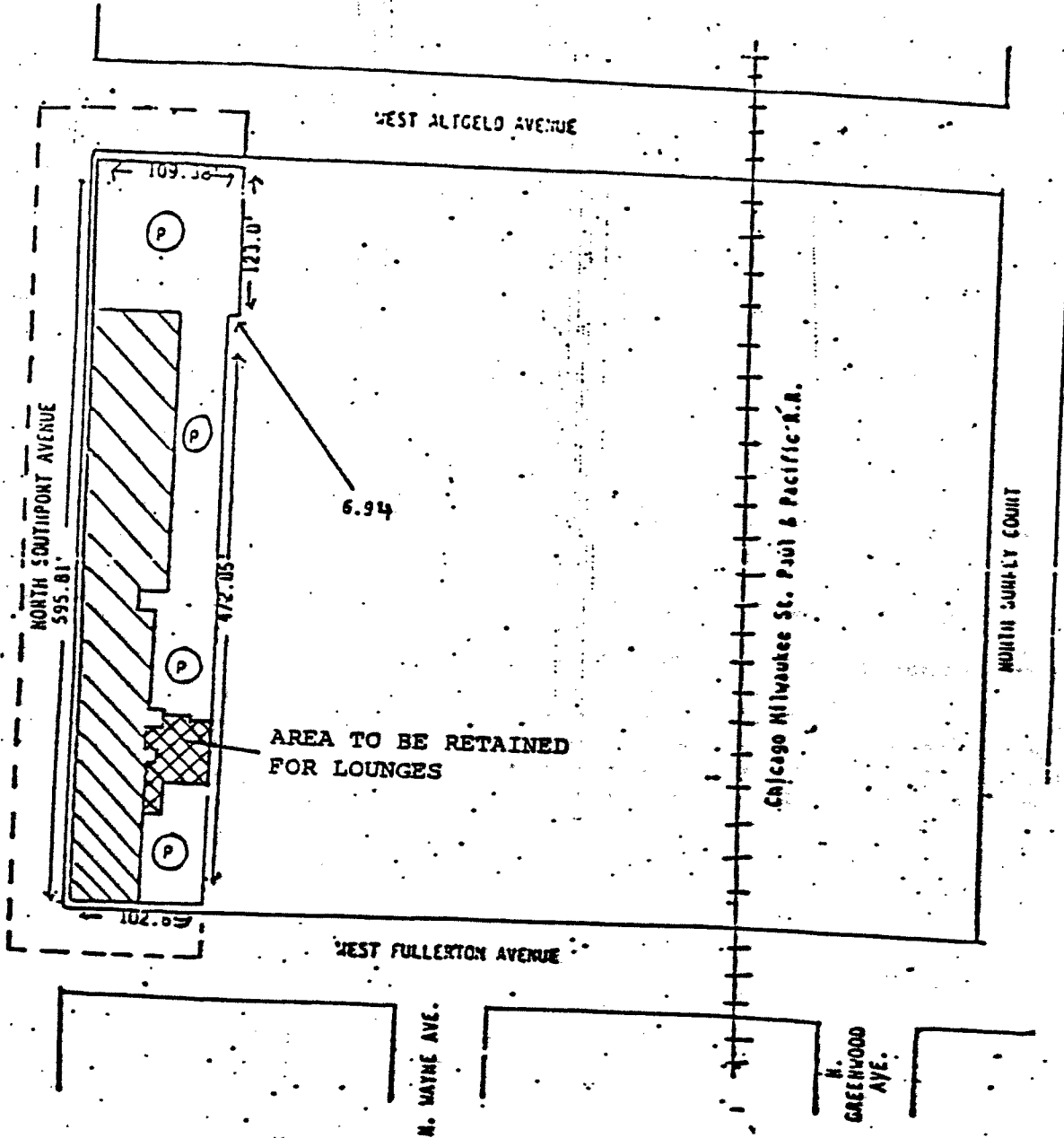
--- Institutional-Residential Planned Development Boundary

Applicant: LaSalle National Bank and Trust Company Trust No. 100565, dated January 15, 1979  
Address: 2437 North Southport  
Chicago, Illinois  
Date: October 4, 1982



INSTITUTIONAL-RESIDENTIAL PLANNED DEVELOPMENT

Generalized Land Use Plan



--- Institutional-Residential Planned Development Boundary



Existing Building



Parking

Applicant: National National Bank and Trust Company Trust No. 100565, dated January 15, 1979  
 Address: 2437 North Southport  
 Chicago, Illinois  
 Date: October 4, 1982

INSTITUTIONAL-RESIDENTIAL PLANNED DEVELOPMENT

USE AND BULK REGULATIONS AND DATA

Net Site Area		General Description of Land Use	F.A.R.	Percent of Land Covered
Square Feet	Acres			
61,987	1.423	250 skilled care nursing home beds, 120 efficiency apartments, adult day care center, home health care offices, emergency medical facilities, accessory and related business-commercial uses on the ground level, and offstreet parking.	3.0087	51.4%

Minimum Number of Parking Spaces: 83

Minimum Number of Off-Street Loading Berths: 2

Periphery Setbacks at Property Lines:

Along Fullerton Avenue.	.0'
Along Altgeld	.104.83'
Along Southport Avenue.	.0'
Along East Boundary	.0'

AMENDED: JANUARY 13, 1982

APPLICANT: LaSalle National Bank and Trust Company,  
Trust No. 100565, dated January 15, 1979.  
ADDRESS: 2437 North Southport  
Chicago, Illinois  
DATE: October 4, 1982

Boulevard; the alley west of N. Marshfield Avenue or a line extended where no alley exists; W. Augusta Boulevard; and the alley next west of N. Ashland Avenue to those of a B2-2 Restricted Retail 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. 4-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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 4-H in area bounded by

W. Hastings Street; W. 14th Street; S. Wolcott Street; and S. Damen Avenue

to those of an M2-1 General Manufacturing 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. 4-J.*

*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 C1-2 Restricted Commercial District symbols and indications as shown on Map No. 4-J in area bounded by

W. Ogden Avenue; S. Lawndale Avenue; the alley next south of and parallel to W. Ogden Avenue; and S. Ridgeway Avenue

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. 5-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. 5-G in area bounded by

W. Armitage Avenue; a line 120 feet west of and parallel to N. Seminary Avenue; the alley next south of and parallel to W. Armitage Avenue; and a line 168 feet west of and parallel to N. Seminary Avenue

to those of a C1-2 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. 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 symbols and indications as shown on Map No. 5-I in the area bounded by

W. Armitage Avenue; N. Fairfield Avenue; the alley next south of W. Armitage Avenue; and a line 98 feet 11 inches west of and parallel to N. Fairfield Avenue

to those of a M1-5 Restricted Manufacturing 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 5-I  
(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 B4-2 Restricted Service District symbols and indications as shown on Map No. 5-I in the area bounded by

W. Armitage Avenue; a line 150 feet west of N. Albany Avenue; the alley south of W. Armitage Avenue; and a line 225 feet west of N. Albany Avenue

to those of a C1-2 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. 7-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 C1-2 Restricted Commercial District symbols and indications as shown on Map No. 7-G in the area bounded by

W. Altgeld Avenue; a line 142.38 feet east of N. Southport Avenue; a line 156.0 feet south of W. Altgeld Avenue; a line 135.48 feet east of N. Southport Avenue; W. Fullerton Avenue; and N. Southport Avenue

to the designation of a Residential-Business 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  
4479-4483 of this Journal]

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

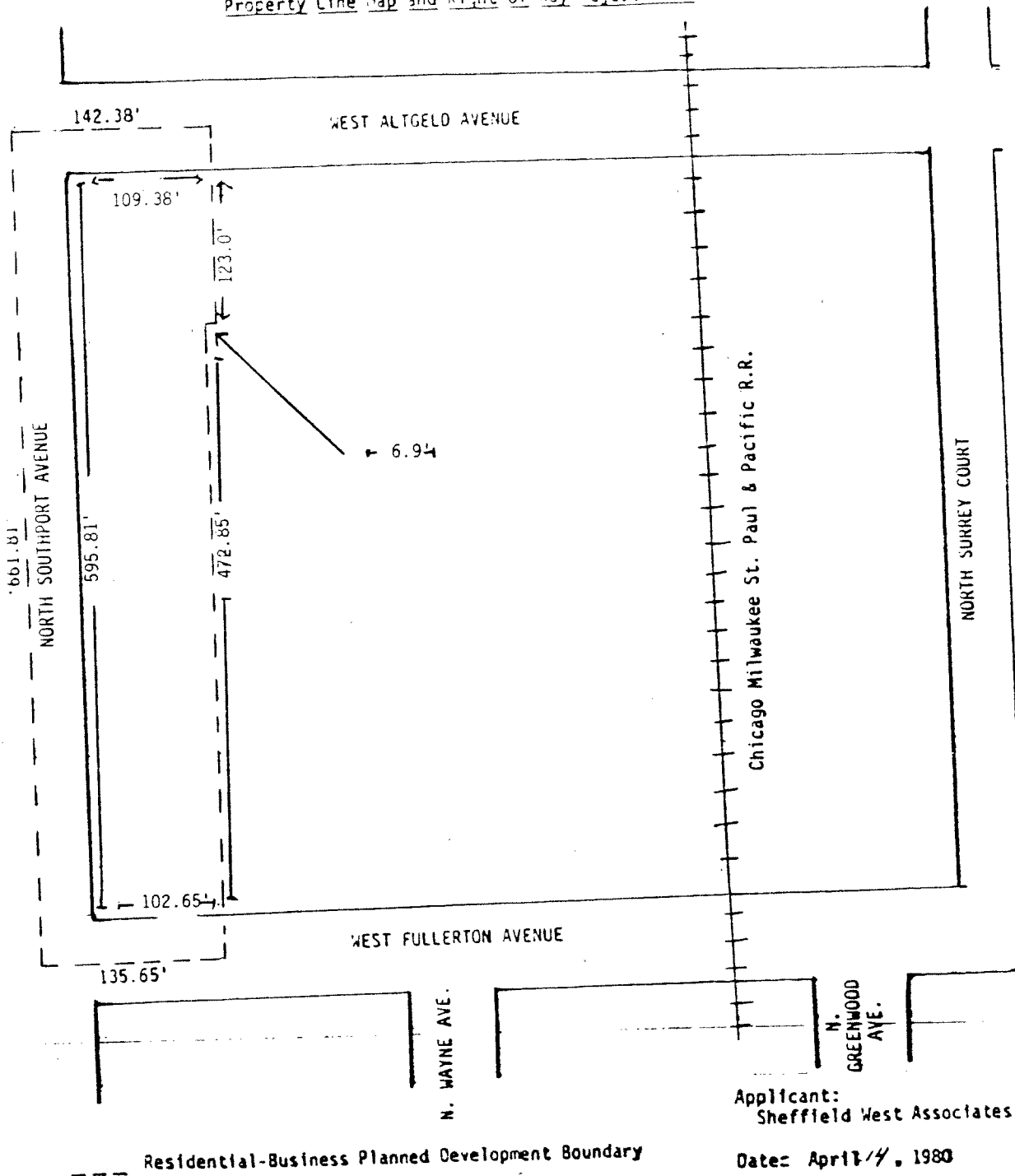
pp 245

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT No. 245PLAN OF DEVELOPMENTSTATEMENTS

1. The area herein designated as the "Residential-Business Planned Development" is controlled by Sheffield West Associates, an Illinois general partnership, pursuant to a certain Option to Purchase dated March 14, 1980 by and between William Levy as sole beneficiary of LaSalle National Bank Trust No. 100565 and Joseph P. Zekas, general partner of Sheffield West Associates.
2. Off-street parking and loading facilities shall be provided in compliance with this Residential-Business Planned Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Planning.
3. All applicable official reviews, approvals and permits required shall be obtained by Sheffield West Associates.
4. Dedication or vacation of streets, alleys and easements or adjustments to right-of-ways or consolidation or resubdivision shall require a separate submittal on behalf of Sheffield West Associates and approval by the City Council.
5. The following uses shall be permitted within the Residential-Business Planned Development: 157 residential rental units in the existing structure, business-commercial space on the ground level (limited to a B-2 zoning classification), and off-street parking.
6. Any and all service drives or other ingress and egress shall be adequately designed and paved in accordance 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. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago.
7. Identification signs shall be permitted within the Residential-Business Planned Development subject to the review and approval of the Department of Buildings and the Department of Planning.
8. The information contained in the tables and maps attached hereto provide preliminary data concerning the generalized plan of land use for the subject area. These exhibits demonstrate that the development shall be in compliance with the Residential-Business Planned Development classification and with the intent and purpose of the Chicago Zoning Ordinance.
9. The Residential-Business Planned Development herein outlined, and as set forth in the exhibits attached hereto, is subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments," as promulgated by the Commissioner of Planning.

APPLICANT: Sheffield West Associates  
 DATE: April 14, 1980  
 REVISED: July 10, 1980

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT  
Property Line Map and Right of Way Adjustments

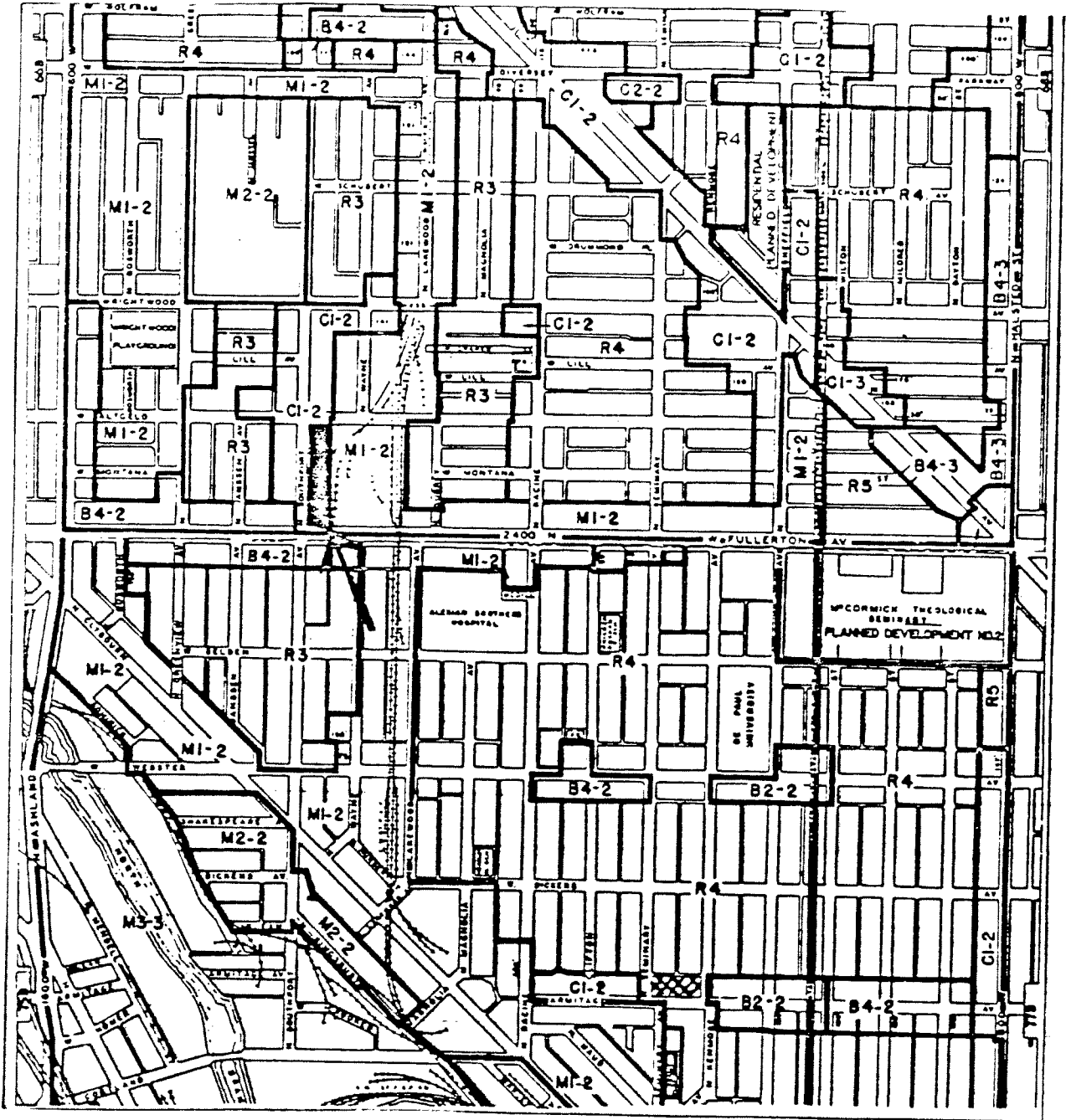


Applicant:  
Sheffield West Associates

Date: April 4, 1980

Residential-Business Planned Development Boundary

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT  
 Existing Zoning and Preferential Street Systems



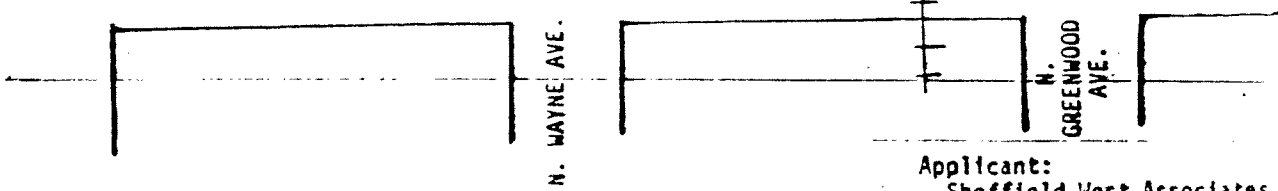
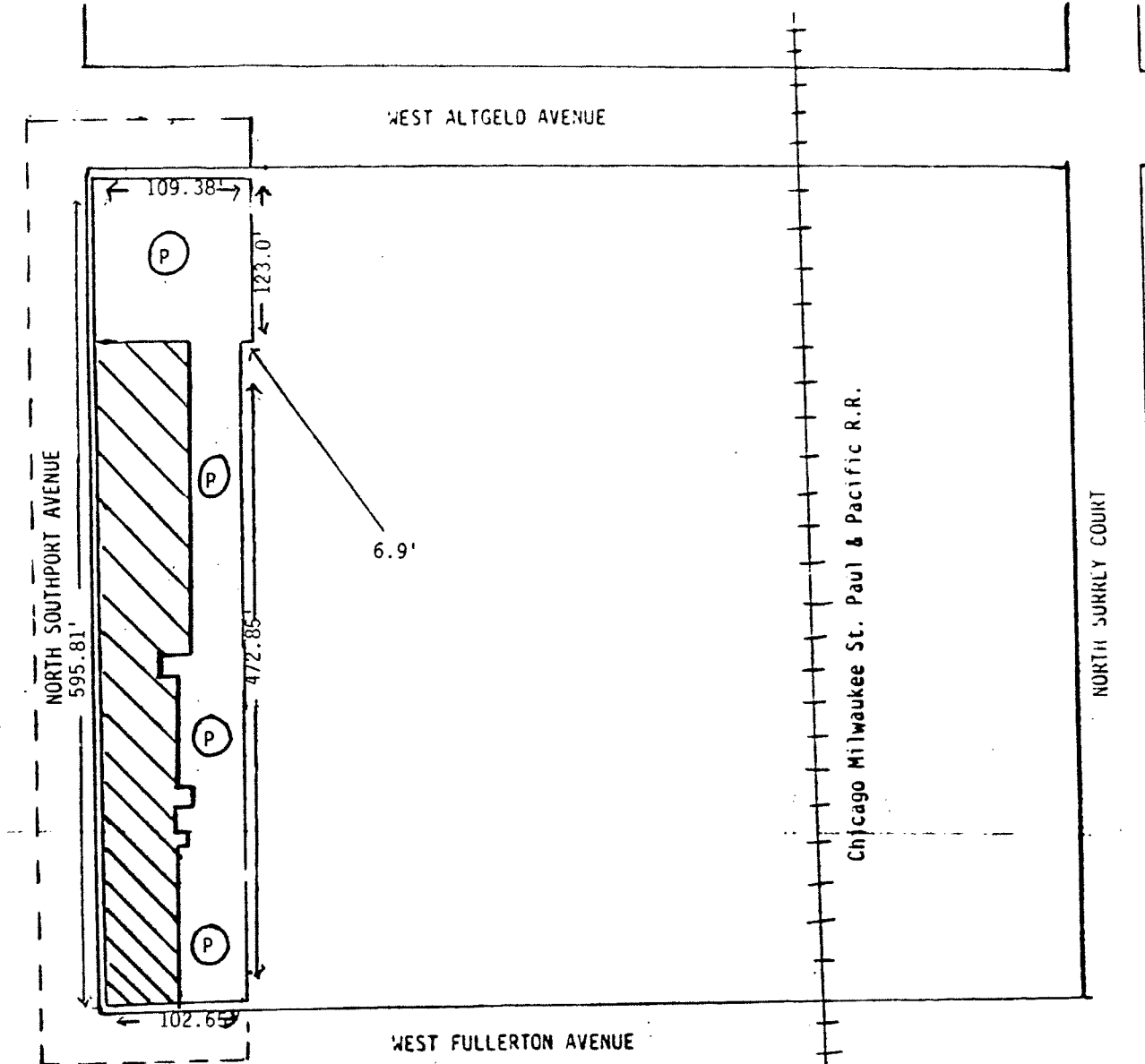
Proposed Planned Development

Applicant: Sheffield West Associates

Date: April 7, 1980

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT

Generalized Land Use Plan



Applicant: Sheffield West Associates

Residential-Business Planned Development Boundary  
 Existing Building     (P) Parking

Date: April 14, 1980

*612' wide*

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT

USE AND BULK REGULATIONS AND DATA

Net Site Area		General Description of Land Use	F.A.R.	Percent of Land Covered
Square Feet.	Acres.			
61,987	1.423	157 residential rental units in the structure, business-commercial space on the ground level (limited to a B2 zoning classification), and off-street parking.	2.7	45.3%

Minimum Number of Parking Spaces: 120

Minimum Number of Off-Street Loading Spaces: 2 Berth, 10' X 25'

Periphery Setbacks at Property Lines:

- Along Fullerton Avneue . . . . . 0'
- Along Altgeld Avenue . . . . . 104.83'
- Along Southport Avneue . . . . . 0'
- Along East Boundary . . . . . varies between 35.6' & 49.48'

APPLICANT: Sheffield West Associates

DATE: April 14, 1980

REVISED: July 10, 1980