

November 23, 2021

Betty J. Ulmer
Vice President of Legal
Brookdale Senior Living
2960 N. Lake Shore Dr.
Chicago, IL 60657

Re: **2960 N. Lake Shore Dr.**

Dear Ms. Ulmer:

In response to your recent request, please be advised that the subject property is currently zoned Residential Planned Development Number 408 ("PD 408").

You are seeking verification that a home services agency office is permitted at the subject site. It would be operated by a wholly owned subsidiary of Brookdale Senior Living Inc. The existing elderly housing building is operated by BLC The Hallmark, LLC, which is also a wholly owned subsidiary of Brookdale Senior Living, Inc. The services offered would include assistance with activities of daily living, housekeeping, personal laundry, and companionship provided to an individual in his or her personal residence. The office would be used to store client and staff records, perform administrative tasks, schedule appointments, and conduct billing. Clients would be provided services in their own homes and would not come to the office.

Pursuant to Statement No. 2 of PD 408, the following uses are permitted: dwelling units to provide housing for elderly persons, and related uses, including, but not limited to, lodging rooms, nursing care facilities, health and exercise facilities, commissary facilities, churches and other places of religious worship, beauty and barber shops, valets, tailors, pharmacies, convenience retail and/or food stores, photography shops and recreation facilities.

Since the proposed business will be operated by the elderly housing building owner/operator, and their clients may include residents of the subject site, it is our opinion that the office use is a related use and therefore permitted. If the residents of the building are unable to partake of the services offered by the agency, then the office use would not be considered a related use and therefore, would not be permitted.

Sincerely,



Patrick Murphey
Zoning Administrator

C: Main file

P. D. # 408

Plan of Development attached to this ordinance reads as follows:

*Plan Of Development
Residential Planned Development.*

1. Legal title to that certain real property which is subject to the use and bulk restrictions of this Residential Planned Development (the "Property") is held by Chicago Title and Trust Company, as Trustee under Trust No. 1074719 dated March 2, 1984. The Property is legally described as follows:

The North 50 feet of the South 105 feet of the East 180 feet of that part of Lot 8 lying west of the West boundary line of Lincoln Park, as established by decree of the Circuit Court of Cook County, Illinois, entered October 31, 1904, in Case General No. 256886, all in County Clerk's Division of Lots 2, 3 and 4 and of the South 33 feet of Lot 1 in the Assessor's Division of Lots 1 and 2 in the City of Chicago Subdivision of the East fractional half of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian, meaning and intending to describe a tract of land bounded as follows:

Beginning on the West boundary line of Lincoln Park established as aforesaid, at a point 55 feet north of the North line of Oakdale Avenue, thence North 50 feet; thence West 180 feet; thence South 50 feet; thence East 180 feet to the place of beginning; (together with an easement for light and air on the property immediately north of the tract above described, reserved in deed from Frank A. Hecht to C. Bai Lihme, dated January 19, 1915, and recorded January 20, 1915, as Document No. 5564578) in Cook County, Illinois, commonly known as 2952 Lake Shore Drive, Chicago, Illinois.

And

That part of Lot 2 in Assessor's Division of Lots 1 and 2 in the City of Chicago's Subdivision of the East fractional half of Section 28, Township 40 North, Range 14 East of the Third Principal Meridian described as follows:

Beginning at a point on the West boundary of Lincoln Park, as established by decree of the Circuit Court of Cook County, Illinois, entered October 31, 1904, in Case 256886, said point of beginning being 80 feet due south from the south line of Wellington Street extended east; thence running west 200 feet along a line at all points 80 feet due south from the south line of Wellington Street extended east; running thence southerly on a line at all points 200 feet west of said West boundary line of Lincoln Park to a point on the North line of alley as dedicated by instrument recorded in the Recorder's Office of Cook County, Illinois, March 16, 1915, as Document 5594071; running thence east of the North line of said alley to a point 180 feet west of said West boundary line of Lincoln Park; running thence southerly on the East line of said alley to a point 105 feet north of the North line of Oakdale Avenue, said point being the North line of premises as conveyed to Frank A. Hecht, Clara K. Hecht and Frank A. Hecht, Jr., by deed dated November 16, 1917, and recorded in the Recorder's Office of Cook County, Illinois, as Document 6231480, running thence east on a line parallel with the North line of Oakdale Avenue and being the North line of the premises so conveyed to Frank A. Hecht, Clara K. Hecht and Frank A. Hecht, Jr., 180 feet to said West boundary line of Lincoln Park and running thence north along said boundary line of

Lincoln Park to the place of beginning; in Cook County, Illinois, commonly known as 2960 Lake Shore Drive, Chicago, Illinois.

And

That part of Lots 2 and 3 in the Assessor's Division of Lots 1 and 2, in a subdivision by the City of Chicago of the East fractional half of Section 28, Township 40 North, Range 14, East of the Third Principal Meridian and of the accretions east of and adjoining said premises described as follows:

Commencing at a point in the West boundary line of Lincoln Park as established by decree of the Circuit Court of Cook County, Illinois, entered October 31, 1904, in Case 256886 where said boundary line is intersected by the North line of Oakdale Avenue, thence north along said boundary line, 55 feet; thence West along a line parallel with the North line of said Oakdale Avenue, 180 feet; thence south parallel with the boundary line of Lincoln Park as established in Case 256886, 55 feet to the North line of said Oakdale Avenue; thence east along the North line of said Oakdale Avenue, 180 feet to the place of beginning, in Cook County, Illinois, otherwise known as 2946 Lake Shore Drive, Chicago, Illinois.

All required disclosures are contained within the Economic Disclosure Statement filed with the City of Chicago in accordance with applicable requirements. Upon approval of the requested zoning, the Property will be held under single ownership or control or under single designated control by the aforesaid Trust or by its sole beneficiary, the Saint Joseph Hospital and Health Care Center, or by either of their affiliates, successors, assigns or lessees.

2. Dwelling Units to provide Housing for Elderly Persons, as defined by Section 3.2 of the Chicago Zoning Ordinance, and related uses, including, but not limited to, lodging rooms, nursing care facilities, health and exercise facilities, commissary facilities, churches or other places of religious worship, beauty and barber shops, valets, tailors, pharmacies, convenience retail and/or food stores, photography shops and recreation facilities, shall be permitted upon the Property.

3. The Applicant, its affiliates, successors, assigns or grantees shall obtain all official reviews, approval and permits necessary to implement the development of the Property.

4. Any dedication or vacation of streets or alleys or easements or any adjustment of rights-of-way necessary to implement development of the Property shall require a separate submittal on behalf of the Applicant, its successors, assigns or grantees, and approval by the City Council.

5. Accessory off-street parking and accessory off-street loading shall be provided upon the Property in accordance with Bulk Regulations Data Table made part of this Plan of Development.

6. Any firelane, service drive or other ingress or 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. There shall be no parking within such paved areas.

7. The height of each building located upon the Property and any appurtenances attached thereto shall be subject to:

- (a) Height limitations as certified on Form F.A.A.-177 (or on successor forms involving the same subject matter) and approved by the Federal Aviation Administration pursuant to Part 77 of the Regulations of the Administrator, Federal Aviation Administration; and
- (b) Airport Zoning Regulations as established by the Department of Development and Planning, Department of Aviation, and Department of Law and approved by the City Council.

8. Business and business identification signs may be permitted upon the Property subject to the review and approval of the Department of Planning and of the Department of Inspectional Services. Temporary signs, such as construction and marketing signs, may be permitted subject to the aforesaid approvals. Signs advertising products or services which products or services are not located upon the Property shall not be permitted. Signs described by Chapter 86, Section 86.1-11 of the Chicago Municipal Code shall require City Council approval in the manner described therein.

9. The development of the Property shall be subject to the Bulk Regulations Data Table made part of this Plan of Development.

10. This Plan of Development and the development of the Property is and shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" promulgated by the Commissioner of the Department of Development and Planning.

*Amended
Planned Residential Development
Bulk Regulations Data
November 13, 1986.*

Net site area:

40,590 square feet

Permitted uses:

Dwelling units to provide Housing for Elderly Persons, as defined by Section 3.2 of the Chicago Zoning Ordinance, and related uses including, but not limited to, lodging rooms, nursing care facilities, health and exercise facilities, commissary facilities, churches or other places of religious worship, beauty and barber shops, valets, tailors, pharmacies, convenience retail and/or food stores, photography shops and recreation facilities and earth station receiving dishes.

Maximum floor area ratio:	11.2
Maximum number of dwelling units:	344
Maximum number of lodging rooms:	5
Maximum percentage of building site coverage:	97%
Minimum number off-street parking spaces:	140
Minimum number of loading berths:	4
Minimum setbacks:	
-eastern boundary:	None
-western boundary:	None at grade, 30' and above 18' in height
-northern boundary:	None at grade, 20' starting at second level
-southern boundary:	12'-6"
Gross site calculations:	
-net site area	40,590
-approximate area to remain in public right-of-way (alley and Oakdale Avenue):	<u>7,744</u>
-Approximate Gross Site Area	48,334

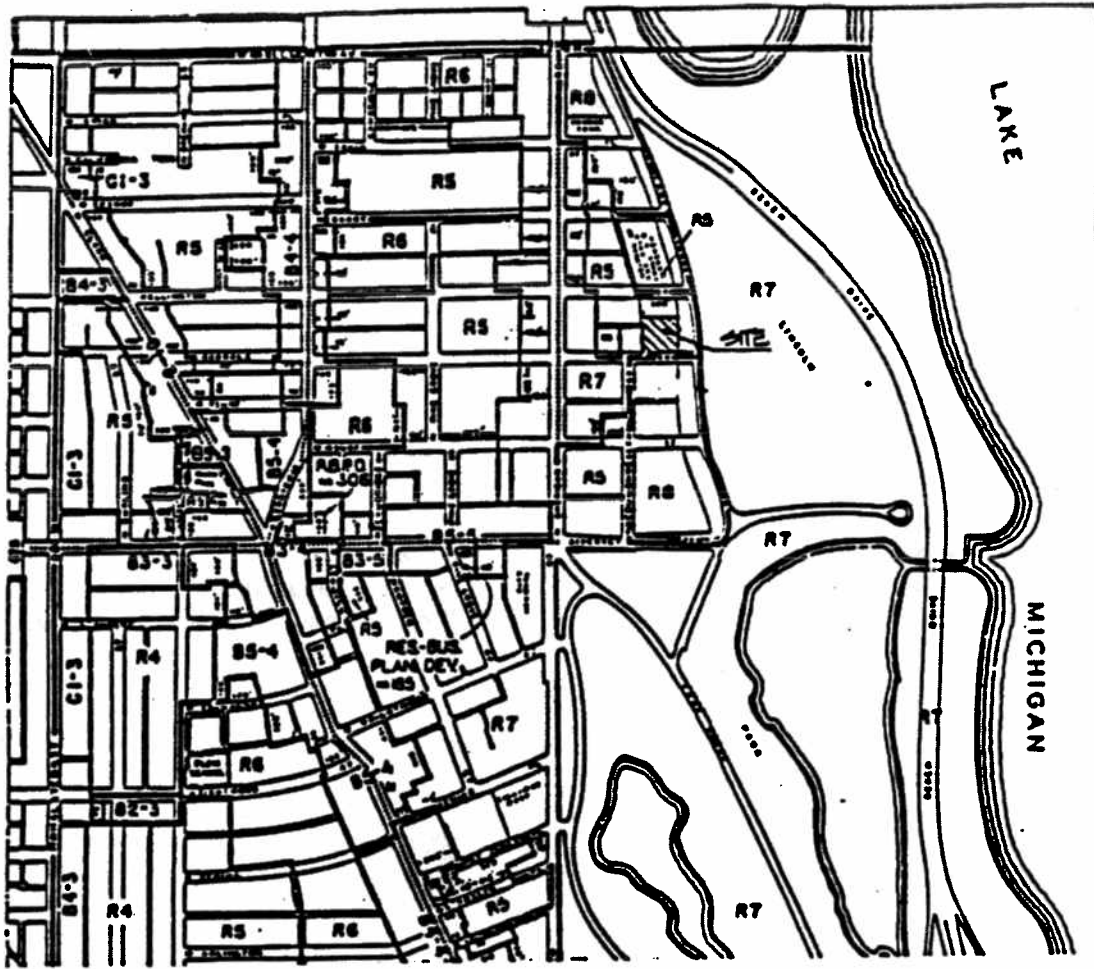
~~Reclassification Of Area Shown On Map No. 9-K.~~

~~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 B1-1 Local Retail, C1-1 Restricted Commercial and M1-1 Restricted Manufacturing Districts symbols and indications as shown on Map No. 9-K in the area bounded by~~

~~West Melrose Street; a line 84.95 feet east of North Keeler Avenue; the alley next south of West Melrose Street; North Keeler Avenue; West Belmont Avenue; a line from a point 100.70 feet west of North Kildare Avenue as measured along the north line of West Belmont Avenue to a point 123 feet west of North Kildare Avenue and 65.90 feet north of West Belmont Avenue; a line 65.90 feet north of West Belmont Avenue; North Kildare Avenue; the alley next north of West Belmont Avenue and North Keeler Avenue;~~

(Continued on page 38583)



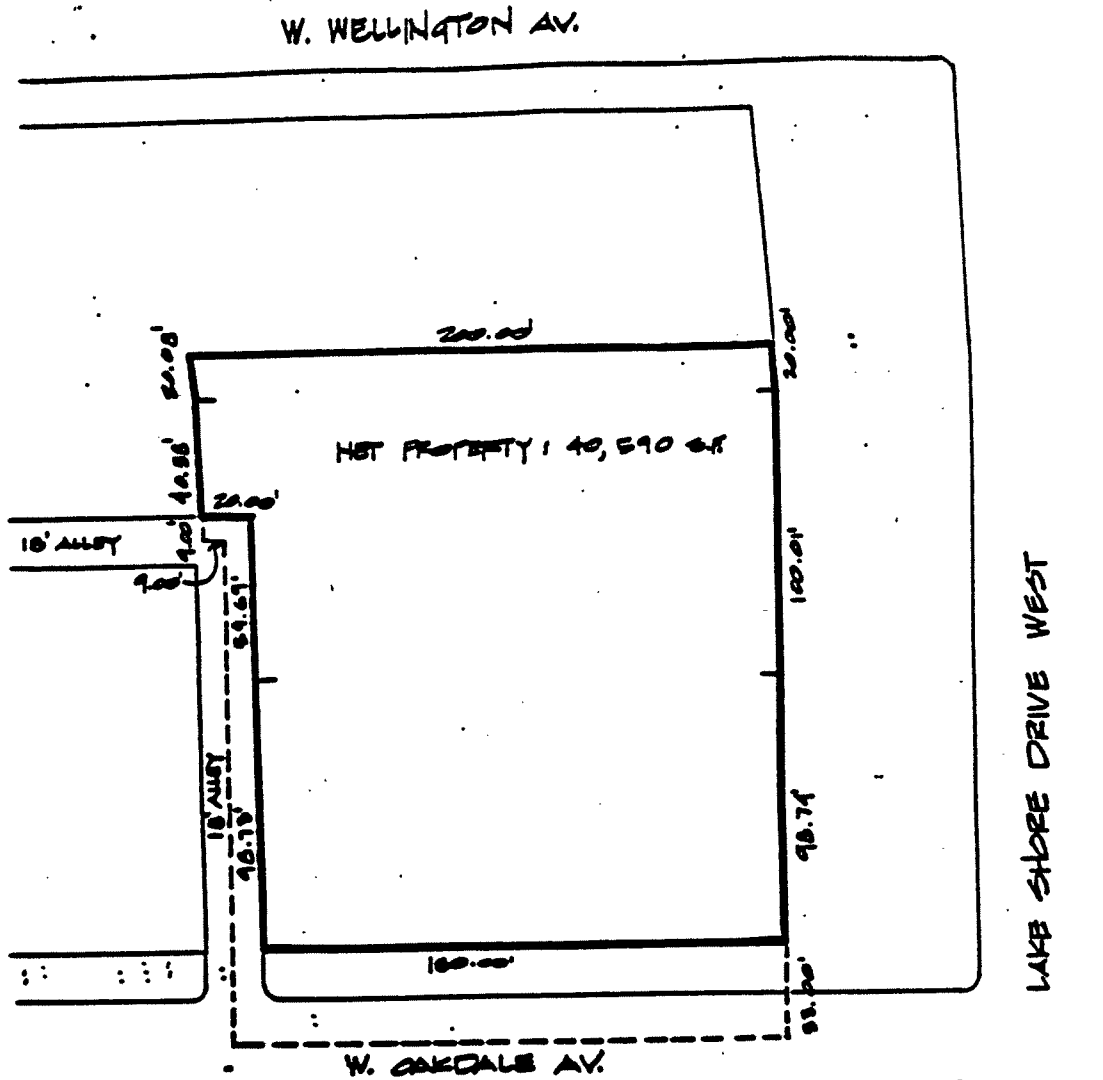
- ▨ . . . PROPERTY
- ZONING DISTRICT
- PREFERENTIAL STREETS

EXISTING ZONING AND PREFERENTIAL STREET MAP

Co-Applicant: Rescorp Development, Inc.
 7 South Dearborn Street, Suite 1116, Chicago
 Illinois

Co-Applicant: The National Housing Partnership
 1133 15th Street N.W., Washington, D.C.

Date: May 30, 1986

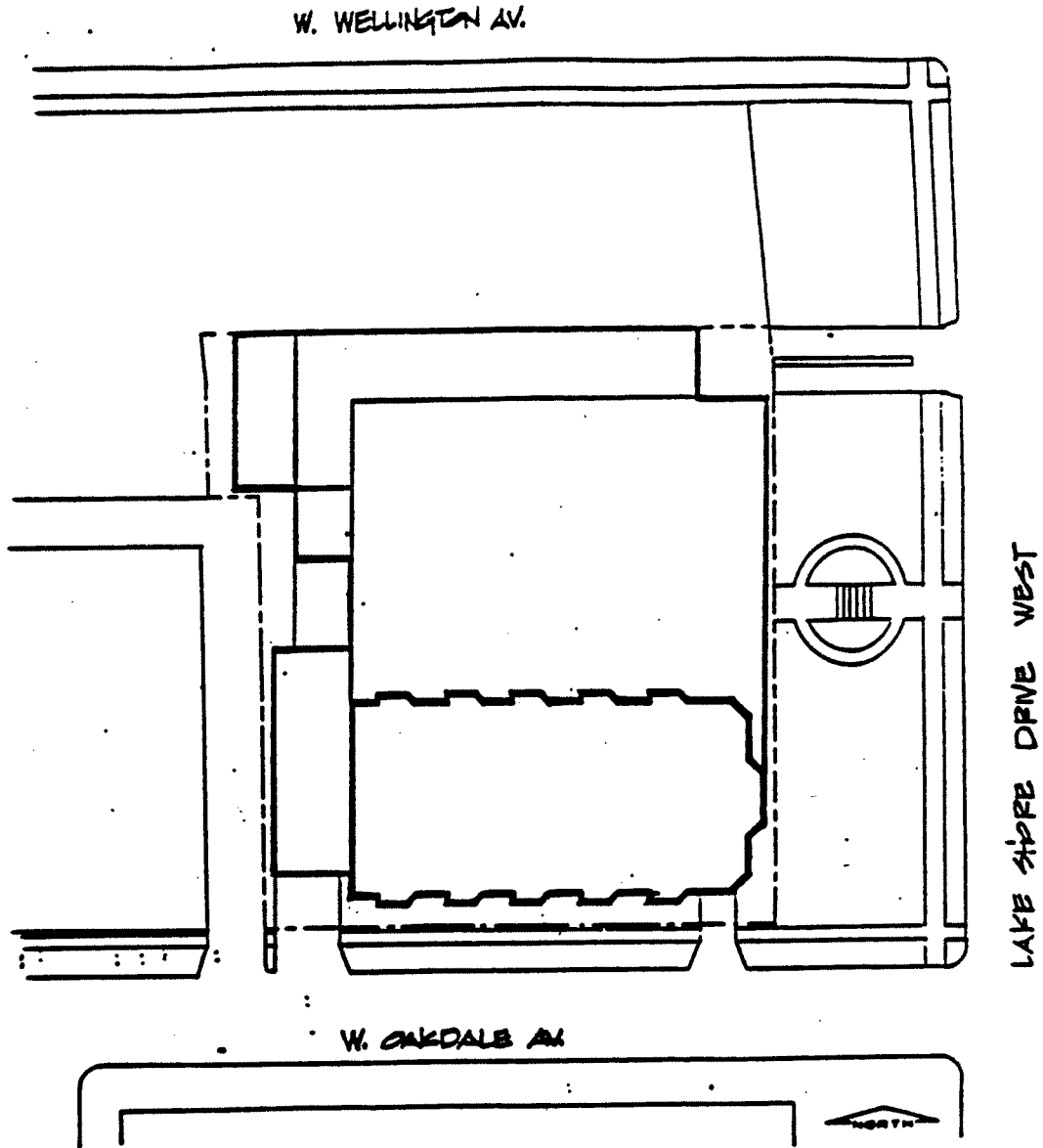


——— PROPERTY LINE
 - - - PLANNED UNIT DEVELOPMENT BOUNDARY (including right-of-way adjustment)
PROPERTY LINE AND RIGHT-OF-WAY ADJUSTMENT DIAGRAM

Co-Applicant: Rescorp Development, Inc.
 7 South Dearborn Street, Suite 1116, Chicago
 Illinois

Co-Applicant: The National Housing Partnership
 1133 15th Street N.W., Washington, D.C.

Date: May 30, 1986



PROPOSED LAND USE DIAGRAM

Permit: Uses: Dwelling units to provide housing for elderly persons and related uses as permitted by the Plan of Development.

Co-Applicant: Rescorp Development, Inc.
7 South Dearborn Street, Suite 1116, Chicago
Illinois

Co-Applicant: The National Housing Partnership
1133 15th Street N.W., Washington, D.C.

Date: May 20, 1986