



March 9, 2022

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

**Re: Minor Change to PD 592
2425 E. South Shore Drive - Parking**

Dear Ms. Butler:

Please be advised that your request for a minor change to Planned Development No. 592 ("PD 592") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement Number 12 of the PD.

South Shore SNF Realty LLC, the sole owner of PD 592, is seeking a minor change to reduce the minimum off-street parking requirement from 60 spaces to 53 spaces. The PD was established in 1995 to allow for a nursing home containing up to 248 beds and a minimum of 60 parking spaces. Over time the parking layout has changed and accessible parking spaces for people with disabilities have been added, resulting in the loss of 7 parking spaces. Based on the property's proximity to the South Shore Metra Station and South Shore Drive bus line, it qualifies as a transit-served location and is eligible for a parking reduction pursuant to Section 17-10-0102-B of the Zoning Ordinance.

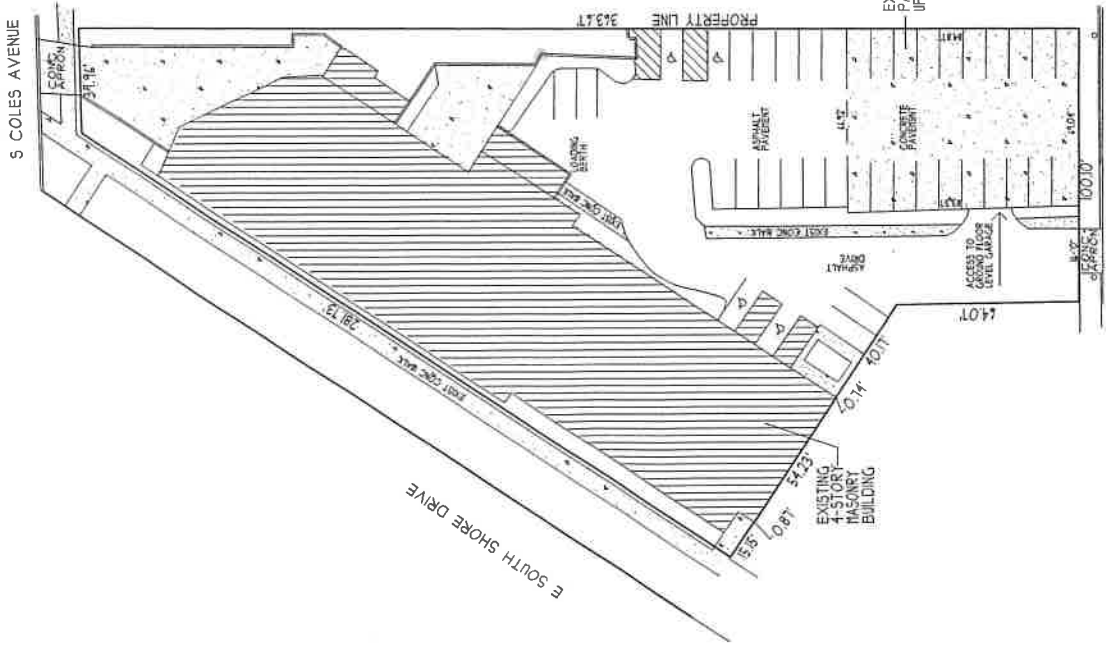
The Department of Planning and Development has determined that allowing the proposed parking reduction will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change. Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 592, 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.

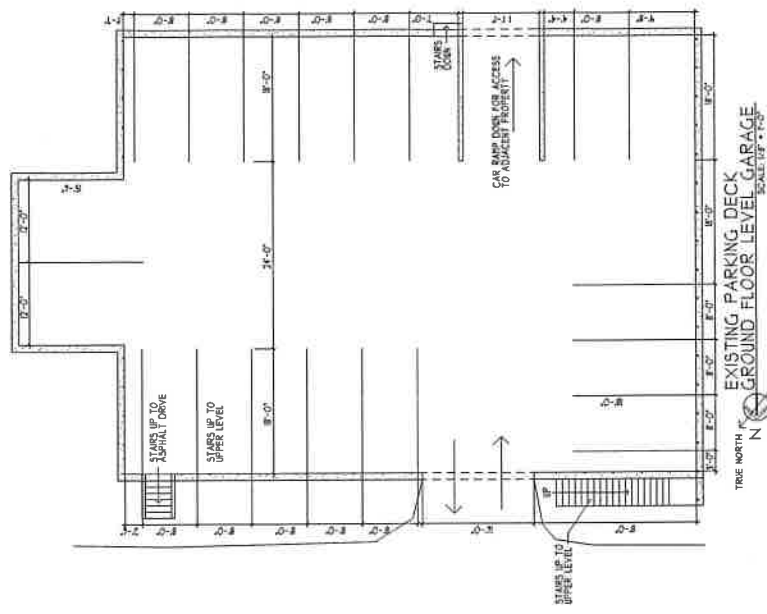
Sincerely,

A handwritten signature in black ink, appearing to read "S. Valenziano", with a long horizontal line extending to the right.

Steven Valenziano
Assistant Zoning Administrator



S EXCHANGE AVENUE
 TRUE NORTH
 EXISTING SITE PLAN SCALE: 1" = 30'-0"



TRUE NORTH
 EXISTING PARKING DECK GROUND FLOOR LEVEL GARAGE SCALE: 1/4" = 1'-0"

DATE: 8/21/2011
 DRAWN BY: DG
 SCALE: NOTED
 JOB NO: 2160
 TITLE SHEET
 SITE PLAN
 SHEET NUMBER

ARCHITECT'S SEAL
 ARCHITECTS
 CHRIS GEORGE, P.C.
 14 MILL STREET
 WEST MOUNTAIN, ILLINOIS 60090-2712
 TEL: (708) 689-8100 FAX: (708) 689-8155

EXISTING TWO STORY MASONRY PARKING GARAGE
 2425 E. 71ST STREET
 SYMPHONY OF SOUTH SHORE
 CHICAGO, IL 60649

FOR MORE INFORMATION CONTACT: (708) 689-8100

~~Yeas -- Aldermen Granato, Haithcock, Tillman, Preckwinkle, Holt, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Frias, Olivo, Burke, Jones, Streeter, Murphy, Rugai, Troutman, Evans, Munoz, Zalewski, Chandler, Medrano, Ocasio, Burnett, E. Smith, Burrell, Wojcik, Suarez, Gabinski, Mell, Austin, Colom, Banks, Giles, Allen, Laurino, O'Connor, Doherty, Natarus, Bernardini, Levar, Shiller, Schuller, M. Smith, Moore, Stone -- 48.~~

~~Nays -- None.~~

~~Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.~~

~~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 M3-3 Heavy Manufacturing District symbols and indications as shown on Map No. 5-H in the area bounded by:~~

~~the public alley northeasterly and parallel to North Lister Avenue; North Honore Street; North Lister Avenue; and a line 125 feet north of and parallel to North Honore Street,~~

~~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.~~

CHICAGO ZONING ORDINANCE AMENDED TO RECLASSIFY
AREA SHOWN ON MAP NUMBER 18-B.
(As Amended)

The Committee on Zoning submitted the following report: **1 PD 592**

CHICAGO, November 1, 1995.

To the President and Members of the City Council:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B5-4 General Service District symbols and indication as shown on Map No. 18-B in the area bounded by:

East 71st Street (South Shore Drive); South Coles Avenue; a line 37.06 feet south of East 71st Street (South Shore Drive) (as measured along the west line of South Coles Avenue); a line 275.33 feet south of East 71st Street (South Shore Drive) (as measured along the east line of South Exchange Avenue); South Exchange Avenue; a line 64.68 feet long starting at a point 175.21 feet south of East 71st Street (South Shore Drive) (as measured along the east line of South Exchange Avenue) to a point 111.08 feet south of East 71st Street (South Shore Drive) from a point 150.17 feet east of South Exchange Avenue (as measured from the south line of East 71st Street) (South Shore Drive); and a line 150.17 feet east of the east line of South Exchange Avenue (as measured along the south line of East 71st Street) (South Shore Drive),

to those of an Institutional Planned Development which is hereby established in the area above described, subject to the use and bulk regulations set forth in the Plan of Development which is attached hereto and incorporated herein, 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 Statements referred to in this ordinance read as follows:

Institutional Planned Development 592
Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development (the "Planned Development") consists of approximately 42,825 square feet (\pm .98 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, South Shore Limited Partnership.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. 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 or its successors, assignees or grantees 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 amendments, 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, and 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 and Building Elevations prepared by Einstein Associates, Inc., dated September 14, 1995. 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, accessory parking and accessory uses, including parabolic transmitting and receiving antennae up to eight 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 three percent (3%) 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. All ingress and egress shall be subject to the review and approval of the Bureau of Traffic Engineering and Operations and of the Department 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, 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.
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 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 provisions of this section, then the zoning of the Property shall automatically revert to a B5-4 General Service 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 9344 through 9355 of this Journal.]

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

Institutional Planned Development No. 592

Plan Of Development

Bulk Regulations And Data Table.

Gross Site Area	=	Net Site Area	+	Area Remaining in Public Rights-of-Way
±63,825 square feet (±1.46 acres)	=	±42,825 square feet (±.98 acres)	+	±21,000 square feet (±.48 acres)
Maximum Permitted F.A.R.:				2.05.
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:				248 units.
Minimum Number of Off-Street Parking:				60 spaces.
Minimum Number of Off-Street Loading Berths:				1 berth.

11/1/95

REPORTS OF COMMITTEES

9343

Maximum Height:

In substantial conformance
with the Building Eleva-
tions.

CHICAGO ZONING ORDINANCE AMENDED TO RECLASSIFY
PARTICULAR AREAS.

The Committee on Zoning submitted the following report:

CHICAGO, November 1, 1995.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on October 5, 1995, I beg leave to recommend that Your Honorable Body pass various ordinances transmitted herewith to amend the Chicago Zoning Ordinance for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of six ordinances which were corrected and amended in their corrected form. They are Application Numbers TAD-128, A-3372, 11596, 11544, 11532 and A-3288.

At this time, I, along with Alderman Ed Smith, move that this report be deferred and published, with the exception of Application Numbers A-3386, 11609, 11544 and 11532 for which I request immediate passage because time is of the essence.

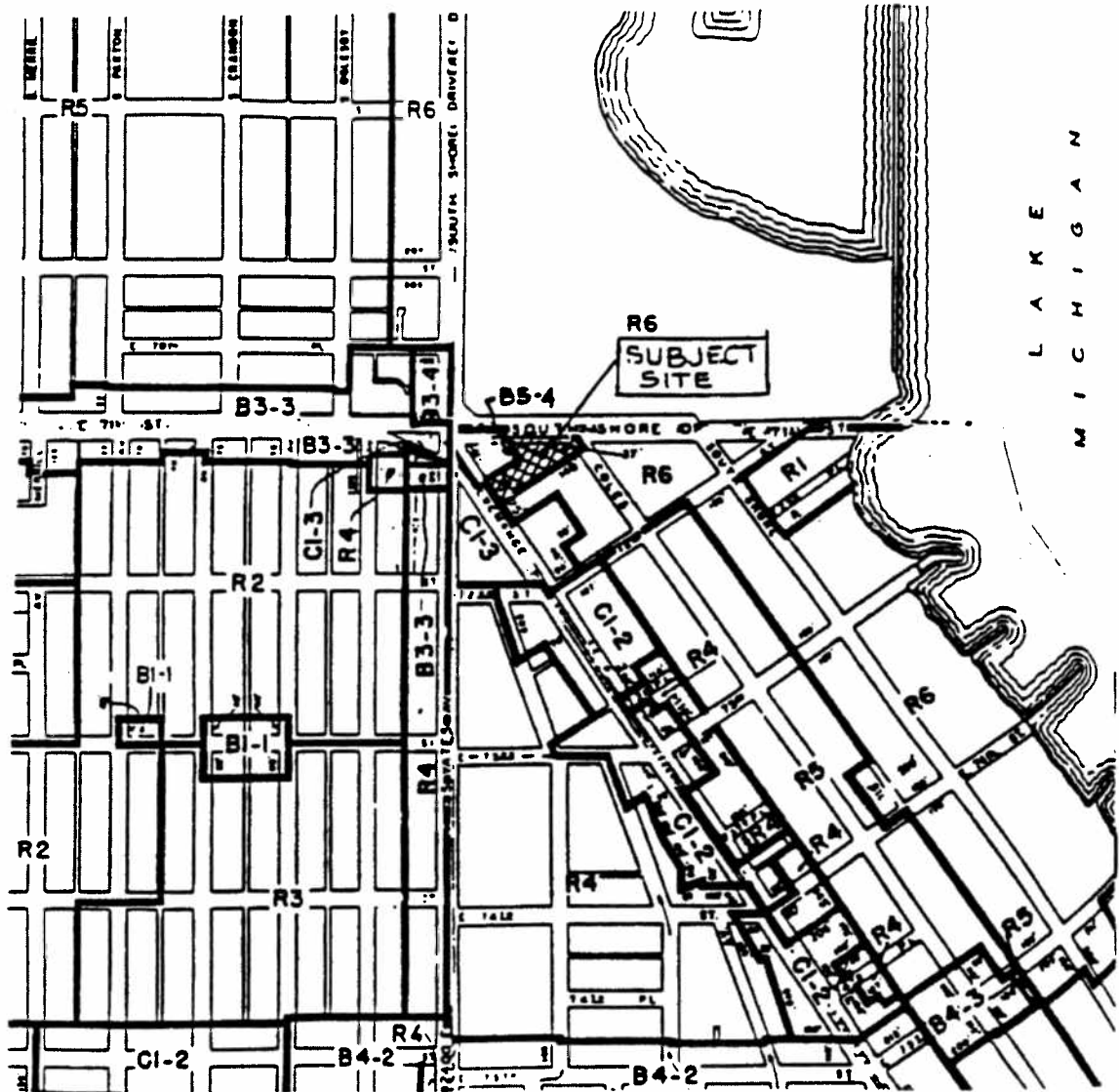
Please let the record reflect that Alderman Banks is taking a Rule 14 on Application Number 11532.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,
Chairman.

(Continued on page 9356)

Existing Zoning Map.



Legend



Subject Property



Zoning Boundaries

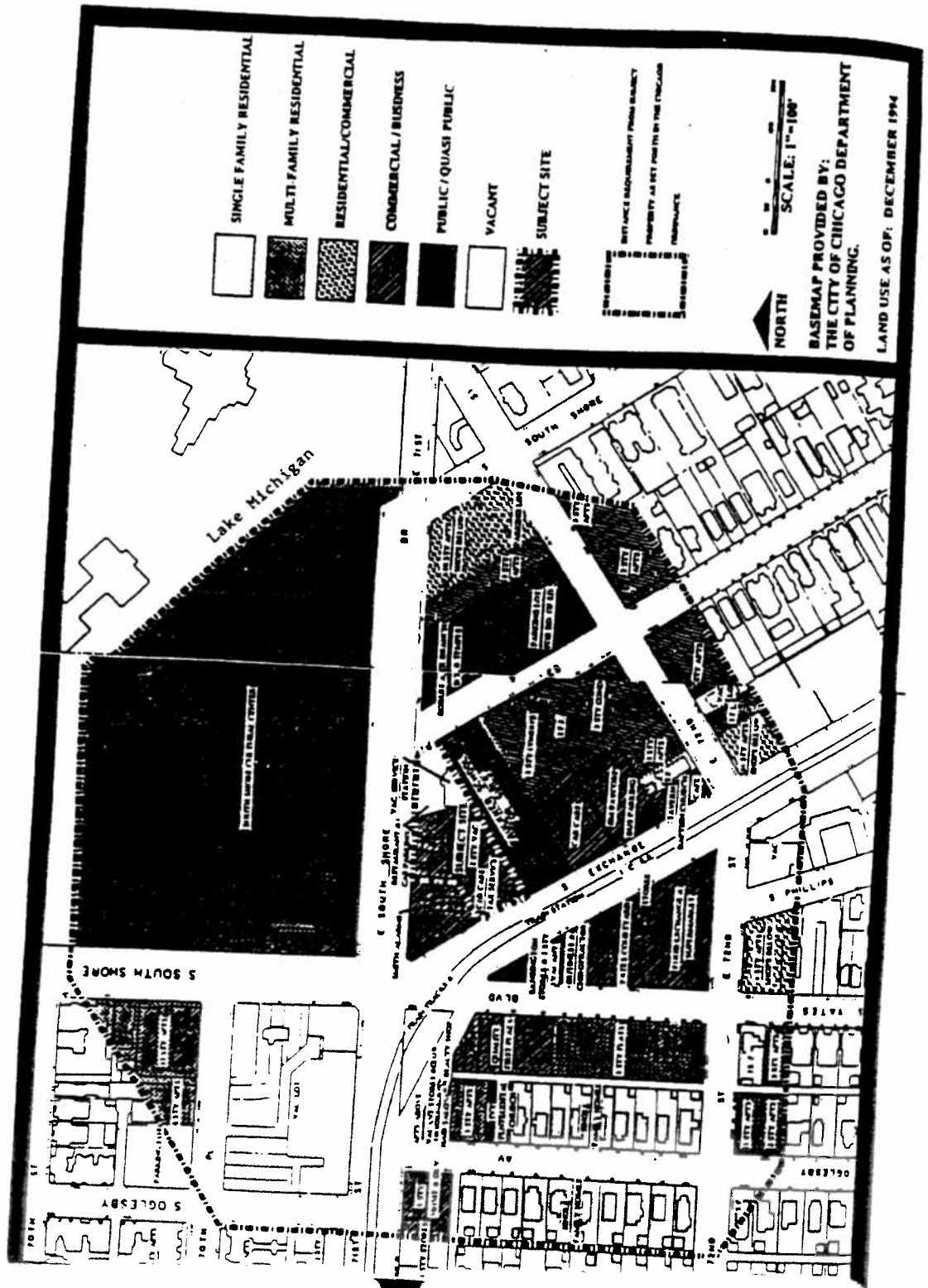
Applicant:

South Shore Limited Partnership
 6633 N. Lincoln Avenue
 Lincolnwood, IL 60645

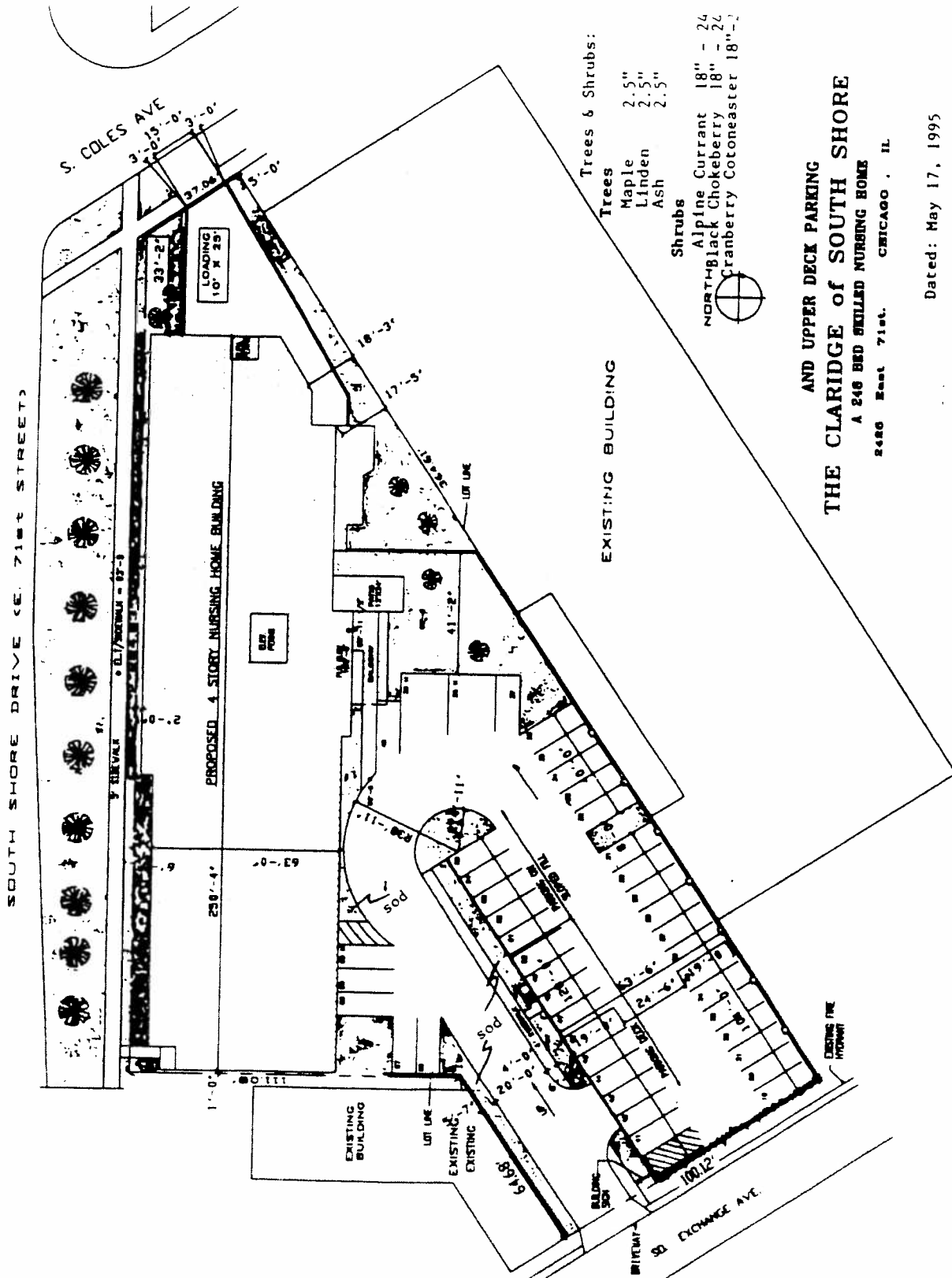
Date: May 17, 1995

Revised: September 14, 199

Existing Land-Use Map.



Site/Landscape Map.
(Page 1 of 2)



AND UPPER DECK PARKING
THE CLARIDGE OF SOUTH SHORE
 A 246 BED SKILLED NURSING HOME
 2486 East 71st. CHICAGO, IL

Dated: May 17, 1995

11/1/95

REPORTS OF COMMITTEES

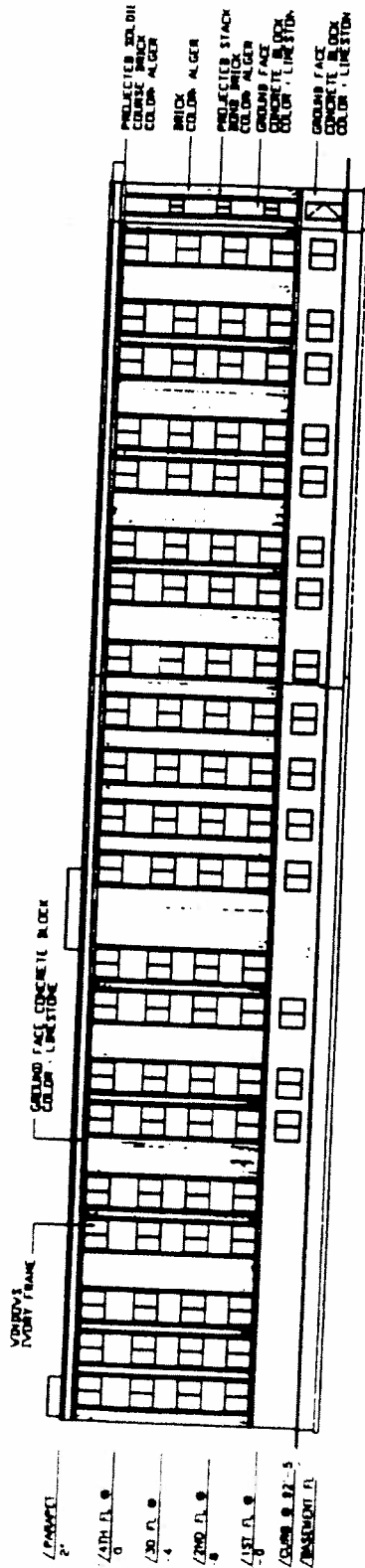
9349

Building Elevations.
(Page 1 of 7)

Date: May 17, 1995

Revised: September 14, 1995

THE CLARIDGE of SOUTH SHORE
A 248 BED SKILLED NURSING HOME
2425 East 71st. CHICAGO . IL



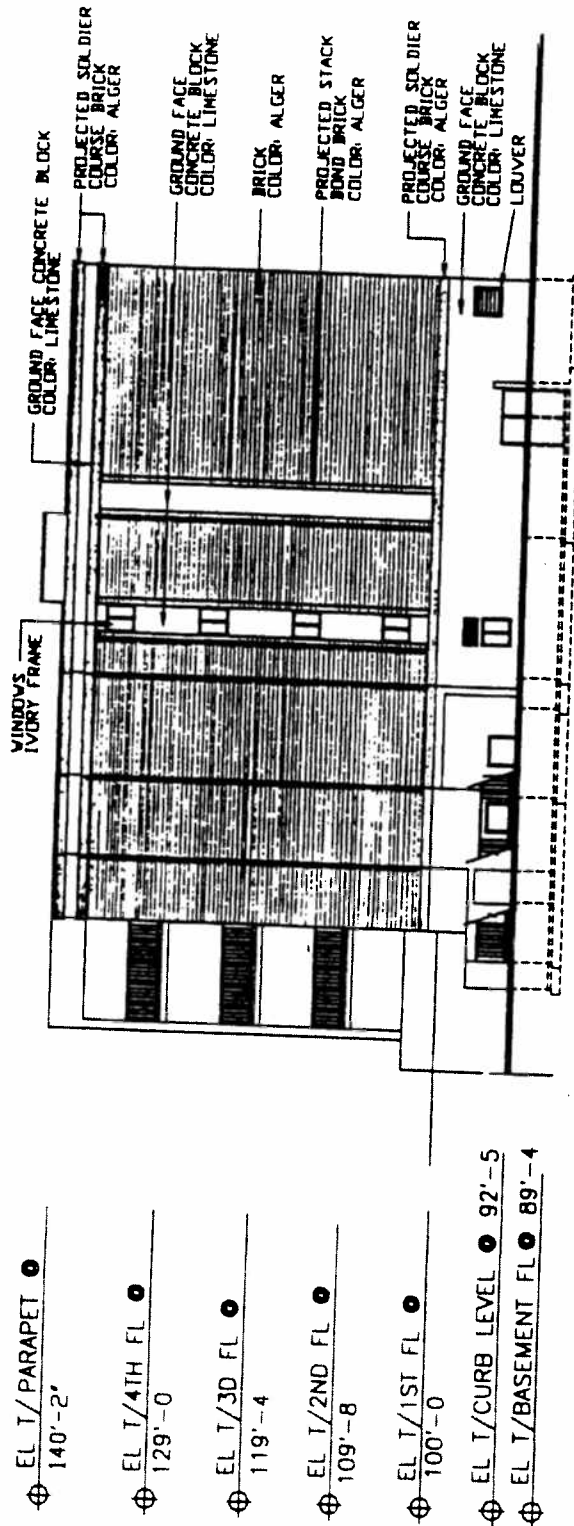
Date: May 17, 1995

Revised: September 14, 1995

NORTH - 71ST - ELEVATION

Building Elevations.
(Page 3 of 7)

THE CLARIDGE of SOUTH SHORE
A 248 BED SKILLED NURSING HOME
2425 East 71st. CHICAGO, IL



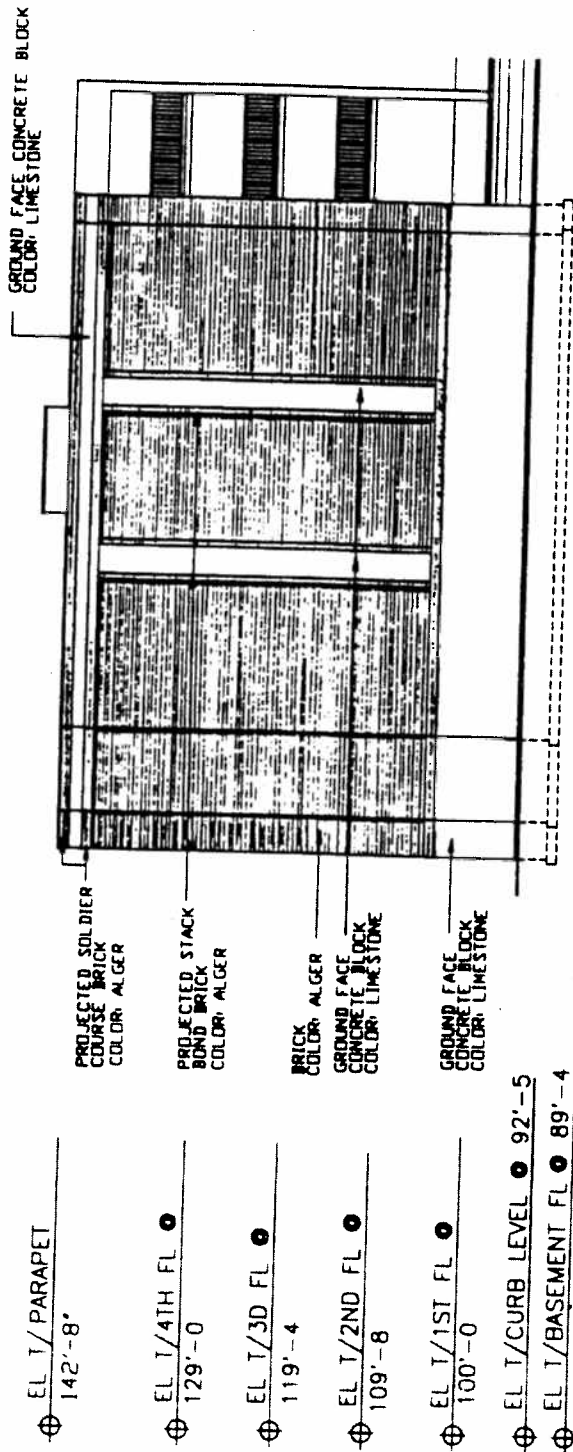
EAST ELEVATION

Date: May 17, 1995

Revised: September 14, 1995

Building Elevations.
(Page 4 of 7)

THE CLARIDGE of SOUTH SHORE
A 248 BED SKILLED NURSING HOME
2426 East 71st. CHICAGO, IL



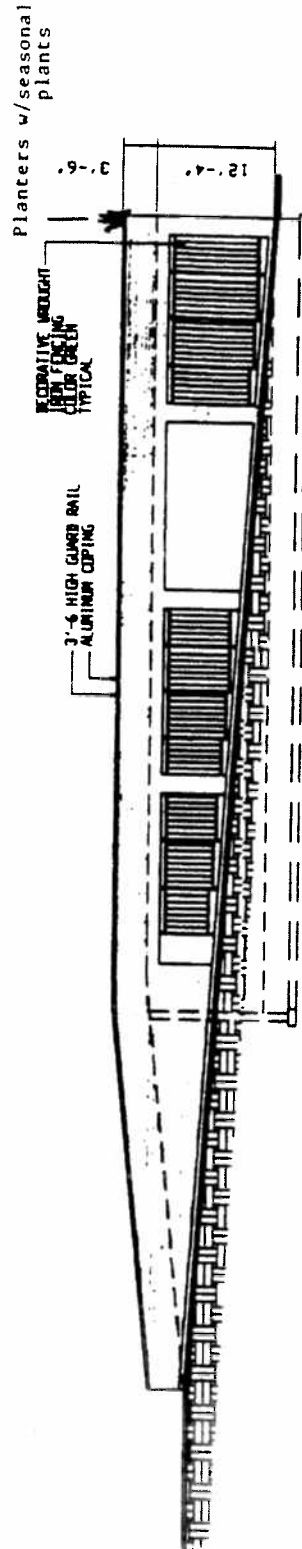
WEST ELEVATION

Date: May 17, 1995

Revised: September 14, 1995

Building Elevations.
(Page 5 of 7)

THE CLARIDGE of SOUTH SHORE
A 248 BED SKILLED NURSING HOME
2420 East 71st. CHICAGO . IL



NORTH ELEVATION OF PARKING DECK

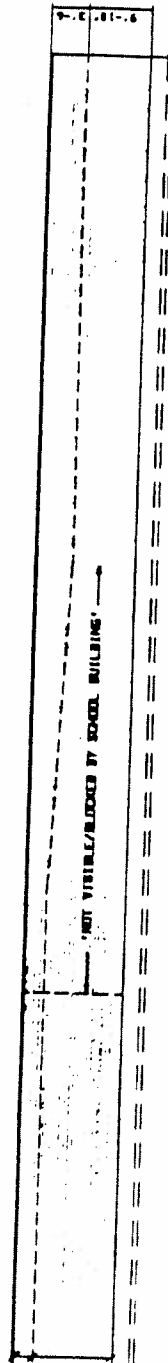
(Renovation of Existing Structure)

Date: May 17, 1995

Revised: September 14, 1995

Building Elevations.
(Page 6 of 7)

THE CLARIDGE of SOUTH SHORE
A 248 BED SKILLED NURSING HOME
2420 East 71st. CHICAGO, IL



SOUTH ELEVATION OF PARKING DECK
(Renovation of Existing Structure)

Date: May 17, 1995

Revised: September 14, 1995

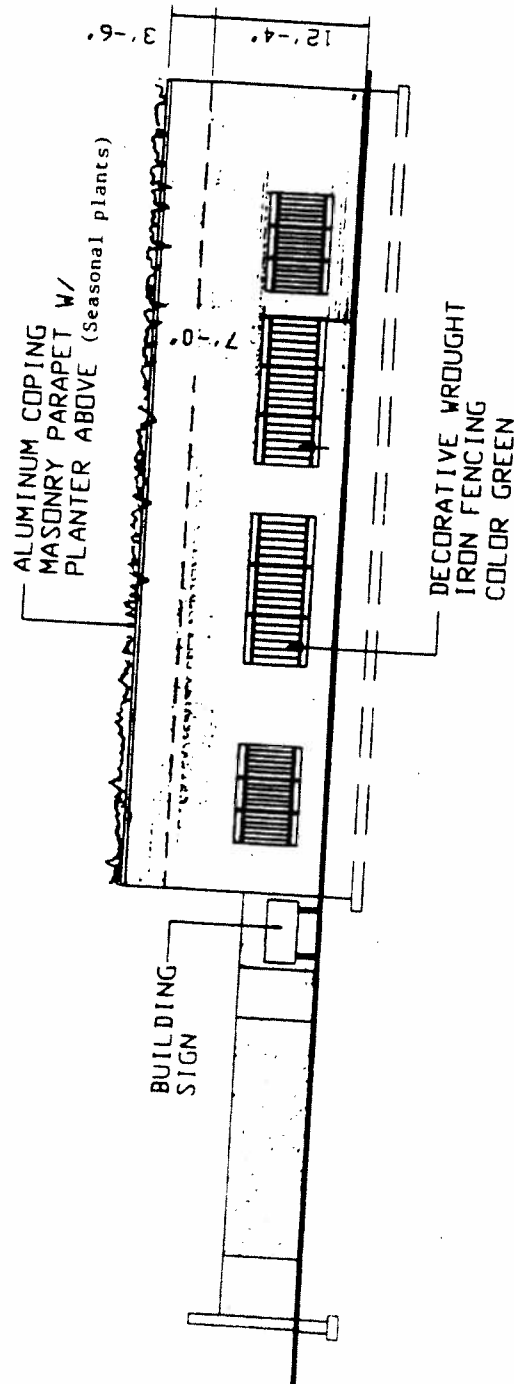
11/1/95

REPORTS OF COMMITTEES

9355

Building Elevations.
(Page 7 of 7)

THE CLARIDGE of SOUTH SHORE
A 240 BED SKILLED NURSING HOME
2426 East 71st. CHICAGO, IL



EXCHANGE AVE. (WEST) ELEVATION

(Renovation of Existing Structure)

FINAL FOR PUBLICATION

Date: May 17, 1995

Revised: September 14, 1995