



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

J.F. Boyle, Jr.
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-6550 (FAX)
(312) 744-2578 (TT/TDD)

March 5, 1996

Mr. James M. Kane
Schiff Hardin and Waite
7200 Sears Tower
Chicago, IL 60606-6473

Re: Institutional Planned Development No. 594 - Rainbow
Beach Nursing Center, 7325 South Exchange Avenue

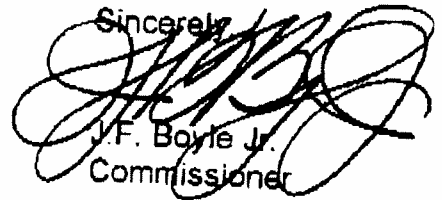
Dear Mr. Kane:

Please be advised that your request for a minor change to Institutional Planned Development No. 594 has been considered by the Department of Planning and Development pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance and Statement 11 of the Planned Development and is hereby approved.

Specifically, you requested that a partial fifth floor be permitted in lieu of a basement. You have indicated that the basement as originally planned proved to be virtually impossible to build due to the level of the water table in the area.

With regard to your request, the Department of Planning and Development has determined that this revision would constitute a minor change pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance and Statement 11 of the Planned Development. While the overall height would be increased, the building would still be compatible with surrounding development. In addition, the Planned Development includes enough F.A.R. to permit this above ground addition.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the foregoing minor change, but no other changes to Planned Development No. 594.

Sincerely,

J.F. Boyle Jr.
Commissioner

Originated by:


Christine Stattery
Deputy Commissioner

cc: P. Woznicki

An American Celebration



*Reclassification Of Area Shown On Map Number 18-B.
(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 R4 General Residence District symbols and indications as shown on Map No. 18-B in the area bounded by:

a line 275 feet northwest of and parallel to East 73rd Street; a line 76 feet northeast of and parallel to South Exchange Avenue; a line 224.99 feet northwest of and parallel to East 73rd Street; a line 200.64 feet northeast of and parallel to South Exchange Avenue; East 73rd Street; and South Exchange Avenue,

to the designation 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 herewith attached and made a part hereof and to no other.

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 No. 594

Plan Of Development

Statements.

1. The area which is delineated herein as a planned development (the "Planned Development") consists of approximately 48,650 square feet of land (the "Property") which is depicted on the attached Property Line and Planned Development Boundary Map and is owned or controlled by South Chicago Bank, as trustee under Trust Agreement Number 11-1447 dated November 26, 1968 and South Shore Kosher Rest Home, Inc. (the "Applicant").
2. The Applicant acknowledges that the Applicant, its affiliates, assigns, grantees, lessees or beneficiaries shall obtain all official reviews, approvals and permits, which may be necessary to implement the development of the Property. Any dedication or vacation of streets or alleys or easements or any adjustment of

rights-of-way, which may be necessary to implement development of the Property, shall require a separate submittal on behalf of the Applicant, its affiliates, successors, assigns, grantees, lessees or beneficiaries, and if otherwise required, approval by the City Council.

3. The requirements, obligations and conditions contained within this Plan of Development shall be binding upon the Applicant, its successors, assigns, grantees, lessees and beneficiaries. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors, assigns, grantees, lessees and beneficiaries. Furthermore, at the time any application for an amendment, modification or change (administrative, legislative or otherwise) to this Plan of Development is made for the Property, the Property 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 Plan of Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property.

Nothing herein shall be construed to mean that the Applicant is relieved of obligations imposed hereunder or deprived of rights granted herein with respect to the Property or is not subject to City action pursuant to this Plan of Development with respect to such obligations or rights. In addition, nothing herein shall prohibit or in any way restrict the alienation, sale or any other transfer of the Property or any rights, interests or obligations therein. Upon any alienation, sale or any other transfer 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 legal title holder thereof (and its beneficiaries if such title is held in a land trust) and the seller or transferor thereof (and its beneficiaries if title is held in a land trust) shall thereafter be released from any and all obligations or liability hereunder. The term "Applicant" shall not apply to the holder of a mortgage on the Property unless and until such mortgagee shall acquire title through foreclosure or other action associated with such mortgage. Upon acquiring title, the mortgagee thereafter shall be subject to the obligations imposed by and vested with the rights granted under this Plan of Development with respect to the Property owned by the mortgagee.

4. This Plan of Development consists of these thirteen Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site/Landscape Plan and Building Elevations, dated September 14, 1995, prepared by R.C. Dahlquist and

Associates. The Plan of Development is applicable to the area delineated herein and no other controls shall apply. The Plan of Development conforms to the intent and purpose of Title 17, the Chicago Zoning Ordinance, 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.
6. Identification signs will 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 two percent (2%) 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 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 any 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, any parkway trees shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance.
11. 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.
12. 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, subject to budgetary constraints imposed as a result of the previously approved Certificate of Need as approved by the Illinois Health Facilities Planning Board, 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.").
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

provisions of this section, then the zoning of the Property shall automatically revert to the pre-existing R4 General Residence District classification.

[Existing Zoning Map; Existing Land-Use Map; and Planned Development Boundary and Property Line Map referred to in these Plan of Development Statements printed on pages 15115 through 15117 of this Journal.]

[Site/Landscape Plan and Building Elevation Drawings referred to in these Plan of Development Statements unavailable at time of printing.]

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

Institutional Planned Development 594

Bulk Regulations And Data Table.

Net Site Area:	48,657 square feet (1.12 acres).
Gross Site Area:	Net Site Area (48,657 square feet or 1.12 acres) plus Area to Remain in Public Right-of-Way (10,020 square feet or .23 acre) equals 68,677 square feet (1.35 acres).
Maximum Floor Area Ratio:	1.20.
Maximum Number of Beds:	211.

Maximum Percentage of Site Coverage:	In accordance with Site Plan.
Minimum Number of Off-Street Parking Spaces:	32.
Minimum Required Setbacks:	In accordance with Site Plan.
Maximum Building Height:	46 feet.

*Reclassification Of Area Shown On Map Number 26-E.
(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 B4-1 Restricted Service District symbols and indications as shown on Map No. 26-E in the area bounded by:

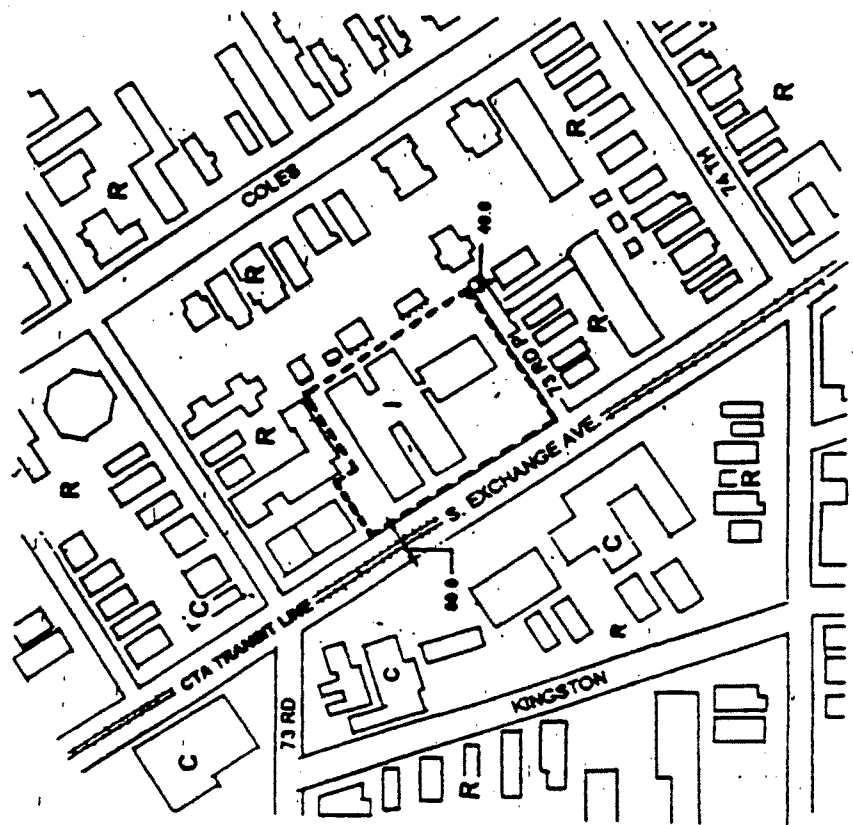
the alley next north of and parallel to East 107th Street; South Edbrooke Avenue; East 107th Street; and a line 132 feet west of South Edbrooke Avenue,

to those of an R3 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.

Existing Land-Use Map.

<p>RAINBOW BEACH NURSING CENTER 7325 S. EXCHANGE AVE. CHICAGO, IL. 60649</p>	<p>EXISTING LAND USE MAP</p>	<p>date: SEPT. 1995 scale: 1" = 200'-0"</p>	<p>DAHLQUIST/HARTENSTEIN ARCHITECTS 1701 LAKE ST., GLENVIEW, IL. 60025 708.724.2892</p>	
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- R RESIDENTIAL
- I INSTITUTIONAL
- C COMMERCIAL

