



COPY

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

March 29, 2019

Tara Boyd
510 E. Memorial Road
Suite A-1
Oklahoma City, OK 73114

Re: Advisory Opinion for PD 90, 2829 S. California Blvd.

Dear Ms. Boyd:

In response to your recent request, please be advised that the property located at 2829 S. California Blvd. is zoned Residential (Institutional) Planned Development Number 90 ("PD 90"). According to Statement No. 6 of PD 90, "use of land will consist of extended care facilities for nursing home, sheltered care, alcoholic treatment and mentally retarded, day care center, and related uses as authorized by the Chicago Zoning Ordinance." A maximum of 1,000 beds is permitted with PD 90. According to our records, on February 28, 1978, an occupancy certificate was issued for a 302 bed nursing home with 70 parking spaces at 2829 S. California Blvd. We do not have a copy of the occupancy certificate or any approved site plans.

We are not aware of any zoning variations, special use approvals, or pending zoning applications for the subject property. You may wish to contact the Department of Buildings for building permit records, including any outstanding building code violations. In the event of a casualty, in whole or in part, the structure can be rebuilt in compliance with PD 90.

Sincerely,

Patrick Murphey
Zoning Administrator



City of Chicago
Richard M. Daley, Mayor

Department of Zoning and
Land Use Planning

Patricia A. Scudiero
Commissioner

City Hall, Room 905
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-5777 (Voice)
(312) 744-6552 (FAX)
(312) 744-2950 (TTY)

<http://www.cityofchicago.org>

April 15, 2010

Mr. William Motto
Assistant State's Attorney
Office of the State's Attorney
500 Richard J. Daley Center
Chicago, Illinois 60602

Re: **Administrative Relief request for Institutional Planned Development No. 151 and Residential -Institutional Planned Development No. 90, Cook County Department of Corrections Campus**

Dear Mr. Motto:


Please be advised that your request for clarification in regards to a minor change to Institutional Planned Development No. 151 ("PD 151") and Residential-Institutional Planned Development No. 90 ("PD 90") has been considered by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

You are requesting clarification on the number of parking spaces provided by PD 151. Planned Development No. 151 requires a minimum of 3,200 off-street parking spaces. While on March 1, 1995, the City granted approval of Lots 1 and 2 from PD 90 to be used by PD 151, it did not specify that they would be used to meet the minimum parking requirements. Lots 1 and 2, referred to as Zones J and K on the attached Parking Plan, dated March 22, 2010, each provide 498 off-street parking spaces. When combined with the other parking available, the County is providing a total of 3,354 parking spaces for PD 151, in excess of the 3,200 required.

With regard to your request, the Department of Zoning and Land Use Planning has determined that allowing the continued use of Lots 1 and 2 in PD 90 to meet the off-street parking requirements of PD 151, will not create an adverse impact on either Planned Development or the surrounding neighborhood, will not result in an increase in the bulk or density, will not change the character of either development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, PD 151 and PD 90, I hereby approve the foregoing minor change, but no other changes to these Planned Developments.

Sincerely,

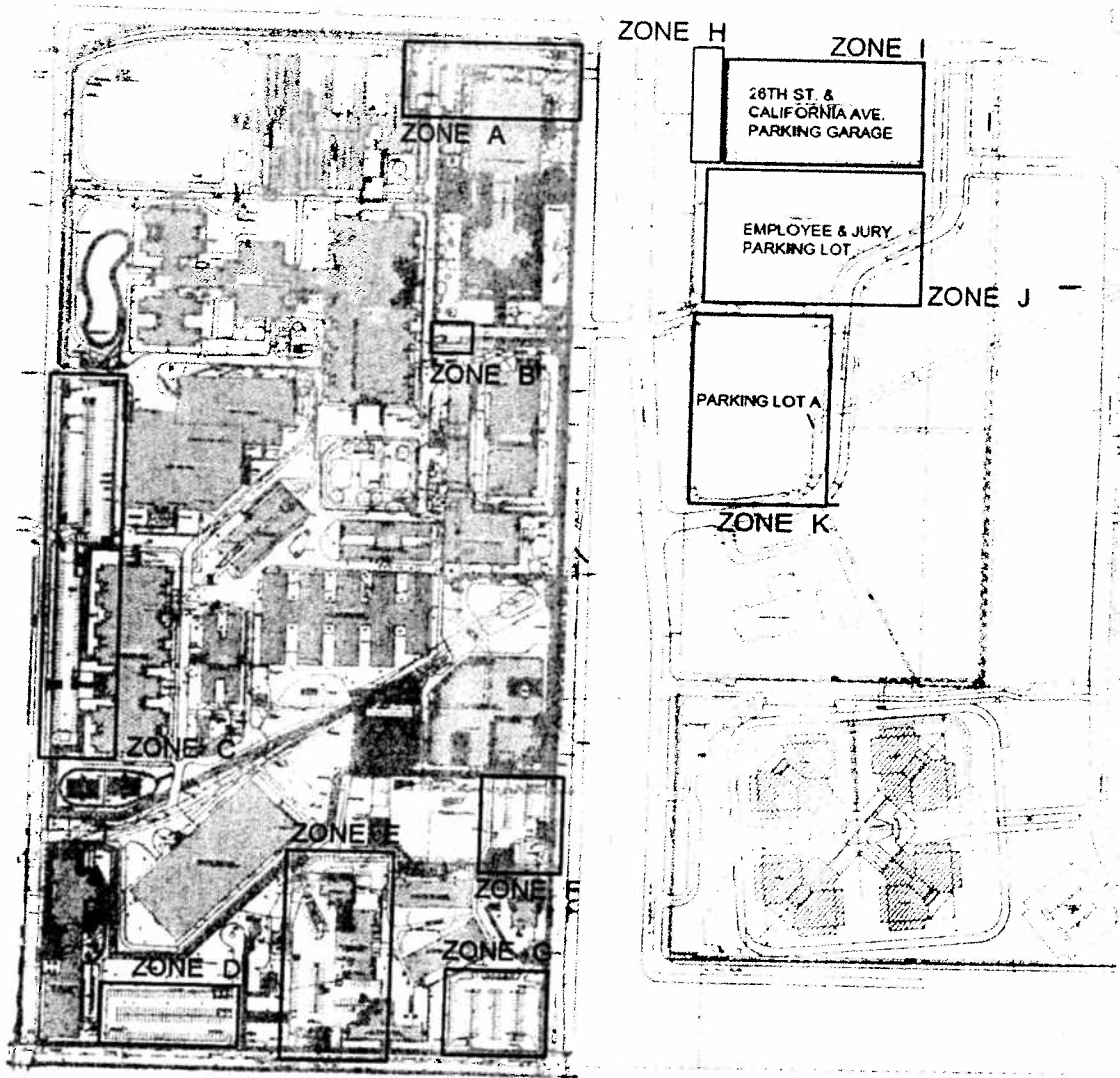

Patricia A. Scudiero
Commissioner

PAS/HG/00

CHICAGO DEPARTMENT OF ZONING AND LAND USE PLANNING



PARKING



SITE MAP

ZONE	PARKING SPACES	ACCESSIBLE SPACES	TOTAL
A	74	3	77
B	4	1	5
C	234	6	240
D	125	4	129
E	109	3	112
F	74	4	78
G	116	5	121
H	46		46
I	1560		1560
J	498		498
K	488		488

TOTAL 3354



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Valerie B. Jarrett
Commissioner

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

March 1, 1995

Mr. William R. Huffman
County of Cook
Office of Capital Planning and Policy
Room 1072
County Building
Chicago, Illinois 60602

Re: Request for minor change to
Residential-Institutional Planned
Development No. 90 (Generally
Located at California Boulevard and
27th Street).

Dear Mr. Huffman:

Please be advised that your request for a minor change to Residential-Institutional Planned Development No. 90 has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and is hereby approved.

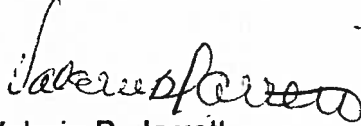
Specifically, you have requested that non-accessory surface parking be permitted on lots 1 and 2 of the Planned Development in accordance with the Site/Landscape Plan prepared by A. Epstein and Sons International, Inc. and dated for review February 15, 1995, which is made part of this letter by reference.

Lots 1 and 2 of Planned Development No. 90 are immediately adjacent to the Cook County correctional facility (Institutional Planned Development No. 151, as amended) and would be used as parking for that facility. The proposed parking lot would be landscaped in accordance with the Chicago Landscape Ordinance. The other property owner within Planned Development No. 90 has concurred with the use of these lots for non-accessory surface parking (attached). Thus, the Department has determined that the requested change is minor in nature.



Therefore, the Department of Planning and Development hereby approves the proposed minor change to Planned development No. 90 under Section 11.11-3(c) of the Chicago Zoning Ordinance.

Sincerely,

A handwritten signature in black ink, appearing to read "Valerie B. Jarrett". The signature is fluid and cursive, with the first name being the most prominent.

Valerie B. Jarrett
Commissioner

cc: Paul Woznicki, Dept. of Zoning

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-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 R4 General Residence District symbols and indications as shown on Map No. 2-I in the area bounded by

the alley next north of and parallel to W. Monroe Street; a line 61.43 feet west of and parallel to S. Washtenaw Avenue; W. Monroe Street; and a line 87.83 feet west of and parallel to S. Washtenaw Avenue,

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.

Reclassification of Area Shown on Map No. 2-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 B4-2 Restricted Service District symbols and indications as shown on Map No. 2-K in the area bounded by

W. Madison Street; S. Kilpatrick Avenue; the alley next south of and parallel to W. Madison Street; and a line 320 feet west of S. Kilpatrick Avenue,

to those of a C2-2 General 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-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 B4-1 Restricted Service District symbols and indications as shown on Map No. 5-K in the area bounded by

W. Armitage Avenue; N. Kedvale Avenue; the alley next south of and parallel to W. Armitage Avenue; and N. Keeler Avenue,

to those of a C1-1 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. 6-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 M2-3 General Manufacturing District and M3-3 Heavy Manufacturing District symbols and indications as shown on Map No. 6-I in the area bounded by

W. 26th Street; a line 760 feet east of the east right-of-way line of S. California Boulevard; a

line 1600 feet south of the south line of W. 26th Street; and S. California Boulevard,

to those of a Residential (institutional) Planned Development, and a corresponding use district is hereby established in the area above described.

[Plan of Development printed on pages 4065 to 4069 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. 8-F.

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. 8-F in the area bounded by

W. 36th Street; S. Normal Avenue; the alley next south of and parallel to W. 36th Street; and S. Parnell 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.

Reclassification of Area Shown on Map No. 9-O.

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. 9-O in the area bounded by

the alley next north of and parallel to W. Belmont Avenue; N. Oleander Avenue; W. Belmont Avenue; and N. Oriole Avenue,

to those of a B4-2 Restricted Service District, and a corresponding bulk 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-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 R4 General Residence District symbols and indications as shown on Map No. 11-I in the area bounded by

the alley next south of and parallel to W. Lawrence Avenue; N. Sacramento Avenue; the alley next north of and parallel to W. Montrose Avenue; and the alley next east of and parallel to N. Kedzie Avenue, or the line thereof if extended where no alley exists,

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.

PP 90

PLAN OF DEVELOPMENT

RESIDENTIAL PLANNED DEVELOPMENT No. 90

8436

11/20/72

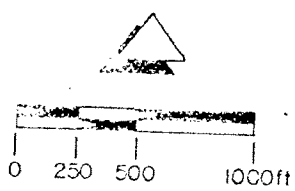
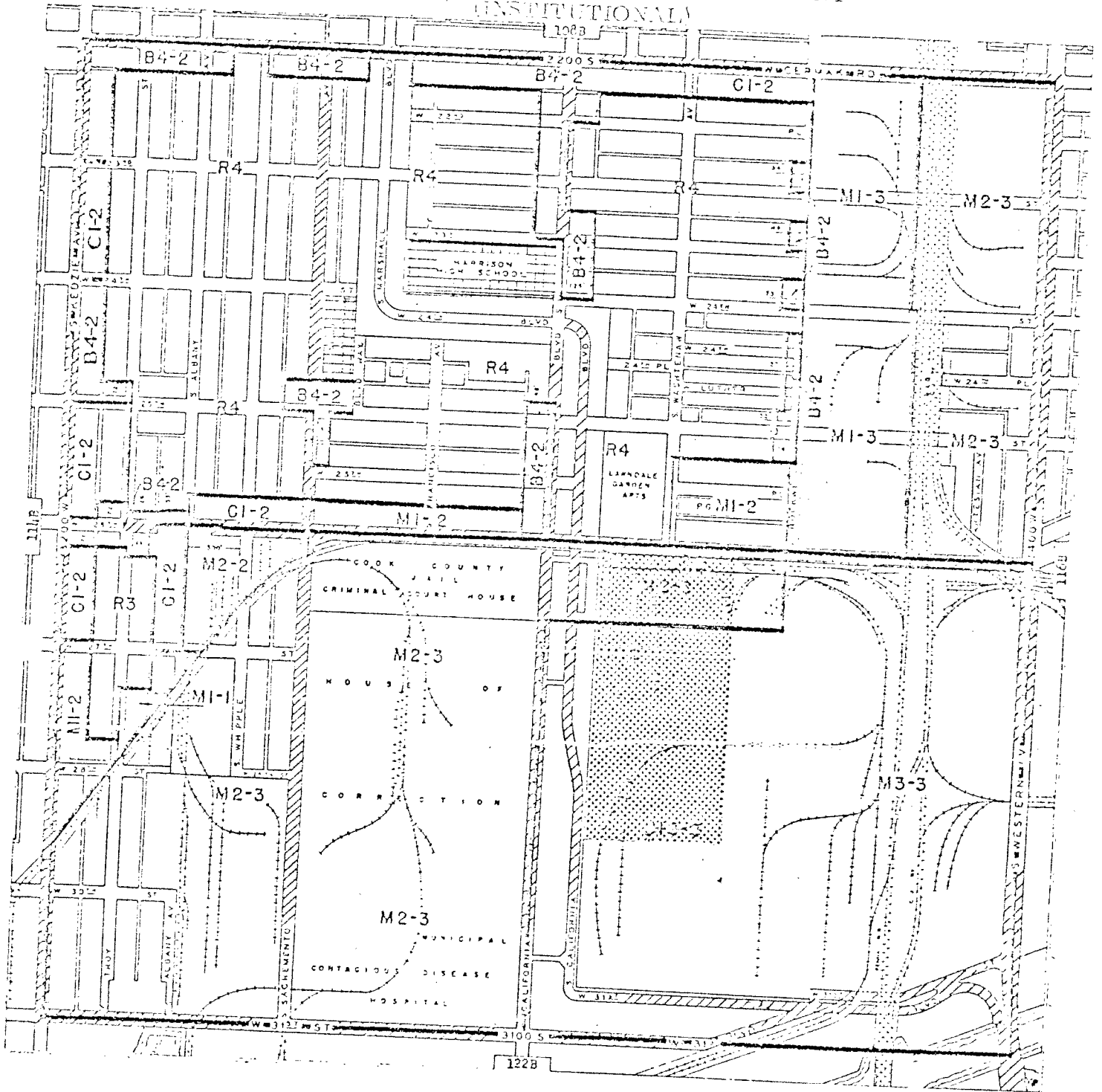
(INSTITUTIONAL)

STATEMENT

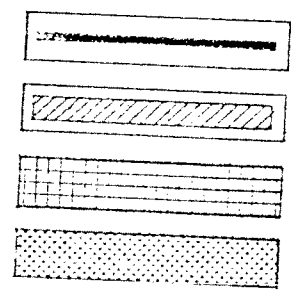
1. The area delineated hereon as a "Residential Planned Development" is owned or controlled by North Lawndale Economic Development Corporation.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the R4 General Residence District of the Chicago Zoning Ordinance.
3. Any dedication of streets or alleys or adjustments of the rights of way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of North Lawndale Economic Development Corporation and approval by the City Council.
4. All applicable reviews, approvals or permits are required to be obtained by North Lawndale Economic Development Corporation.
5. Service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Street 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 permitted within such paved areas.
6. Use of land will consist of extended care facilities for nursing home, sheltered care, alcoholic treatment and mentally retarded, day care center, and related uses as authorized by the Chicago Zoning Ordinance.
7. The following information sets forth data concerning the property included in said Planned Development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to the R4 General Residence District classification and with regulations hereby made applicable thereto.
8. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of Development and Planning.

APPLICANT: North Lawndale Economic Development Corporation
DATE: September 20, 1972

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM
 RESIDENTIAL PLANNED DEVELOPMENT
 INSTITUTIONALS

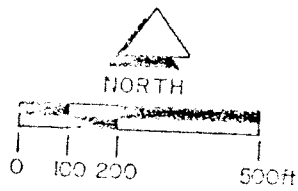


- ZONING DISTRICTS
- PREFERENTIAL STREETS
- PUBLIC SCHOOLS
- PLANNED DEVELOPMENT

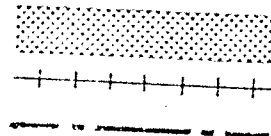


APPLICANT: NORTH LAWDALE ECONOMIC DEVELOPMENT CORPORATION
 DATE: SEPTEMBER 20, 1972

GENERALIZED LAND USE PLAN
RESIDENTIAL PLANNED DEVELOPMENT
(INSTITUTIONAL)

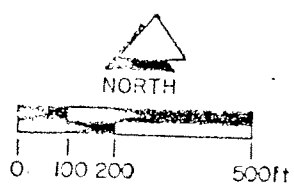
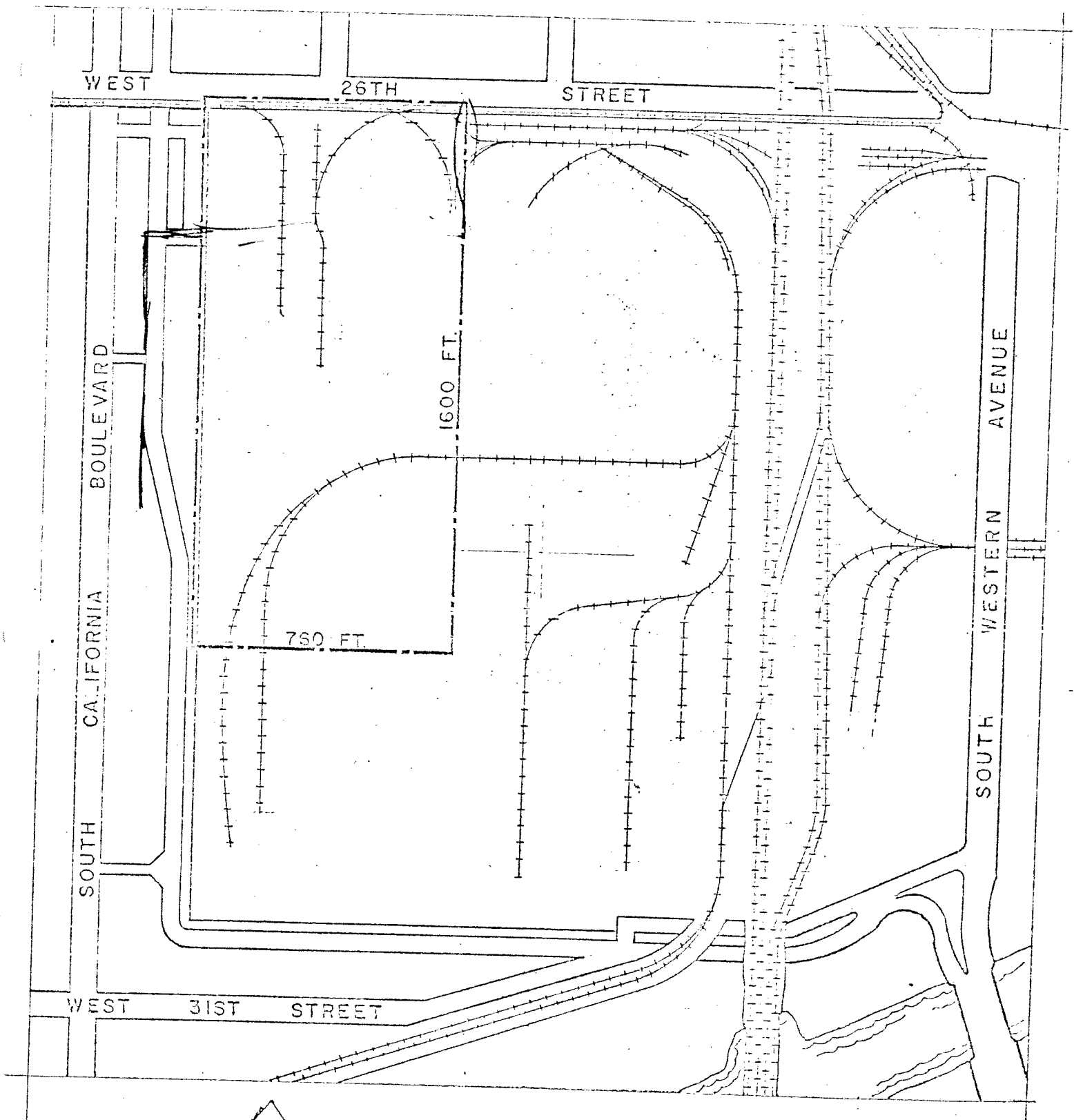


PLANNED DEVELOPMENT
EXISTING RAILROAD TRACKS
PLANNED DEVELOPMENT BOUNDARY



APPLICANT: NORTH LAWNDALE ECONOMIC DEVELOPMENT CORPORATION
DATE: SEPTEMBER 20, 1972

PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS
RESIDENTIAL PLANNED DEVELOPMENT
(INSTITUTIONAL)



PLANNED DEVELOPMENT BOUNDARY ————
EXISTING RAILROAD TRACKS ————

APPLICANT: NORTH LAWYNSDALE ECONOMIC DEVELOPMENT CORPORATION
DATE: SEPTEMBER 20, 1972

PLANNED DEVELOPMENT USE AND BULK REGULATIONS

RESIDENTIAL PLANNED DEVELOPMENT

(INSTITUTIONAL) -

Net Site Area		General Description of Land Use and Type	Max. F. A. R.	Max. % of Land Covered
Square Feet	Acres			
1,219,680	28	Extended care facilities for nursing home, sheltered care, alcoholic treatment and mentally retarded, and day care center	0.9	30%

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

Gross Site Area = Net Site Area (28 Acres)

Maximum permitted F.A.R. for Total Net Site Area = 0.9

Proposed Population:

Extended care facilities and day care center

1. Number of Beds 1,000
2. Number of Attending Doctors 10
3. Number of Employees (Maximum in one shift) 150
(Includes nurses, interns and residents.)

Minimum number of off-street parking spaces required: 227

Minimum Periphery Setbacks:

- A. Boundary and Front Yard Setbacks 25 FEET.
- B. Boundary and Side Yard Setbacks 25 FEET.

Minimum Distances Between Buildings:

- A. Patient Room Facings 60 FEET.
- B. End and Face Walls 60 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 BECAUSE OF TECHNICAL REASONS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF DEVELOPMENT AND PLANNING

Maximum percent of land covered (for total Net Site Area) = 30%

APPLICANT: North Lawndale Economic Development Corporation

DATE: September 20, 1972