



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

December 6, 2018

Ms. Audra Hamernik
Executive Director
Illinois Housing Development Authority
111 East Wacker Drive
Suite 1000
Chicago, IL 60601

Re: **PD 105, 1750 W. Peterson Ave., Harry Schneider Apartments**

Dear Ms. Hamernik:

In response to a recent request, please be advised that the subject property is zoned Residential Planned Development Number 105 ("PD 105"), as amended. Pursuant to PD 105, a maximum of 182 dwelling units are permitted in an elevator, government-subsidized senior apartment building and three government-subsidized family apartments.

According to our records, an occupancy certificate was issued on January 20, 1977, to the Chicago Housing Authority for a 179 unit elderly housing building at 1750 W. Peterson Ave. On December 12, 2002, building permit no. B20113675 was issued for the building's deconversion from 179 to 174 dwelling units. It is our understanding that the Chicago Housing Authority proposes to tuck-point, repair the roof and upgrade the elevators in compliance with PD 105.

Sincerely,

Patrick Murphey
Zoning Administrator
Bureau of Zoning and Land Use
City of Chicago Department of Planning and Development

A-7992

82558

JOURNAL--CITY COUNCIL--CHICAGO

5/28/2014

Reclassification Of Area Shown On Map No. 15-H.
(As Amended)
(Application No. A-7992)
(Common Address: 1750 W. Peterson Ave.)

RPD 105, AA

[SO2014-1519]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing the current Residential Planned Development Number 105 symbols and indications as shown on Map Number 15-H in the area bounded by:

North Ridge Avenue; a line drawn from a point 194.29 feet southeast of the east line of the right-of-way of the Chicago and Northwestern Railroad measured along the south line of North Ridge Avenue to a point 207.40 feet south of North Ridge Avenue as measured along the east line of the alley next east of and parallel to the east line of the right-of-way of the Chicago and Northwestern Railroad; the east line of the alley next east of and parallel to the east line of the right-of-way of the Chicago and Northwestern Railroad; a line drawn from a point on the east line of the alley next east of and parallel to the east line of the right-of-way of the Chicago and Northwestern Railroad 144.28 feet north of the north line of West Peterson Avenue as measured along the east line of said alley to a point 6.94 feet east of the east line of said alley and 142.44 feet north of the north line of West Peterson Avenue; a line drawn from a point 6.94 feet east of the east line of the alley next east of and parallel to the east line of the right-of-way of the Chicago and Northwestern Railroad and 142.44 feet north of the north line of West Peterson Avenue to a point on the north right-of-way line of West Peterson Avenue 16.10 feet east of the east line of the alley next east of and parallel to the east line of the right-of-way of the Chicago and Northwestern Railroad as measured along the north line of West Peterson Avenue; West Peterson Avenue; and the east line of the right-of-way of the Chicago and Northwestern Railroad,

to those of a T (Transportation) District which is hereby established in the area described above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing the current Residential Planned Development Number 105 symbols and indications as shown on Map Number 15-H in the area bounded by:

the north line of the vacated alley next north of West Peterson Avenue; a line drawn from a point 106.52 feet southeast of the alley next east of and parallel to the east line of the right-of-way of the Chicago and Northwestern Railroad as measured along the north line of the vacated alley next north of West Peterson Avenue to a point 304.98 feet southeast of the east line of the right-of-way of the Chicago and Northwestern Railroad as measured along the south line of North Ridge Avenue; North Ridge Avenue; West Peterson Avenue; a line drawn from a point on the north right-of-way line of West Peterson Avenue 16.10 feet east of the east line of the alley next east of and parallel to the east line of the right-of-way of the Chicago and Northwestern Railroad as measured along the north line of West Peterson Avenue to a point 6.94 feet east of the east line of

the alley next east of and parallel to the east line of the right-of-way of the Chicago and Northwestern Railroad and 142.44 feet north of the north line of West Peterson Avenue; a line drawn from a point 6.94 feet east of the east line of the alley next east of and parallel to the east line of the right-of-way of the Chicago and Northwestern Railroad and 142.44 feet north of the north line of West Peterson Avenue to a point on the east line of the alley next east of and parallel to the east line of the right-of-way of the Chicago and Northwestern Railroad 144.28 feet north of the north line of West Peterson Avenue as measured along the east line of said alley; and the east line of the alley next east of and parallel to the east line of the right-of-way of the Chicago and Northwestern Railroad,

to those of an RM6 Residential Multi-Unit District which is hereby established in the area described above.

SECTION 3. That the Chicago Zoning Ordinance be amended by changing the current RM6 Residential Multi-Unit District symbols and indications as shown on Map Number 15-H in the area bounded by:

the north line of the vacated alley next north of West Peterson Avenue; a line drawn from a point 106.52 feet southeast of the alley next east of and parallel to the east line of the right-of-way of the Chicago and Northwestern Railroad as measured along the north line of the vacated alley next north of West Peterson Avenue to a point 304.98 feet southeast of the east line of the right-of-way of the Chicago and Northwestern Railroad as measured along the south line of North Ridge Avenue; North Ridge Avenue; West Peterson Avenue; a line drawn from a point on the north right-of-way line of West Peterson Avenue 16.10 feet east of the east line of the alley next east of and parallel to the east line of the right-of-way of the Chicago and Northwestern Railroad as measured along the north line of West Peterson Avenue to a point 6.94 feet east of the east line of the alley next east of and parallel to the east line of the right-of-way of the Chicago and Northwestern Railroad and 142.44 feet north of the north line of West Peterson Avenue; a line drawn from a point 6.94 feet east of the east line of the alley next east of and parallel to the east line of the right-of-way of the Chicago and Northwestern Railroad and 142.44 feet north of the north line of West Peterson Avenue to a point on the east line of the alley next east of and parallel to the east line of the right-of-way of the Chicago and Northwestern Railroad 144.28 feet north of the north line of West Peterson Avenue as measured along the east line of said alley; and the east line of the alley next east of and parallel to the east line of the right-of-way of the Chicago and Northwestern Railroad,

to those of Residential Planned Development Number 105, as amended, which is hereby established in the area described above subject to such use and bulk regulations as set forth in the Plan of Development.

SECTION 4. This ordinance shall be in full force and effect upon its passage and approval.

Plan of Development Statements referred to in this ordinance read as follows:

*Residential Planned Development No. 105,
As Amended (2014).*

1. The area delineated hereon as a "Residential Planned Development" is owned and controlled by the Chicago Housing Authority.
2. Off-street parking and loading facilities will be provided in compliance with this plan of development as authorized by the RM6 Residential Multi-Unit 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 the Chicago Housing Authority and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the Chicago Housing Authority.
5. Service drives or any other ingress or egress shall be adequately designed and paved in accord 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 permitted within such paved areas.

Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.

6. Use of land will consist of one elevator apartment building (government-subsidized senior apartments) and three government-subsidized family apartments and recreational areas and facilities 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 an RM6 Residential Multi-Unit 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 Developments", as adopted by the Commissioner of Planning and Development.

[Planned Development Boundary and Property Line Map; Generalized Land Use Plan; and Existing Zoning Map attached to these Plan of Development Statements printed on pages 82562 through 82564 of this *Journal*.]

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

Residential Planned Development No. 105, As Amended.

Plan Of Development.

Bulk Regulations And Data Table.

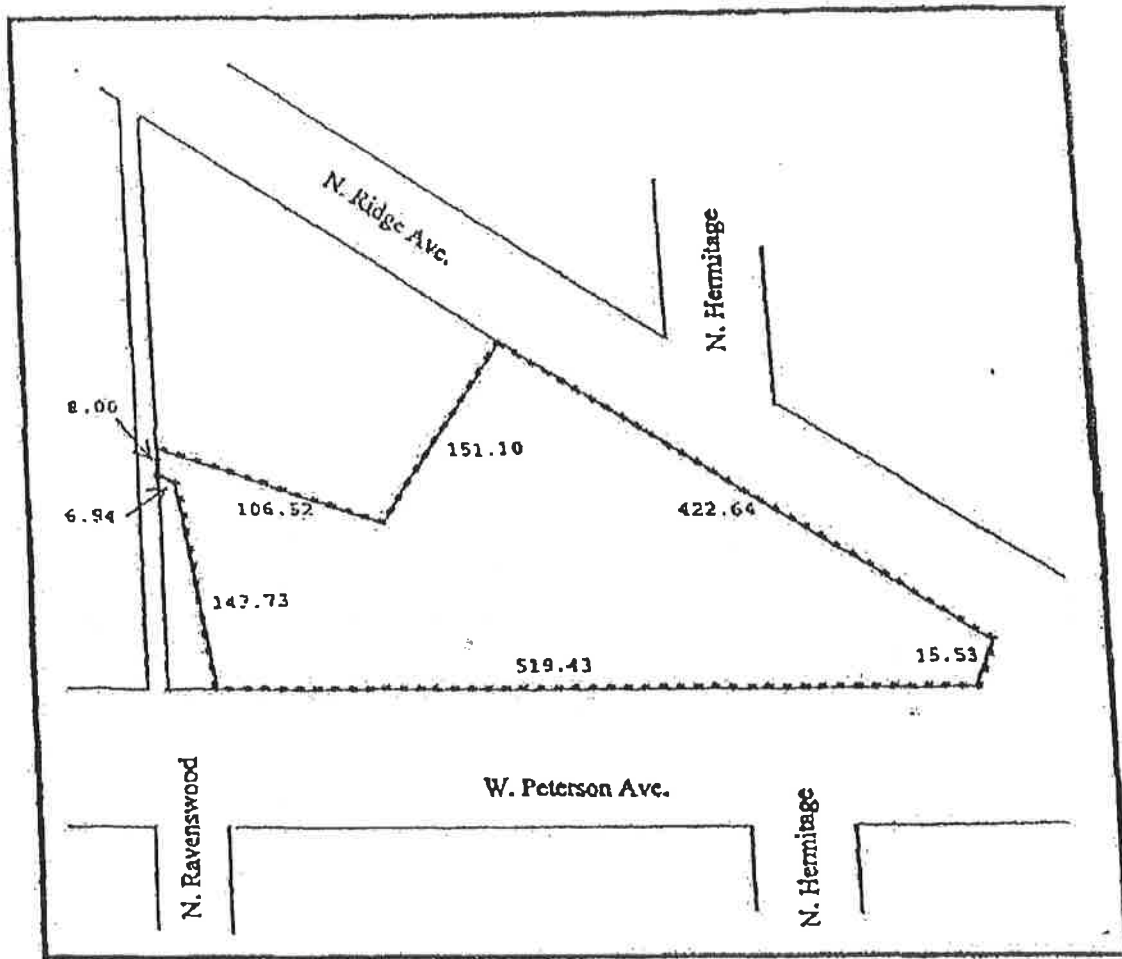
Gross Site Area	= Net Site Area + Area Remaining in Public Right-of-Way
115,164 square feet	= 75,181 square feet + 39,983 square feet
Maximum Permitted Floor Area Ratio:	1.60
Maximum Number of D.U.'s:	182
Maximum Number of D.U.'s/ Acres of Net Site Area:	105
Maximum Percent of Land Coverage:	25 percent
Minimum Number of Parking Spaces:	33
Multi-unit, government-subsidized senior apartments:	30
Multi-unit, government-subsidized family apartments:	3

(Additional off-street parking and loading facilities will be provided as authorized by the Chicago Zoning Ordinance -- RM6 Residential Multi-Unit District.)

Minimum Building Setbacks:

Front Yard:	15 feet
Rear Yard:	30 feet

PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE

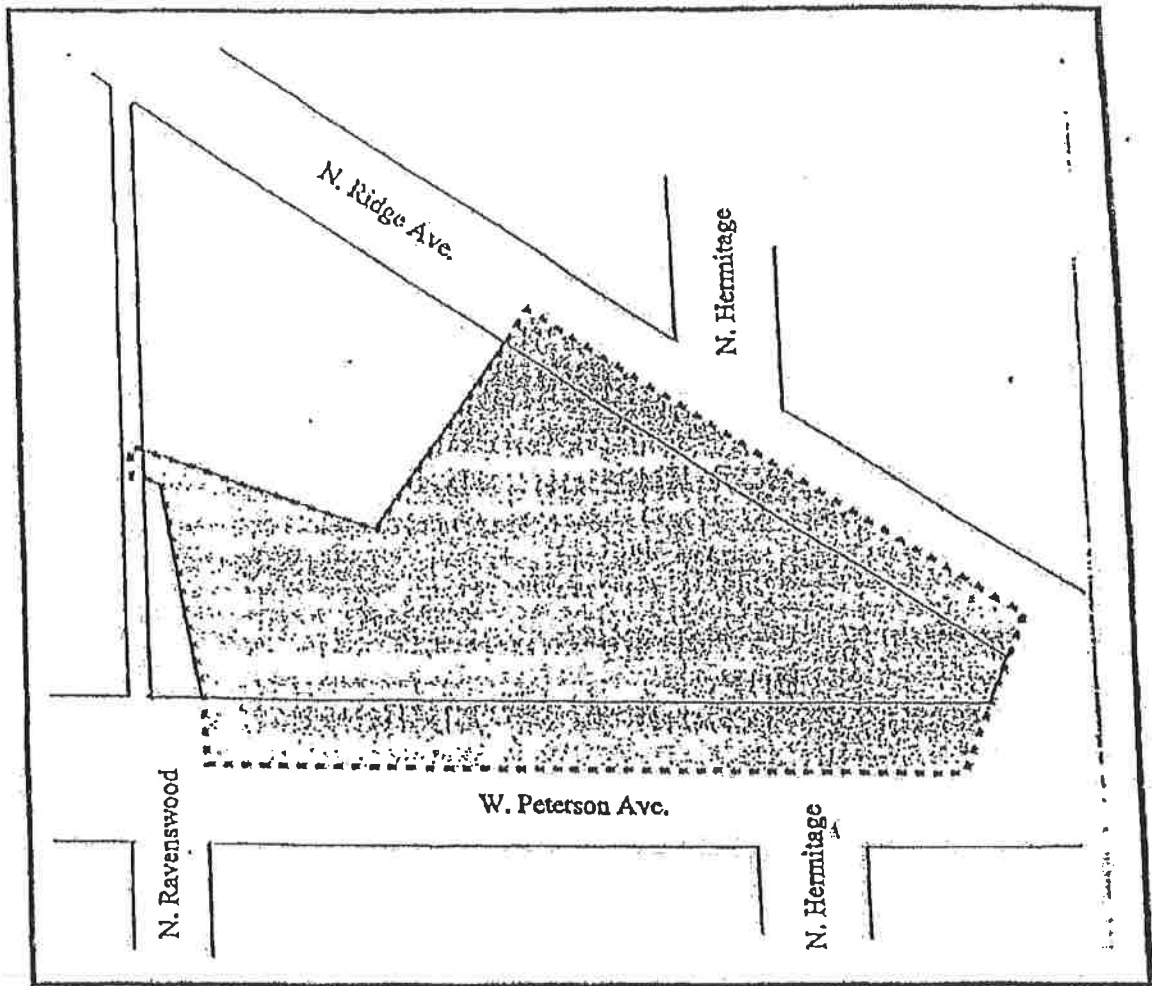


Applicant Alderman Patrick O'Connor

Date March 5, 2014

 Planned Development Boundary

GENERALIZED LAND USE PLAN



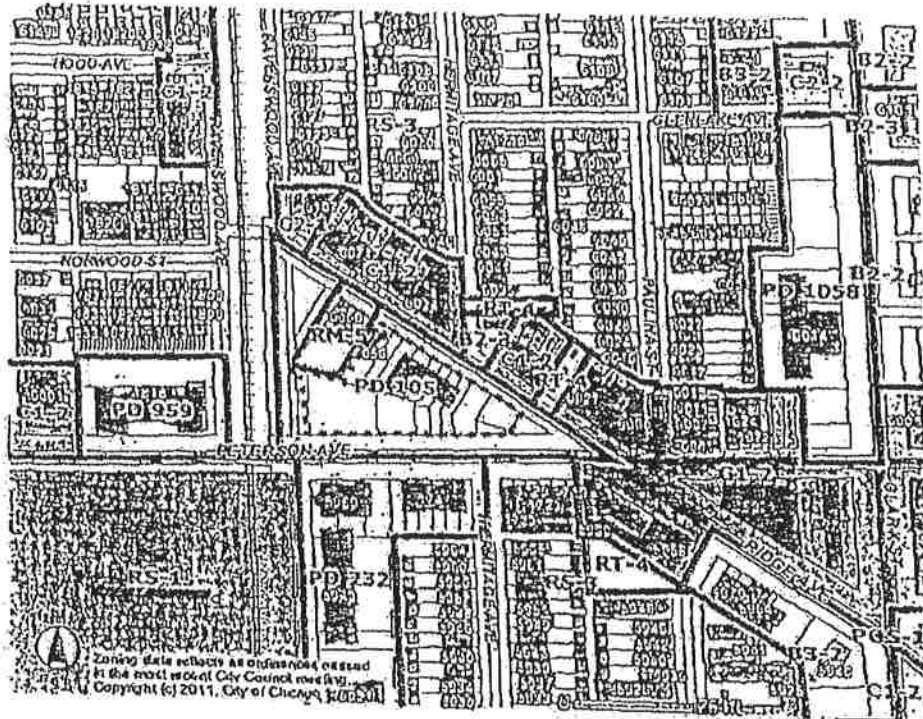
Applicant Alderman Patrick O'Connor

Date March 5, 2014



Planned Development Area
(An elevator apartment building containing government-subsidized senior apartments and a three-unit government-subsidized family apartment building and recreational areas and facilities authorized by the Chicago Zoning Ordinance)

EXISTING ZONING



Applicant Alderman Patrick O'Connor

Date March 5, 2014



Planned Development Area

(continued from page 6656)

Alderman Burke 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 R7 General Residence District symbols and indications as shown on Map No. 3-E in the area bounded by

the alley next north of and parallel to E. Bellevue Place; a line 529 feet west of N. Lake Shore Drive; E. Bellevue Place; and 92 feet east of the alley next east of N. Rush Street,

to those of an R8 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 No. 15-H.

On motion of Alderman Fitzpatrick the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of the Proceedings of November 14, 1973, page 6574 recommending that the City Council pass a proposed ordinance for amendment of the Chicago Zoning Ordinance to reclassify a particular area shown on Map No. 15-H.

Alderman Fitzpatrick moved to *Concur In* the committee's recommendation and pass said proposed ordinance. The motion *Prevailed*, and said proposed ordinance was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Evans, Despres, Sawyer, Jones, Cousins, Adduci, Bilandic, Kwak, Madrzyk, Burke, Langford, Shannon, Hines, Fitzpatrick, Kelley, Stewart, Stemberk, Rhodes, Marzullo, Zydlo, Ray, Washington, Cross, Keane, Gabinski, Sande, Frost, Laskowski, Aiello, Cullerton, Laurino, Pucinski, Natarus, Singer, Wigoda, Stone—38.

Nays—Alderman Simon—1.

Alderman Burke 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 C1-2 Restricted Commercial District symbols and indications as shown on Map No. 15-H in the area bounded by

N. Ridge Avenue; a line drawn from a point 195.09 feet southeast of the east line of the right of way of the Chicago and North Western RR. along the south line of N. Ridge Avenue, to a point 205.73 feet south of N. Ridge Avenue along the east line of the alley next east of and parallel to the east line of the right of way of

the Chicago and North Western RR.; the east line of the alley next east of and parallel to the east line of the right of way of the Chicago and North Western RR.; the north line of the alley next north of W. Peterson Avenue; a line from a point 106.52 feet southeast of the alley next east of and parallel to the east line of the right of way of the Chicago and North Western RR. along the north line of the alley next north of W. Peterson Avenue to a point 304.98 feet southeast of the east line of the right of way of the Chicago and North Western RR. along the south line of N. Ridge Avenue; N. Ridge Avenue; W. Peterson Avenue; and the east line of the right of way of the Chicago and North Western RR.

to the designation of a Residential 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 hereof and to no others.

[Plan of Development printed on pages 6668 to 6672 of this Journal]

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

Issuance of Permit Authorized for Erection of Illuminated Sign.

On motion of Alderman Fitzpatrick the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of the Proceedings of November 14, 1973, page 6575, recommending that the City Council pass a proposed order to authorize the issuance of a permit for the erection and maintenance of an illuminated sign.

On motion of Alderman Fitzpatrick said proposed order was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Evans, Despres, Sawyer, Jones, Cousins, Adduci, Bilandic, Kwak, Madrzyk, Burke, Langford, Shannon, Hines, Fitzpatrick, Kelley, Stewart, Stemberk, Rhodes, Marzullo, Zydlo, Ray, Washington, Keane, Gabinski, Sande, Frost, Laskowski, Aiello, Cullerton, Laurino, Simon, Pucinski, Natarus, Singer, Wigoda, Stone—38.

Nays—None.

The following is said order as passed:

Ordered, That the Commissioner of Buildings is hereby authorized and directed to issue a permit to Federal Sign & Signal Corporation, 140 E. Tower Drive, Burr Ridge, Illinois for the erection and maintenance of an illuminated sign 9'10-3/4" x 10'4-3/4" (107.5 square feet) in dimension, to project over the sidewalk at No. 2023 N. Milwaukee Avenue (Toys R Us Corporation).

Said permit shall be issued, and the work therein authorized shall be done in accordance with the ordinances of the City of Chicago governing the construction and maintenance of illuminated signs of this character.

PP
105

RESIDENTIAL PLANNED
DEVELOPMENT

A1314
PASS 11-30-73
PAGE 6667

PLAN OF DEVELOPMENT #105

STATEMENTS

1. The area delineated hereon as a "Residential Planned Development" is owned and controlled by the Chicago Housing Authority.
2. Off-Street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the R5 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 the Chicago Housing Authority and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the Chicago Housing Authority.
5. Service drives or any other ingress or egress shall be adequately designed and paved in accord 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 permitted within such paved areas.

Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.

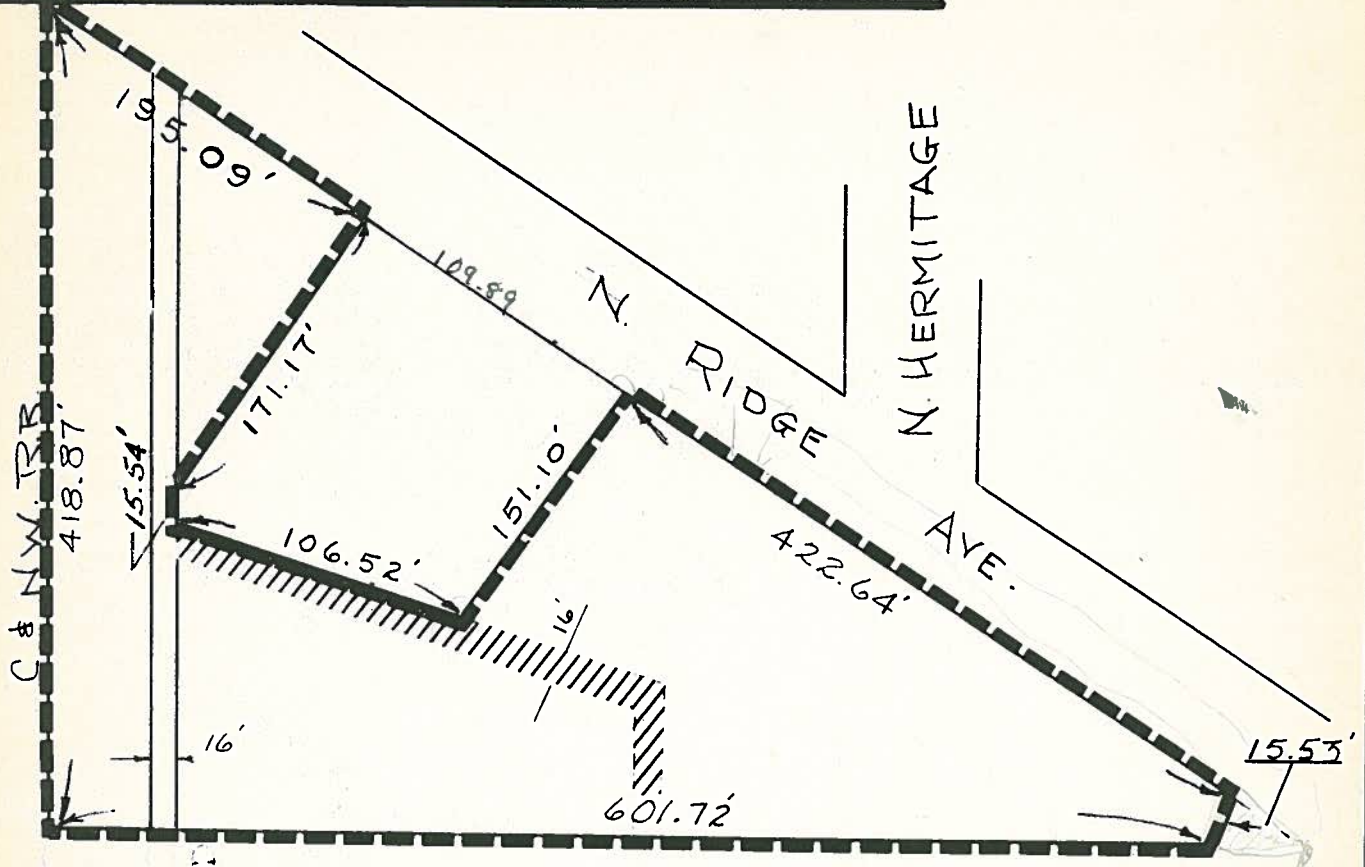
6. Use of land will consist of one (1) elevator apartment building (housing for elderly persons) and eight (8) townhouse units - family housing and recreational areas and facilities authorized by the Chicago Zoning Ordinance.
7. The following information sets forth data concerning the property included 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 an R5 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 Developments", as adopted by the Commissioner of Development and Planning.

APPLICANT: THE CHICAGO
HOUSING AUTHORITY

DATE: July 6, 1973

RESIDENTIAL PLANNED
DEVELOPMENT

PROPERTY LINE MAP & RIGHT OF WAY ADJUSTMENTS


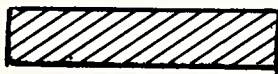


W. PETERSON AVE.

LEGEND



SCALE 1" = 100'

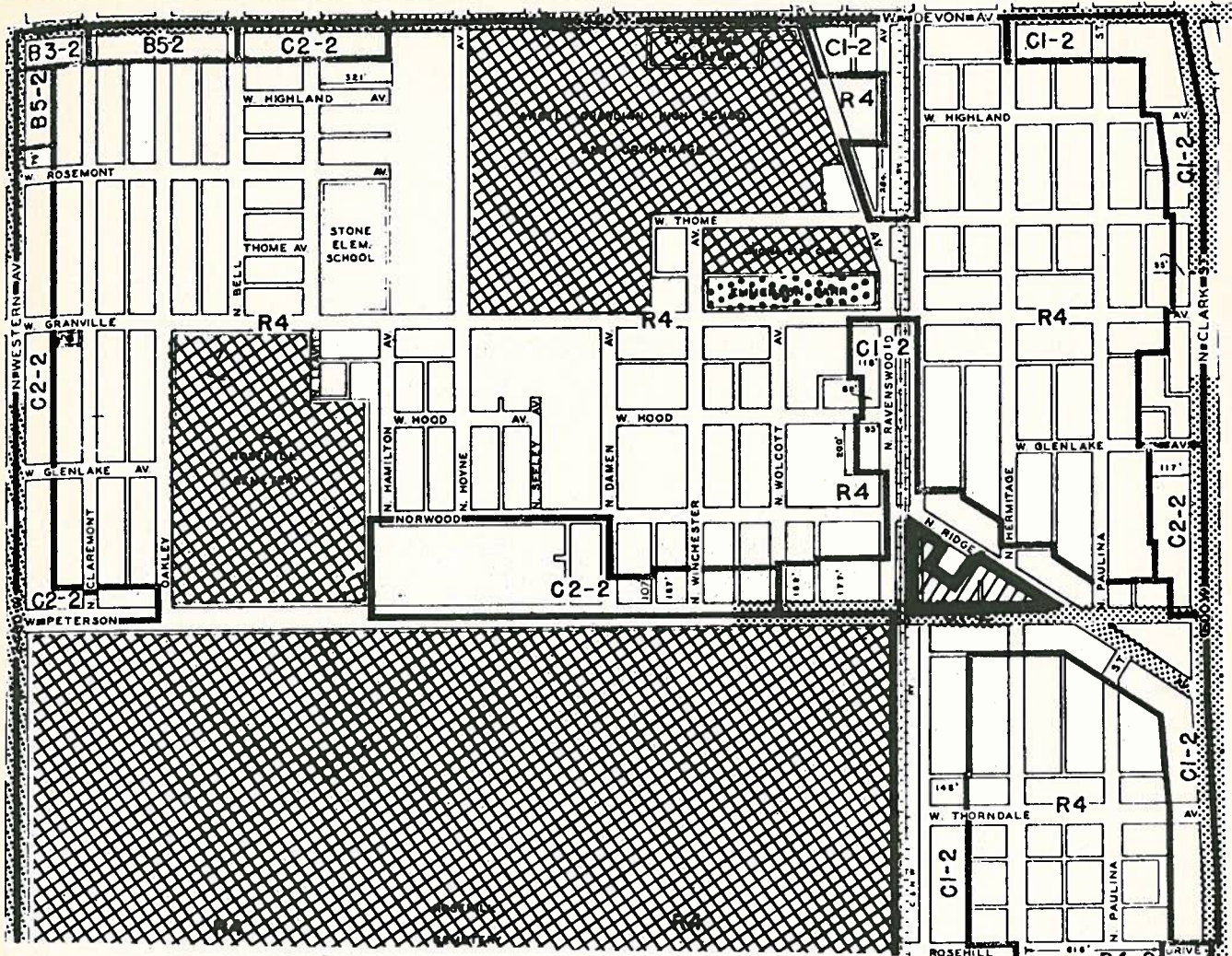
-  PLANNED DEVELOPMENT BOUNDARY
-  ALLEYS TO BE VACATED

APPLICANT: THE CHICAGO
HOUSING AUTHORITY




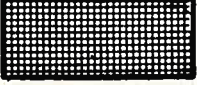


DATE: July 6, 1973

RESIDENTIAL PLANNED DEVELOPMENT

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



LEGEND

-  ZONING DISTRICTS
-  PREFERENTIAL STREETS
-  PROPOSED RESIDENTIAL PLANNED DEVELOPMENT
-  PUBLIC SCHOOLS
-  OTHER PUBLIC, QUASI-PUBLIC & PRIVATE INSTITUTIONS & FACILITIES
-  PARK AREA

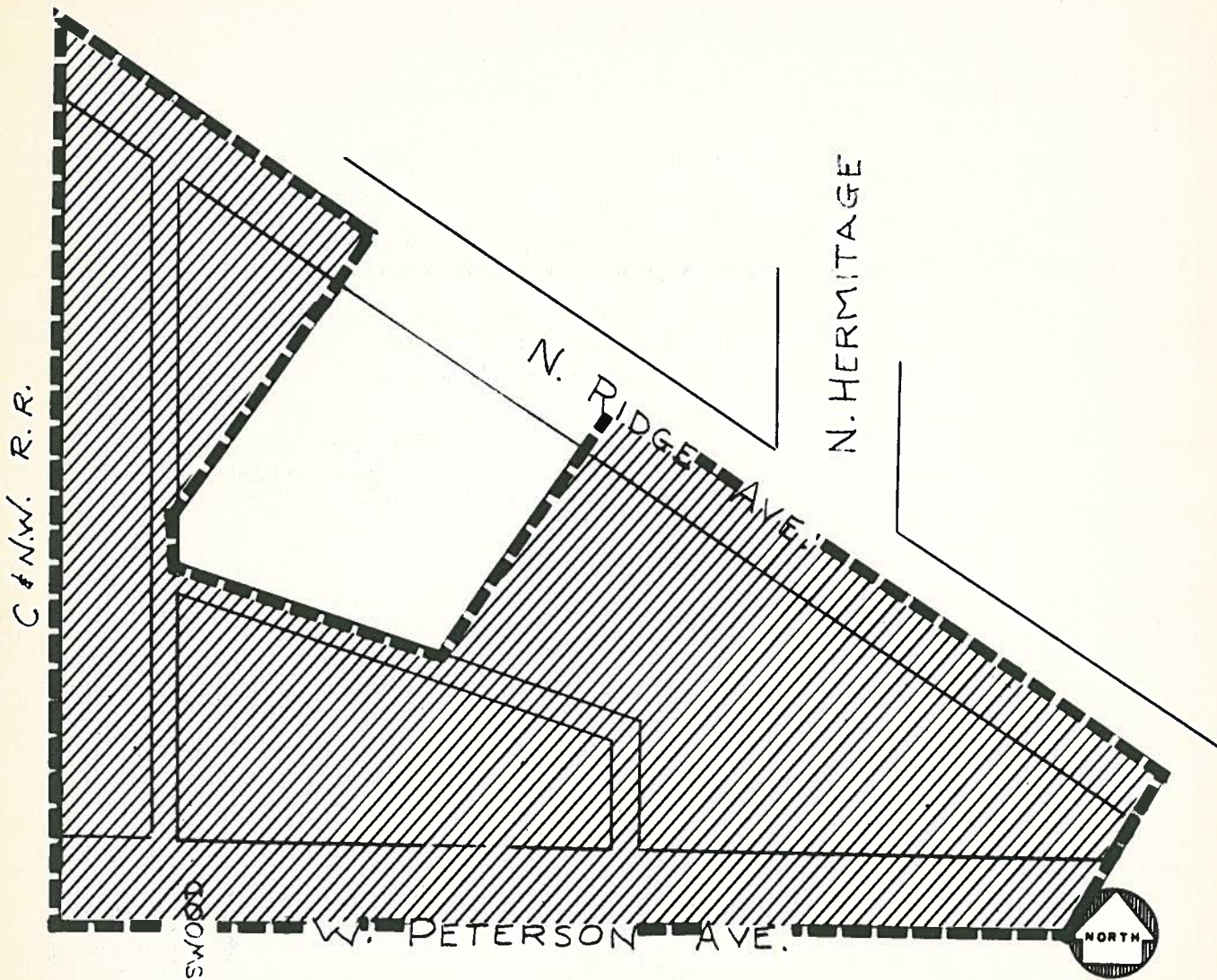


APPLICANT: THE CHICAGO HOUSING AUTHORITY

DATE: July 6, 1973

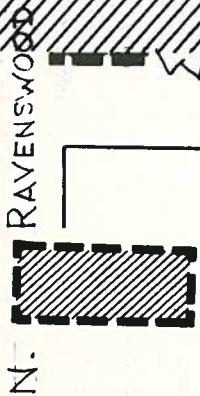
RESIDENTIAL PLANNED
DEVELOPMENT

GENERALIZED LAND USE PLAN



SCALE 1" = 100'

LEGEND



PLANNED DEVELOPMENT AREA

(An elevator apartment building, housing for elderly persons, eight townhouse units and recreational areas and facilities.)

APPLICANT: THE CHICAGO
HOUSING AUTHORITY

DATE: July 6, 1973

**RESIDENTIAL PLANNED
DEVELOPMENT**

PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	NO. OF D.U.'s	MAXIMUM	
SQ. FT.	ACRES			F.A.R.	% OF LAND COVERED
106,853	2.43	One Elevator Apartment Building (housing for elderly persons) and eight (8) Townhouse units -family housing and recreational areas and facilities.	259	1.6	25 %

GROSS SITE AREA = NET SITE AREA 106,853 (Incl. 5,424.38 Sq. Ft. of Vacated Alleys) +
AREA OF PUBLIC STREETS AND ALLEYS
56,539 = 163,392 SQ. FT. (3.75 ACRES)

MAXIMUM NUMBER OF D.U.'s - 259

MAXIMUM NUMBER OF D.U.'s/ACRES OF TOTAL NET SITE AREA - 106

MAXIMUM PERMITTED F.A.R. FOR TOTAL SITE AREA - 1.6

MINIMUM NUMBER OF PARKING SPACES - 58	(Additional off-street parking and loading facilities will be provided (as authorized by the Chicago Zoning Ordinance-R5 General Residence Classification.)
Housing for elderly 50	
Family Townhouses 8	

MINIMUM SETBACKS - Front Yard - 15'
- Rear Yard - 30'

MAXIMUM PERCENTAGE OF LAND COVERED - 25 %

APPLICANT: THE CHICAGO
HOUSING AUTHORITY

DATE: July 6, 1973