



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 18, 2016

Mark Filoramo
Filoramo Talsma, LLC
1765 N. Elston Avenue, #226
Chicago, IL 60642

**Re: Administrative Relief request for Planned Development No. 141, Subarea B
Three proposed single-family homes at 551, 557 and 559 East 50th Street**

Dear Mr. Filoramo:

Please be advised that your request for a minor change to Institutional-Residential Planned Development No. 141, ("PD 141"), Subarea B, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of PD 141.


Your client and the owner of the property at 551, 557 and 559 E. 50th St., 312 Moxie Builders, is seeking administrative relief to allow modifications for three proposed single family homes to be located at 551, 557 and 559 E. 50th Street. The proposed modifications shown on the attached Site Plan are:

- A reduction in the front yard setback for all three parcels from 30'-0" to 15'-0".
- A reduction in the side yard setbacks from 5'-0" to 3'-0" for 551 E. 50th Street.
- A reduction in the side yard setbacks from 5'-0" to 2'-6" and 3'-0" for 557 E. 50th St.
- A reduction in the side yard setbacks from 5'-0" to 3'-0" and 11¼" for 559 E. 50th St.

With regard to your request, the Department of Planning and Development has determined that allowing these modifications 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. The proposed setbacks are in keeping with the exiting neighboring buildings and pursuant to the PD's Bulk Regulations and Date Table, setbacks may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to existing structures.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional-Residential Planned Development No. 141, 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 period 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,


Patricia A. Scudiero
Zoning Administrator

C: Mike Marmo, Erik Glass, Noah Szafraniec, Main file



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Denise M. Casalino, P.E.
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)
<http://www.cityofchicago.org>

August 23, 2004

Mr. Gregory H. Furda
Sidley Austin Brown & Wood
10 South Dearborn Street
Chicago, IL 60603

RE: Request for minor changes to Institutional-Residential Planned
Development No. 141, Sub-area C
(5050 S. St. Lawrence Ave.)

Dear Mr. Furda:

Please be advised that your request for minor changes to Institutional-Residential Planned Development No. 141, on behalf of the developer of Sub-Area C, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of Chicago Zoning Ordinance and Statement No.11 of the Planned Development, as amended December 17, 2003.

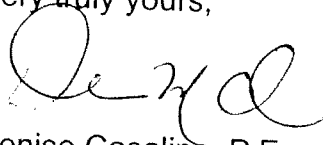
Specifically, you requested to substitute the 5050 S. St. Lawrence, 51st Street, and Rear Elevations dated April 6, 2004, for the Elevations attached to the Planned Development, and to include the supplemental Revised Roof Plan dated August 8, 2004. All plans were prepared by Bauhs Dring Seglin Main. These plans reflect modifications to the proposal to add two stairway penthouses, an elevator penthouse, and four decks to the roof of the five-story portion of the project.

The Department has reviewed the request and has determined that the proposed modifications would be appropriate. They would neither increase the maximum number of dwelling units permitted in Sub-area C (22), nor increase the maximum F.A.R. permitted in Sub-area C (2.5). The roof-top penthouses and decks would not be visible from the street, and the proposal would not alter the requirement in Statement 13 to incorporate at least 1,600 square feet of green roof on the building. Also, the Mayor's Office for People with Disabilities has approved the inclusion of an elevator to one of the roof-top decks to provide handicap access from the dwelling unit below.



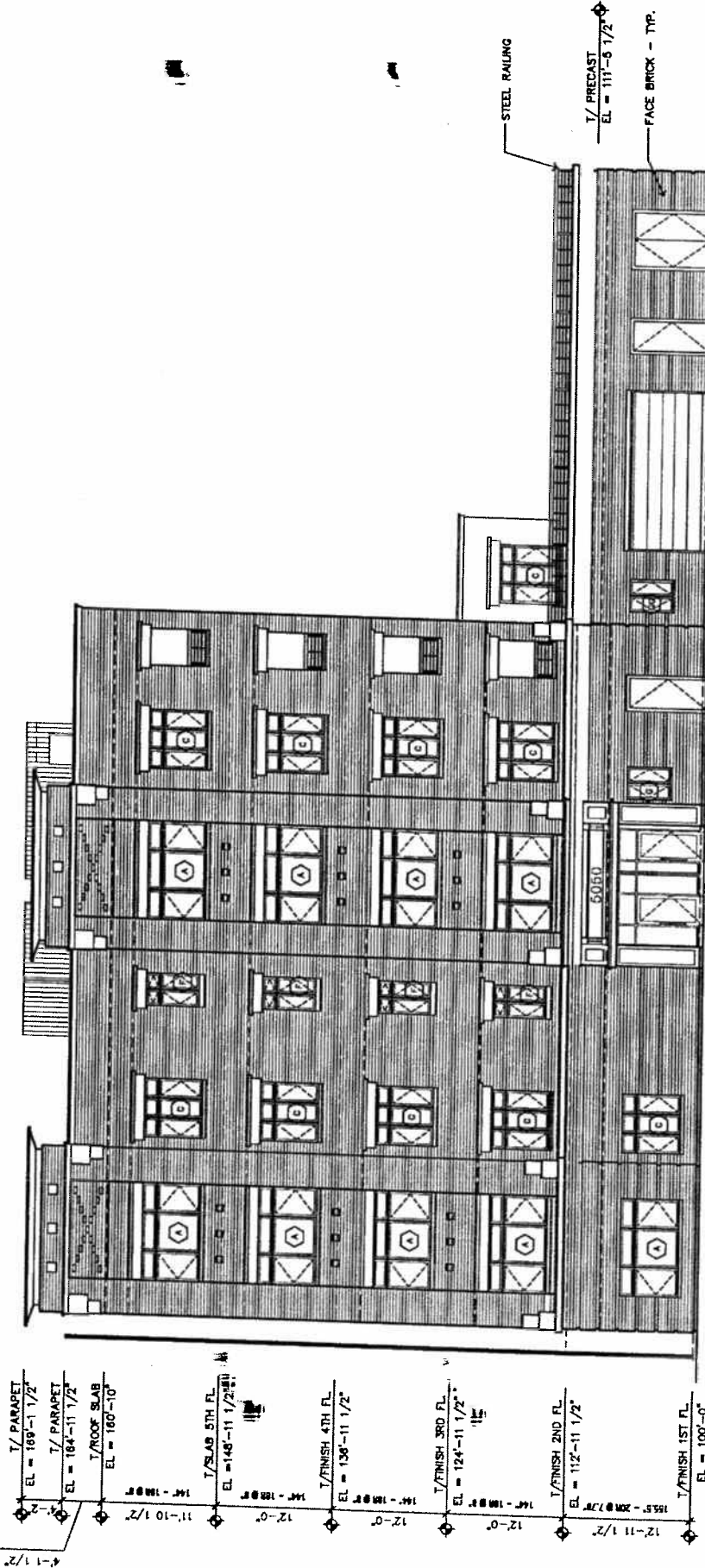
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor change to this Planned Development.

Very truly yours,

A handwritten signature in black ink, appearing to read "Denise Casalino". The signature is fluid and cursive, with a large initial "D" and "C".

Denise Casalino, P.E.
Commissioner

CC: Bob Kunze, Steve Patterson, Michael Marmo, Tom Smith, Judy Minor-Jackson

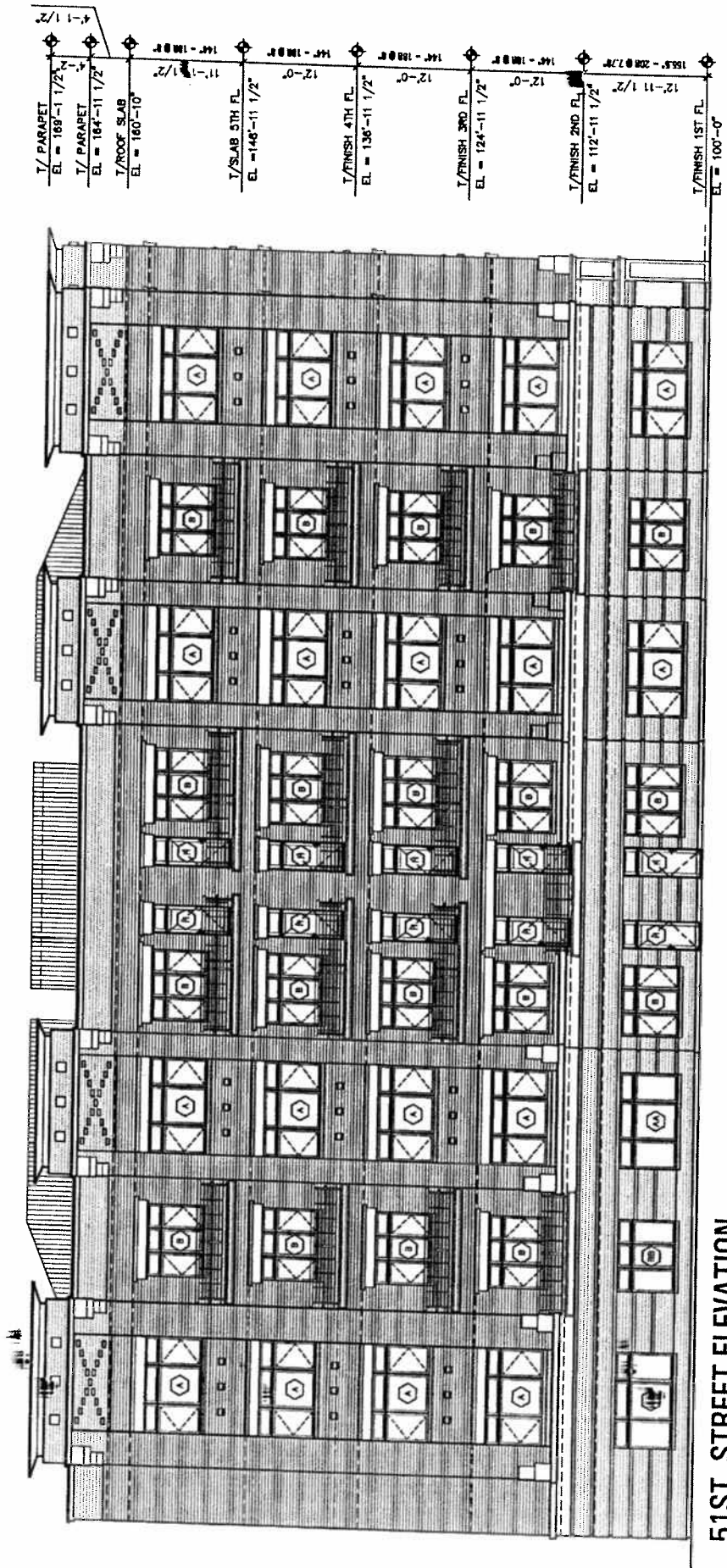


5050 SOUTH ST. LAWRENCE ELEVATION

4'-1 1/2"	T/ PARAPET EL = 169'-1 1/2"	14'-10 1/2"	T/ ROOF SLAB EL = 160'-10"	14'-10 1/2"	T/ SLAB 5TH FL EL = 145'-11 1/2"	14'-10 1/2"	T/ FINISH 4TH FL EL = 136'-11 1/2"	14'-10 1/2"	T/ FINISH 3RD FL EL = 124'-11 1/2"	14'-10 1/2"	T/ FINISH 2ND FL EL = 112'-11 1/2"	14'-10 1/2"	T/ FINISH 1ST FL EL = 100'-0"
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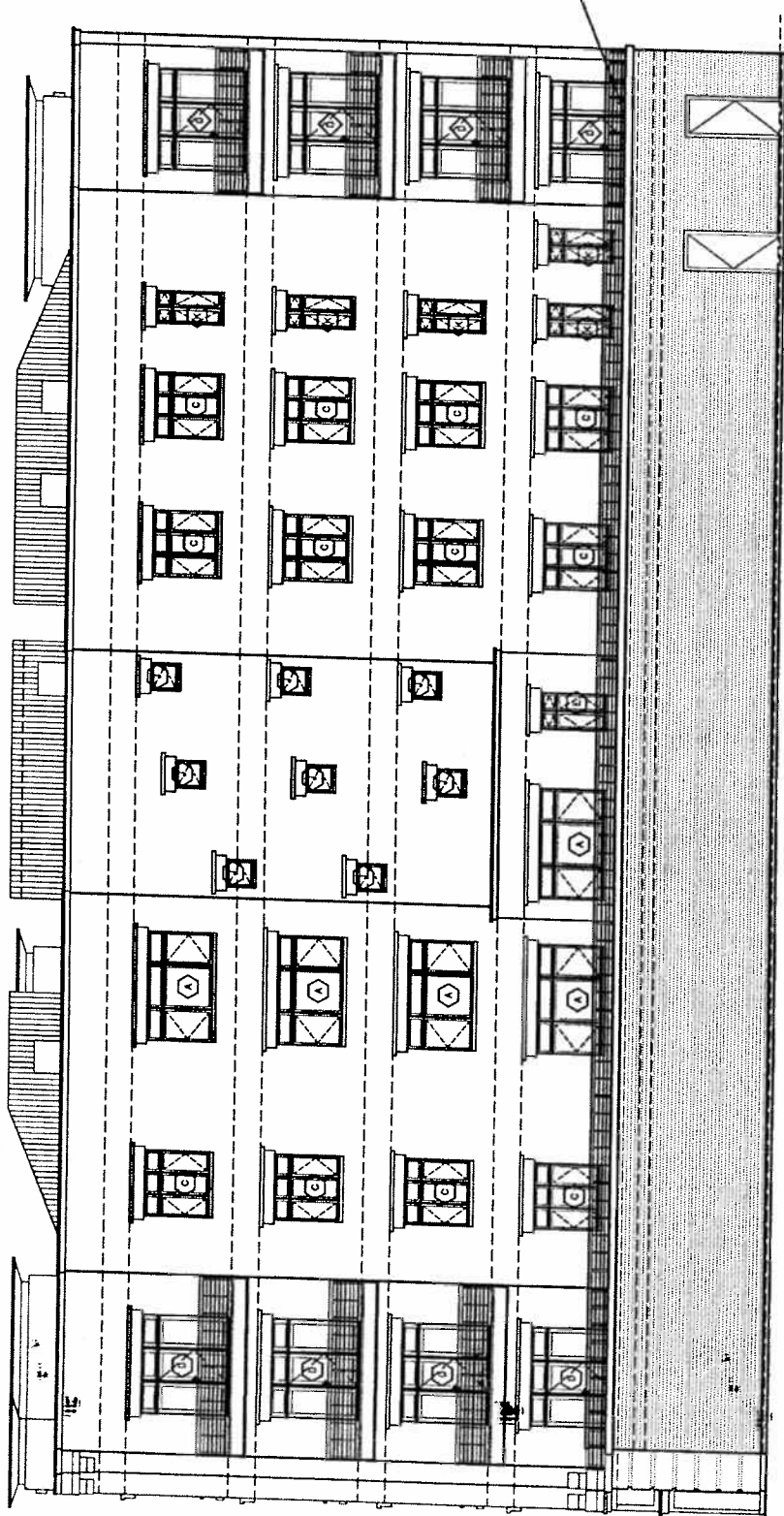
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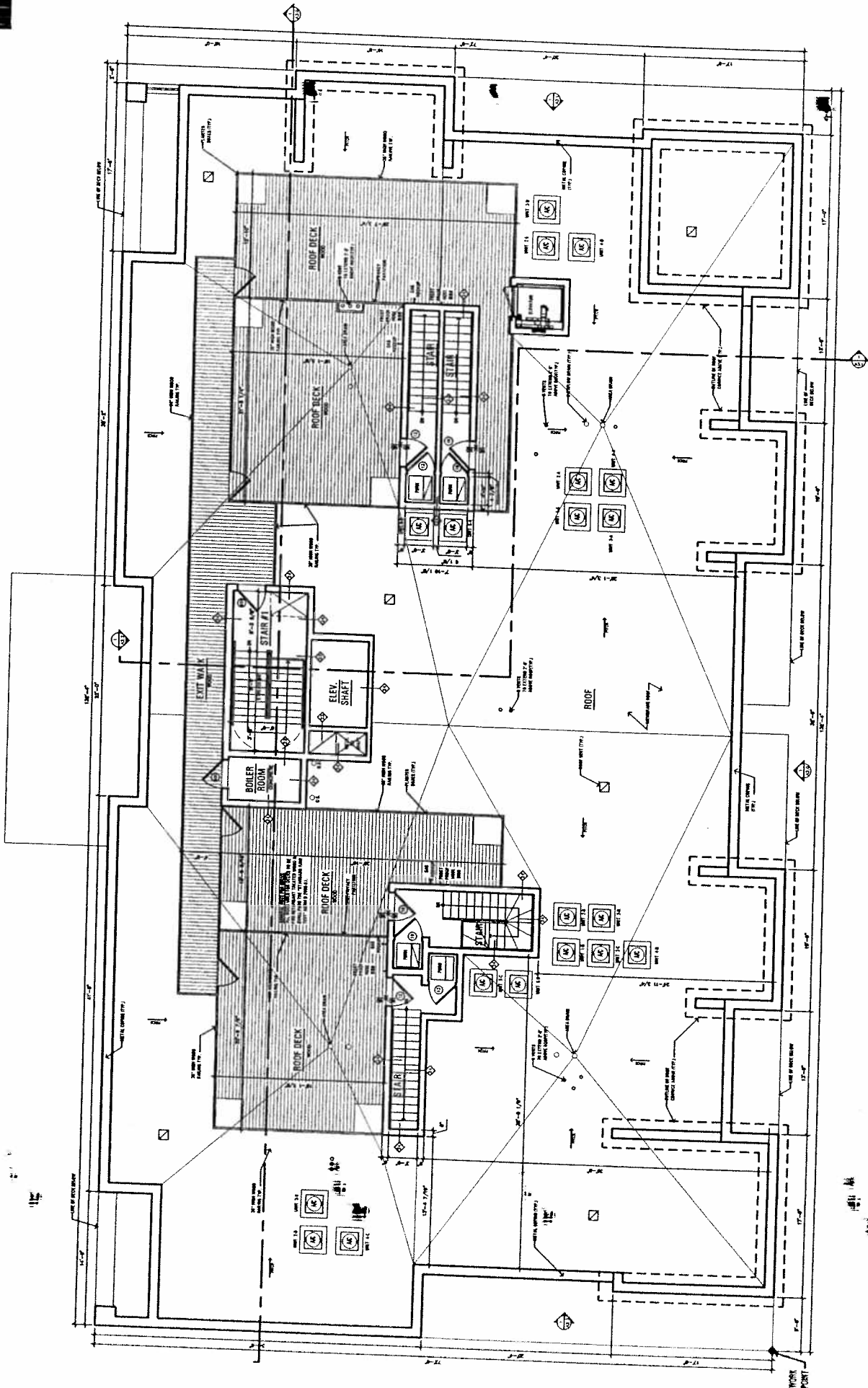


51ST STREET ELEVATION

T/ PARAPET
 EL = 169'-1 1/2"
 T/ PARAPET
 EL = 164'-11 1/2"
 T/ ROOF SLAB
 EL = 160'-10"
 T/ SLAB 5TH FL
 EL = 146'-11 1/2"
 T/ FINISH 4TH FL
 EL = 136'-11 1/2"
 T/ FINISH 3RD FL
 EL = 124'-11 1/2"
 STEEL RAILING
 T/ FINISH 2ND FL
 EL = 112'-11 1/2"
 T/ FINISH 1ST FL
 EL = 100'-0"



REAR ELEVATION



5050 S. ST. LAWRENCE

ROOF PLAN - REVISED

© 08.02.04

NOT TO SCALE

Architects and
Planners
One East Delaware
Suite 500
Chicago, IL 60611
T 312.649.9484

16378

JOURNAL--CITY COUNCIL--CHICAGO

A 5307
12/17/2003

*Reclassification Of Area Shown On Map Number 11-M
(As Amended)
(Application Number 13298)*

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 R3 General Residence District symbols and indications as shown on Map Number 11-M in the area bounded by:

West Montrose Avenue; a line 65.11 feet east of and parallel to North Mobile Avenue; the alley next south of West Montrose Avenue; and North Mobile Avenue.

to those of an R4 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 Number 12-E.
(As Amended)*

(Application Number A-5307) REPD 141, AA

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 Institutional-Residential Planned Development Number 141 symbols and indications as shown on Map Number 12-E in the area bounded by:

East 50th Street; South St. Lawrence Avenue; East 51st Street; South Washington Park Court; East 50th Place; a line 299.5 feet east of the east line of Dr. Martin Luther King, Jr. Drive; the alley next north of and parallel to East 50th Place; and the alley next west of South Vincennes Avenue,

to those of Institutional-Residential Planned Development Number 141, as amended, 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 hereto and to no others.

SECTION 2. This ordinance shall be in force and effect immediately upon passage.

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

*Institutional-Residential Planned Development Number 141,
As Amended.*

Plan Of Development Statements.

1. The area delineated herein as Institutional-Residential Planned Development Number 141, as amended (the "Planned Development") consists of approximately four hundred thirty-nine thousand four hundred sixty-four (439,464) square feet or ten and nine hundredths (10.09) acres of real property depicted on the attached Planned Development Boundary and Property Line Map (the "Property").
2. The applicant for development approval or its designee shall obtain all necessary reviews, approvals, licenses and permits in connection with this Planned Development. Any dedication or vacation of streets, alleys or easements or any adjustment of right-of-ways shall require a separate submittal and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the legal title holders and any ground lessors. All rights granted hereunder shall inure to the benefit of the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.1 1-1 of the Chicago Zoning Ordinance, the Property shall, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, 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 the City of Chicago Department of Planning and Development.

4. This Planned Development consists of these fourteen (14) statements; a Bulk Regulation and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Site and Landscape Plan dated December 11, 2003 by Bauhs Dring Main; and Building Elevations by Bauhs Dring Main dated December 11, 2003. 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. Improvements on Subarea C of the Property shall be designed, constructed and maintained in substantial conformance with the Site Plan, Landscape Plan and Building Elevations set forth in Statement Number 4.

Prior to the issuance by the Department of Planning and Development of a determination pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance ("Part II approval") for development of any new improvements or the expansion or substantial rehabilitation or renovation of any existing improvement within Subarea A or Subarea B of the Property, a site plan for each proposed improvement (the "Site Plan") shall be submitted by the applicant or its designee to the Commissioner for approval. Review and approval of the Site Plan by the Commissioner is intended to assure that specific development proposals conform with this Planned Development. No Part II approval for work for which a Site Plan must be submitted to the Commissioner shall be granted until the Site Plan has been approved.

Following approval of a Site Plan by the Commissioner or otherwise, the approved Site Plan shall be kept on permanent file with the Commissioner and shall be deemed to be an integral part of this Planned Development.

After approval of a Site Plan by the Commissioner, the approved Site Plan may be changed or modified pursuant to the provisions of Statement 11.

In the event of an inconsistency between the approved Site Plan and the terms of the Statements and Bulk Regulations and Data Table of this Planned Development in effect at the time of approval of such plan or of modifications thereto, the terms of Statements and Bulk Regulations and Data Table of the Planned Development shall govern.

A Site Plan shall, at a minimum, provide the following information:

- 1) the boundaries of the Property;

- 2) the footprint of the improvements;
- 3) location and dimensions of all loading berths;
- 4) all proposed landscaping, including species and size;
- 5) all pedestrian circulation routes;
- 6) elevations of the improvements; and
- 7) all statistical information applicable to the Property, including:
 - a) floor area and floor area ratio;
 - b) uses to be established;
 - c) building heights; and
 - d) all setbacks, required and provided.

A Site Plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this Planned Development.

6. The following uses are permitted in Subarea A of the Planned Development: medical and related uses, research facilities, laboratories (clinical and research), doctors' offices, residential housing and off-street parking. Laboratories and research facilities contained therein shall be governed by performance standards as authorized under the M-1 zoning district of the Chicago Zoning Ordinance. The following uses are permitted in Subarea B and Subarea C of the Planned Development: residential uses and off-street parking.
7. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Commissioner 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.
8. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply; provided, however, that, in

addition to the other exclusions from the F.A.R. that are permitted by the Chicago Zoning Ordinance, all floor area devoted to mechanical uses in excess of five thousand (5,000) square feet in a single location shall not be included as floor area.

9. In addition to the maximum heights of the buildings and any appurtenance attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. 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 emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work proposed in the Public Way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.
11. Notwithstanding anything to the contrary in Section 11-11-3(c) of the Chicago Zoning Ordinance, the terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the applicant or its designee and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein and will not result in increasing the maximum floor area ratio for the total net site area established in this Planned Development. Any such modification shall be deemed a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
12. Any new construction or expansion or substantial rehabilitation or renovation of an existing improvement on the Property shall be designed, constructed and maintained in substantial conformance with the Site and Landscape Plan and Building Elevations, and in accordance with the

parkway and tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

13. It is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of natural resources. Any applicant for development or its designee shall use best and reasonable efforts to design, construct and maintain any new construction or expansion or substantial rehabilitation or renovation of an existing improvement located within this Planned Development in a manner, generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. Copies of these standards may be obtained from the Department of Planning and Development. Any development in Subarea C shall include a green roof of at least one thousand six hundred (1,600) square feet in area.
14. It is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for any new construction or expansion or substantial rehabilitation or renovation of an existing improvement on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each such building or improvement.

[Bulk Regulations and Data Table; Existing Zoning Map; Planned Development Boundary and Property Line Map; Existing Land-Use Map; Site Plan and Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 16384 through 1639 1 of this Journal.]

Bulk Regulations And Data Table.

INSTITUTIONAL-RESIDENTIAL PLANNED DEVELOPMENT, NO. 141, AS AMENDED

BULK REGULATION & DATA TABLE

SUB AREA	NET SITE AREA SQUARE FEET	ACRES	GENERAL DESCRIPTION OF LAND USE	NUMBER OF DWELLING UNITS	MAXIMUM FLOOR AREA RATIO	MAXIMUM % OF LAND COVERAGE
A	295,119	6.77	Medical & Related Uses, Research & Educational Facilities, Laboratories (Clinical & Research) & Off-Street Parking.	-0-	2.0	35%
B	127,716	2.33	Residential & Off-Street Parking	150	1.8	45%
C	16,628	.38	Residential & Off-Street Parking	22	2.4	91%
TOTAL	439,464	10.09		160	2.0	40%

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

GROSS SITE AREA = NET SITE AREA + AREA OF PUBLIC RIGHT-OF-WAY
14.61 ACRES 10.09 ACRES 4.52 ACRES

PROPOSED POPULATION

SUB-AREA A.	<u>Medical and Related Uses</u>	
1.	Number Of Beds	5 0 0
2.	Number Of Attending Doctors	24
3.	Number Of Employees Per Shift	459

MINIMUM NUMBER OF PARKING SPACES:	SUB-AREA A	440
	SUB-AREA B	150
	SUB-AREA C	22

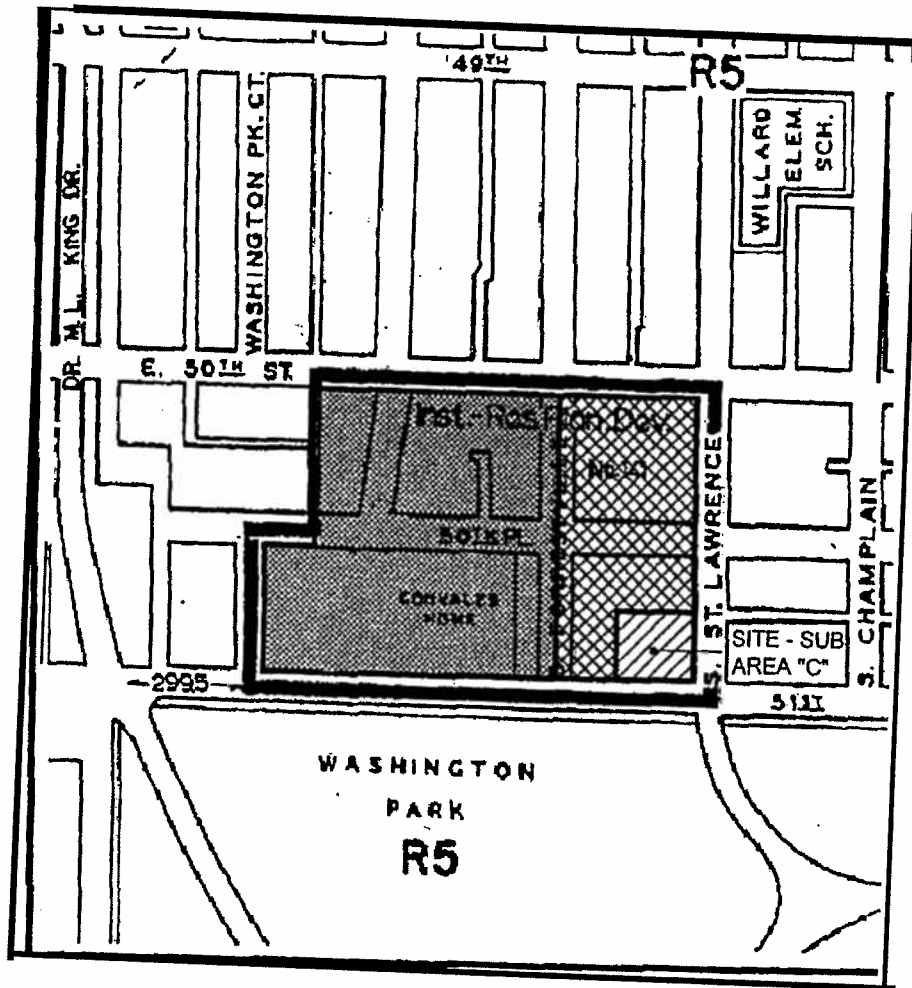
MINIMUM SETBACKS:

SUB-AREAS	BOUNDARY AND FRONT YARD	30' - 0"
A & B	BOUNDARY AND SIDE YARD:	5' - 0"
SUB-AREA C	AS PER ATTACHED SITE PLAN	

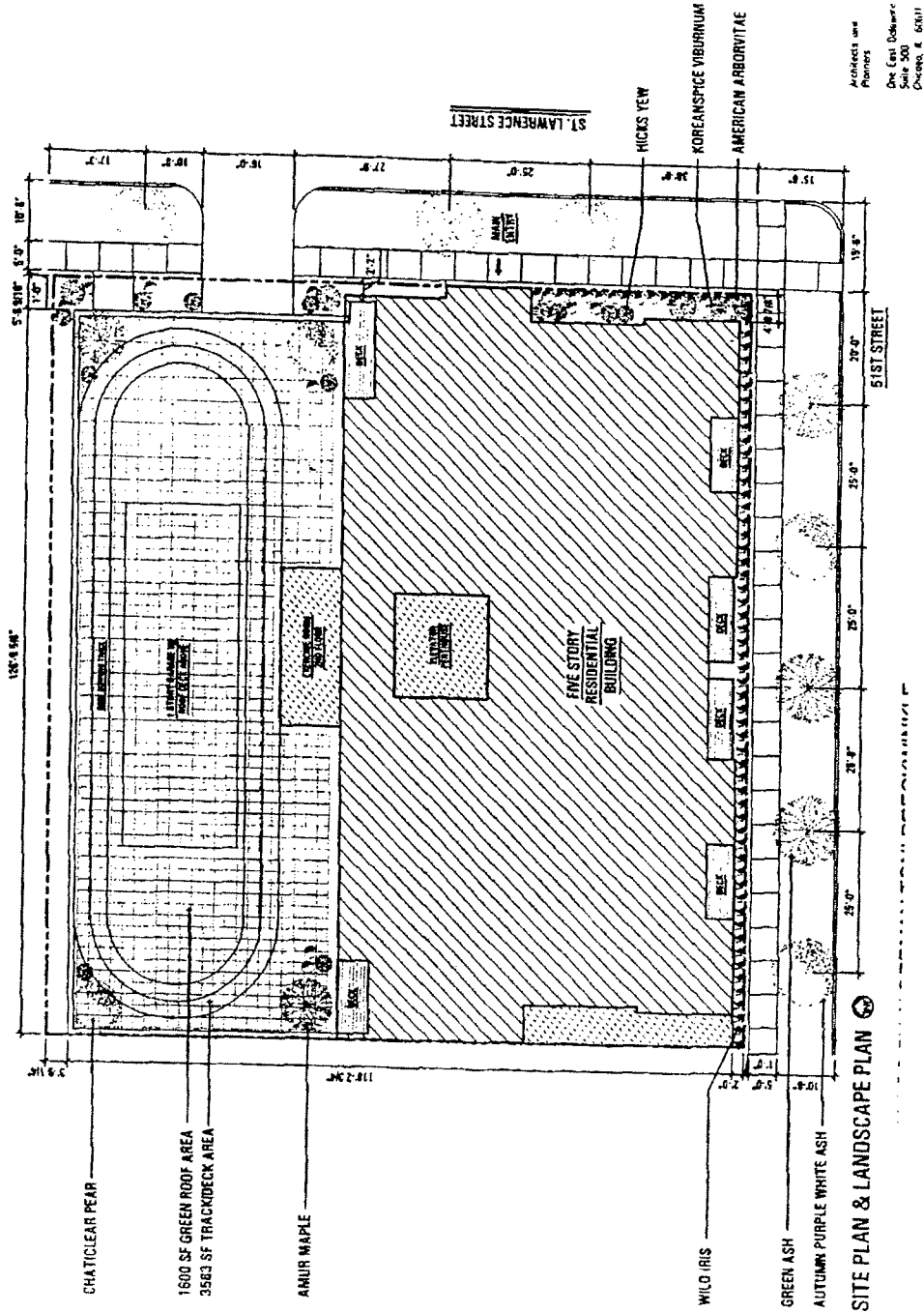
MINIMUM DISTANCE BETWEEN BUILDINGS:	(SUB-AREA A ONLY)
	PATIENT ROOM FACINGS: 24' - 0"
	END AND FACE WALLS 24' - 0"

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.

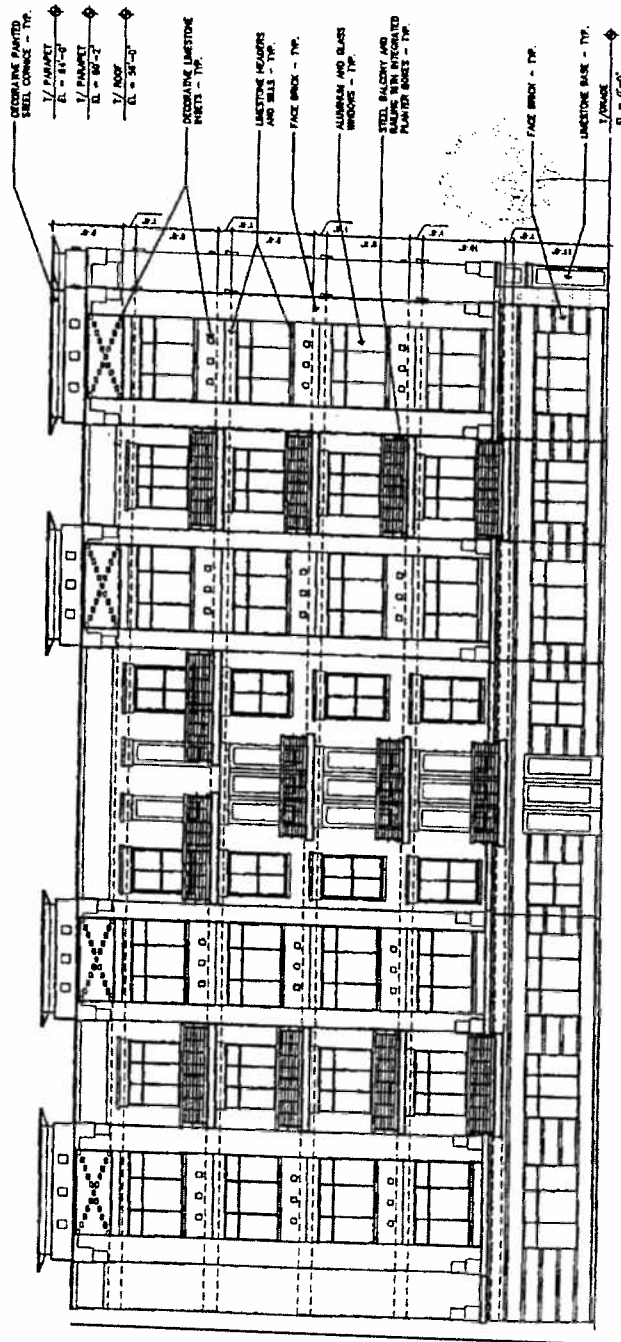
Existing Zoning Map.



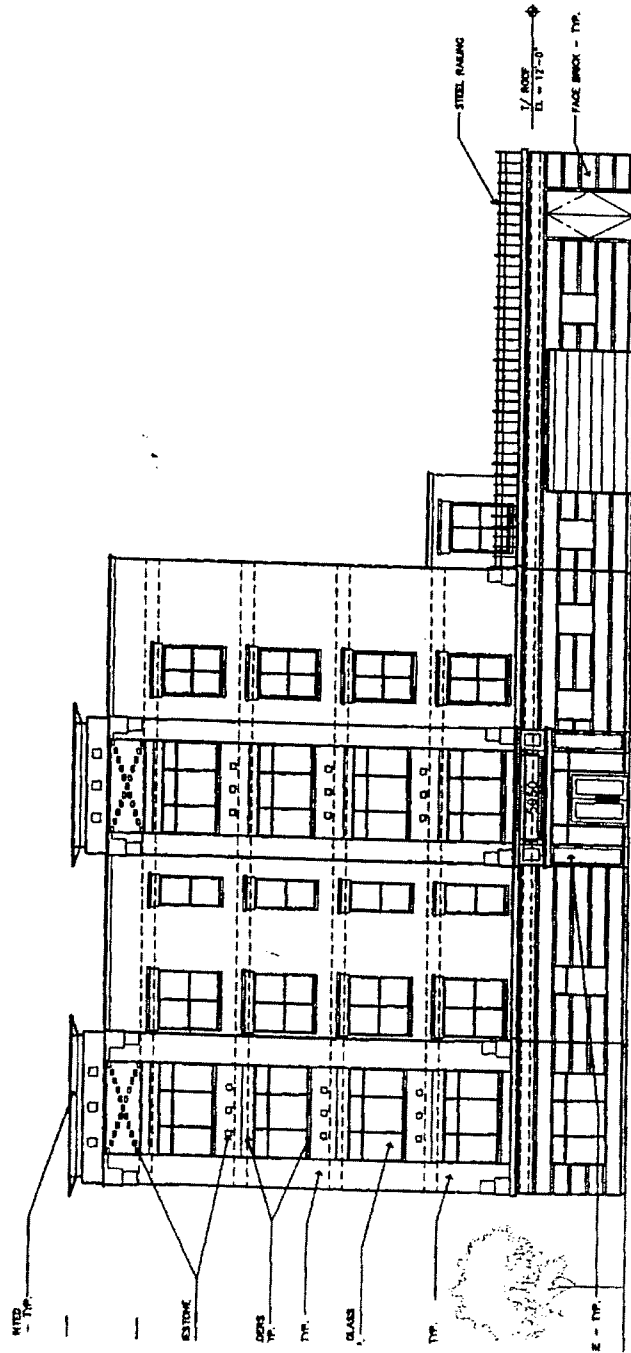
Site Plan And Landscape Plan.



51st Street Building Elevation.



5050 South St. Lawrence Building Elevation.

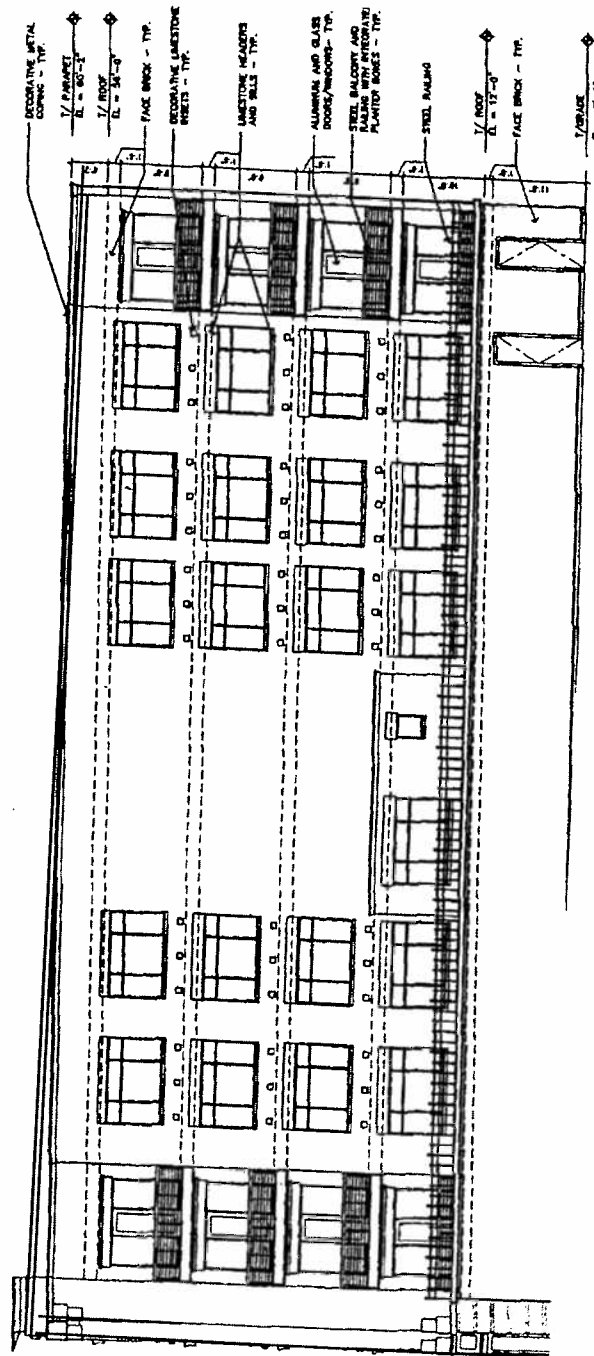


12/17/2003

REPORTS OF COMMITTEES

16391

Rear Building Elevation.



to the designation of a Business 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
2645-2649 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. 9-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 B4-1 Restricted Service District symbols and indications as shown on Map No. 9-I in the area bounded by

a line 361 feet north of and parallel to W. Byron Street; the alley next east of and parallel to N. Kedzie Avenue, a line 161 feet north of and parallel to W. Byron Street; and N. Kedzie 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
Nos. 11-F and 11-G.*

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 Nos. 11-F and 11-G in the area bounded by

the north line of W. Sunnyside Avenue, or the line thereof if extended where no street exists; N. Clarendon Avenue; W. Agatite Avenue; a line 85 feet west of N. Clarendon Avenue; a line 105 feet south of W. Agatite Avenue; N. Clarendon Avenue; a line 147 feet north of W. Montrose Avenue; a line 51.40 feet east of N. Clarendon Avenue; a line 133 feet north of W. Montrose Avenue; a line 103 feet east of N. Clarendon Avenue; W. Montrose Avenue; a line 341.42 feet west of N. Clarendon Avenue; W. Agatite Avenue and the alley next west of and parallel to N. Clarendon Avenue

to the designation of an Institutional 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
2650-2654 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. 11-P.

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 R2 Single Family Residence District symbols and indications as shown on Map No. 11-P in the area bounded by

N. Pueblo Avenue; W. Montrose Avenue; N. Chester Avenue and a line 285 feet north of and parallel to W. Montrose Avenue

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
2655-2659 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. 11-P.

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 R1 and R2 Single Family Residence District symbols and indications as shown on Map No. 11-P in the area bounded by

W. Wilson Avenue; a line 115 feet east of and parallel to N. Delphia Avenue; a line 500 feet south of and parallel to W. Wilson Avenue and N. Pueblo Avenue

to the designation of a Residential-Business 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
2660-2664 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. 12-E.

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 R5 General Residence District symbols and indications as shown on Map No. 12-E in the area bounded by

E. 50th Street; S. St. Lawrence Avenue; E. 51st Street; S. Washington Park Court; E. 50th Place; a line 299.5 feet east of the east line of Dr. Martin Luther King Jr. Drive; the alley next north of and parallel to E. 50th Place and the alley next west of S. Vincennes Avenue

to the designation of an Institutional-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
2665-2669 of this Journal]

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

PD 141

INSTITUTIONAL-
RESIDENTIAL PLANNED DEVELOPMENT # 141

STATEMENTS

1. The area delineated hereon as "Residential Planned Development" is owned or controlled by the Department of Urban Renewal of the City of Chicago.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the Chicago Zoning Ordinance.
3. Any dedication, vacation or closures of streets and alleys or adjustment of right-of-way or consolidation or re-subdivision of parcels shall require a separate submittal on behalf of the Department of Urban Renewal or its successors and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the Department of Urban Renewal or its successors upon conveyance of 50th-Vincennes Disposition Parcels.
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 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 medical and related uses, research facilities, laboratories (clinical and research), doctors' offices, residential housing and off-street parking. Laboratories and research facilities contained therein shall be governed by performance standards as authorized under the M-1 Zoning District of the Chicago Zoning Ordinance. Signs shall be subject to the approval of the Commissioner of the Department of Development and Planning.
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.
8. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in relation to Planned Developments", as promulgated by the Commissioner of the Department of Development and Planning.

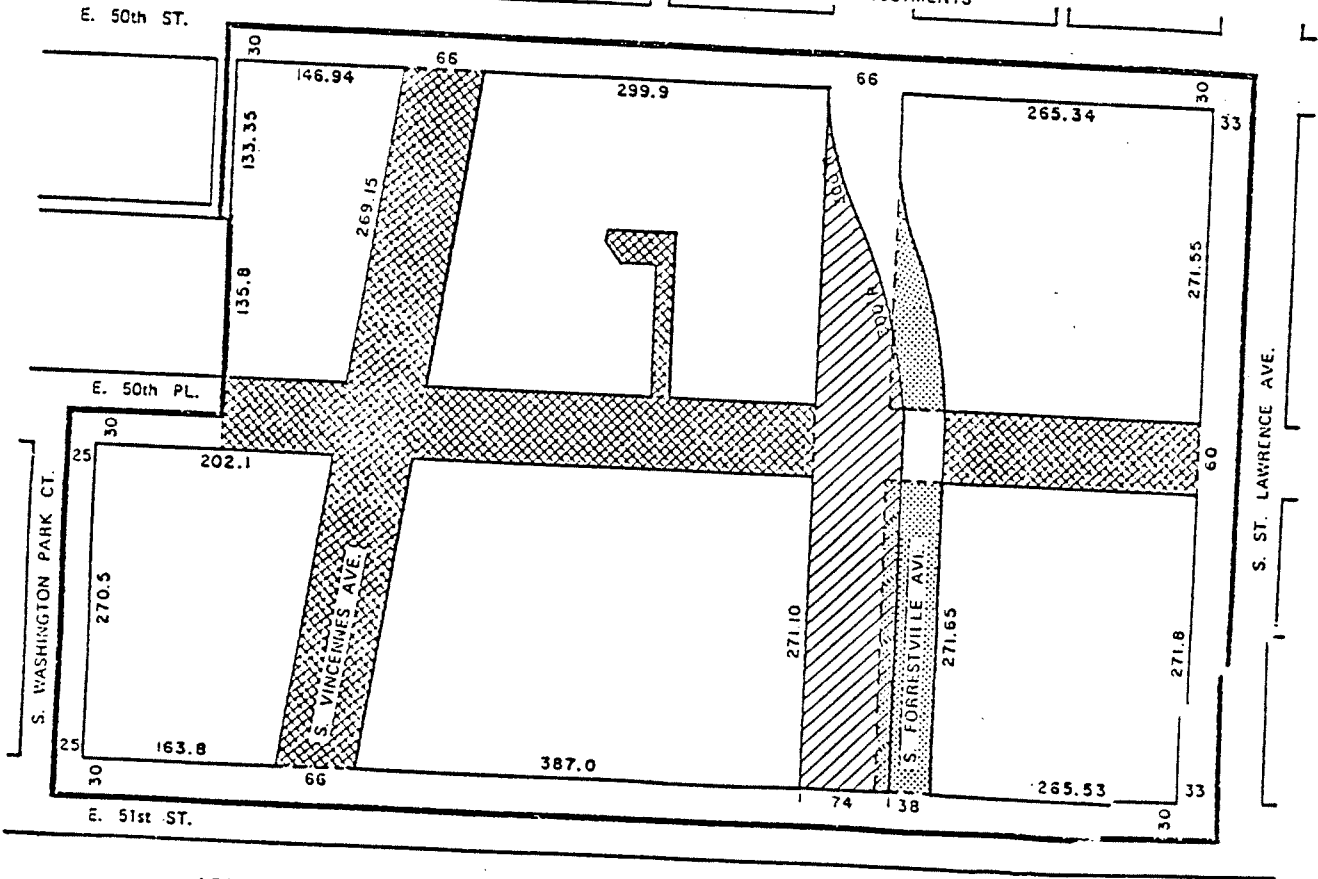
APPLICANT:

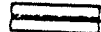



DEPARTMENT OF URBAN RENEWAL

DATE:

DECEMBER 19, 1975

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



- LEGEND**
-  PLANNED DEVELOPMENT BOUNDARY
 -  STREETS AND ALLEY TO BE VACATED
 -  STREET TO BE DEDICATED
 -  STREET TO BE CLOSED TO VEHICULAR TRAFFIC



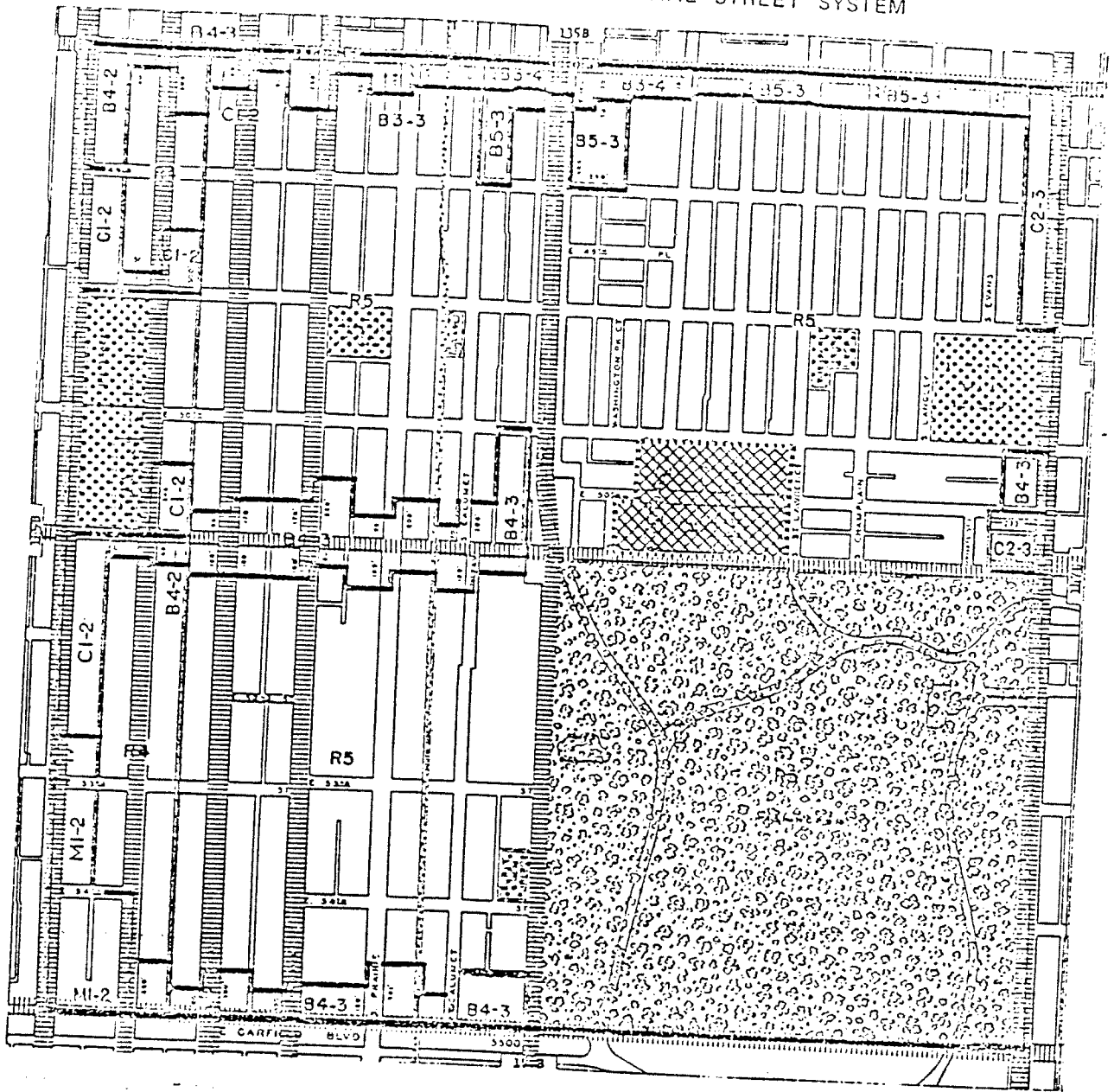
APPLICANT: DEPARTMENT OF URBAN RENEWAL CITY OF CHICAGO
DATE: DECEMBER 19, 1975

March 1, 1976






UNFINISHED BUSINESS

2667

INSTITUTIONAL PLANNED DEVELOPMENT (RESIDENTIAL) EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



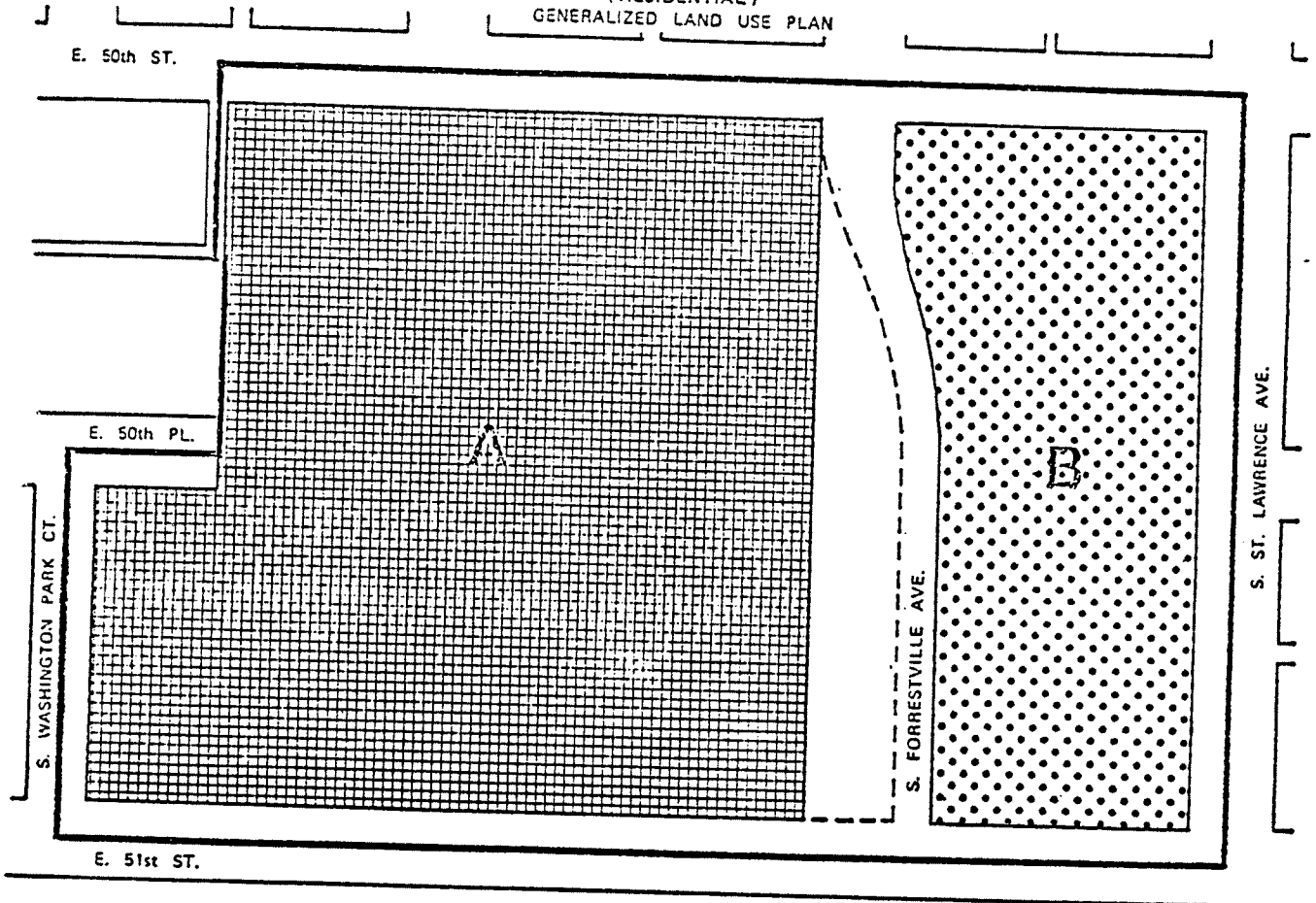
LEGEND




-  PROPOSED INSTITUTIONAL PLANNED DEVELOPMENT (RESIDENTIAL)
-  ZONING DISTRICT BOUNDARIES
-  PREFERENTIAL STREETS
-  PARKS AND PLAYGROUNDS
-  PUBLIC AND QUASI-PUBLIC FACILITIES



APPLICANT: DEPARTMENT OF URBAN RENEWAL CITY OF CHICAGO
 DATE: DECEMBER 19, 1975

INSTITUTIONAL PLANNED DEVELOPMENT
(RESIDENTIAL)
GENERALIZED LAND USE PLAN



- LEGEND**
-  PLANNED DEVELOPMENT BOUNDARY
 -  MEDICAL AND RELATED USES
 -  RESIDENTIAL AND RELATED USES



APPLICANT: DEPARTMENT OF URBAN RENEWAL CITY OF CHICAGO
 DATE: DECEMBER 19, 1975

