



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

September 25, 2020

Emma Corso
Partner Engineering and Science, Inc.
611 Industrial Way West, Suite A,
Eatontown, New Jersey 07724

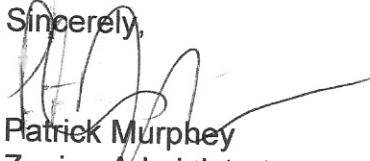
Re: PD 150, Sub area A, 2220 and 2242 S. Princeton Ave.

Dear Ms. Corso:

In response to your recent request, please be advised that the subject property is currently zoned Residential Planned Development No. 150 ("PD 150"), Sub area A. Pursuant to the PD Ordinance, Sub area A is allowed a maximum of 290 dwelling units and must provide a minimum of 61 off street parking spaces. According to our records, building permit no. B57822 was issued on May 17, 1951 for the construction of two, 7-story apartment building each containing 72 units, for a total of 144 units. On June 7, 1999, building permit nos. B99004996 and B99004998 were issued for interior and exterior alterations to the existing buildings. On February 26, 2001, building permit no. B20020897 was issued for a 1-story community center addition at 2242 S. Princeton.

To obtain a copy of the PD ordinance, please visit our web site at: gisapps.chicago.gov/ZoningMapWeb. For properties zoned PD, please click on the PD no. on the map and identifying results will appear of the left side of your screen. Click on the PD no. at the top left side under Zoning District and the ordinance will appear. To obtain information on building violations or more information on building permits, please refer to the Building Dept. web site

Sincerely,


Patrick Murphey
Zoning Administrator
Bureau of Zoning

PM:tm

*Reclassification Of Area Shown On Map Number 6-E.
(As Amended)
(Application Number A-4766)*

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 current Residential Planned Development Number 150 symbols and indications as shown on Map Number 6-E in the area bounded by:

South Archer Avenue; South Princeton Avenue; West 23rd Street; and South Stewart Avenue,

to those of Residential Planned Development Number 150, 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 attached hereto 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:

*Residential Planned Development Number 150,
As Amended.*

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development Number 150, as amended (the "Planned Development"), consists of approximately two hundred thirty-two thousand two hundred thirty-eight (232,238) square feet of property that is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned or controlled by the Chicago Housing Authority (the "Applicant"), which has duly authorized 25th Ward Alderman Daniel Solis to pursue this amendment.

2. The Applicant shall obtain all necessary official reviews, approvals or permits. Any dedication or vacation of streets, alleys or easements or any adjustments of rights-of-way shall require a separate submittal on behalf of the Applicant 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 (including any townhouse association which is formed) 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 the Applicant.
4. This Plan of Development consists of twelve (12) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use and Subarea Map; and a Site/Landscape Plan and Building Elevations all for Subarea B prepared by LandonBone Architects and dated November 15, 2001. 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 Planned Development:
 - Subarea A: Three (3) elevator apartment buildings (two (2), containing one hundred forty-seven (147) units of family housing, and one (1), containing one hundred forty-three (143) units of housing for elderly persons and administrative facilities) and recreational areas and facilities.
 - Subarea B: Residential multi-family and townhouse and accessory uses.

6. Business identification signs shall be permitted on the ground floor only 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. No advertising signs shall be permitted within the Planned Development.
7. Off-street parking and loading facilities shall be provided in accordance with the provisions of this Planned Development subject to the review and approval of the Departments of Transportation and Planning and Development. 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 Departments of Transportation and Planning and Development. Notwithstanding the provisions of Section 10-20-435 of the Municipal Code of Chicago.
8. 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.
9. The improvements on the Property shall be designed, constructed and maintained in substantial conformance with this Planned Development. Trash cans shall be stored in the garage except on designated trash pick-up days. Landscaping shall be installed in accordance with the Landscape Plan and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance.
10. 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 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 or the maximum number of units 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.

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. Unless substantial construction of the improvements contemplated by this Planned Development for Subarea B of the Property has commenced within six (6) years of the effective date hereof and unless the completion of those improvements is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the Residential Planned Development Number 150 Plan of Development Statements as adopted on July 8, 1976. The six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that good cause for an extension is shown.

[Existing Zoning Map; Residential Planned Development Boundary and Property Line Map; Existing Land-Use and Subarea Map; Subarea B Site Plan; Landscape Plan; Planting List; and Typical Elevation Material and Height Drawings referred to in these Plan of Development Statements printed on pages 79294 through 79304 of this Journal.]

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

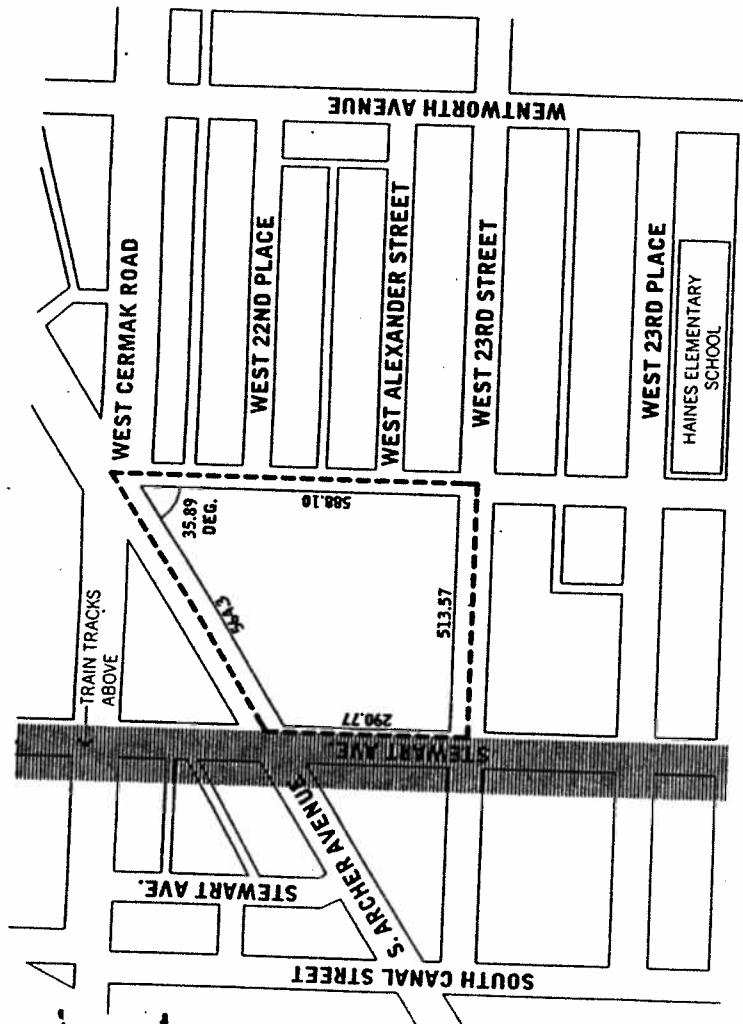
*Residential Business Planned Development Number 150,
As Amended.*

Plan Of Development.

Bulk Regulations And Data Table.

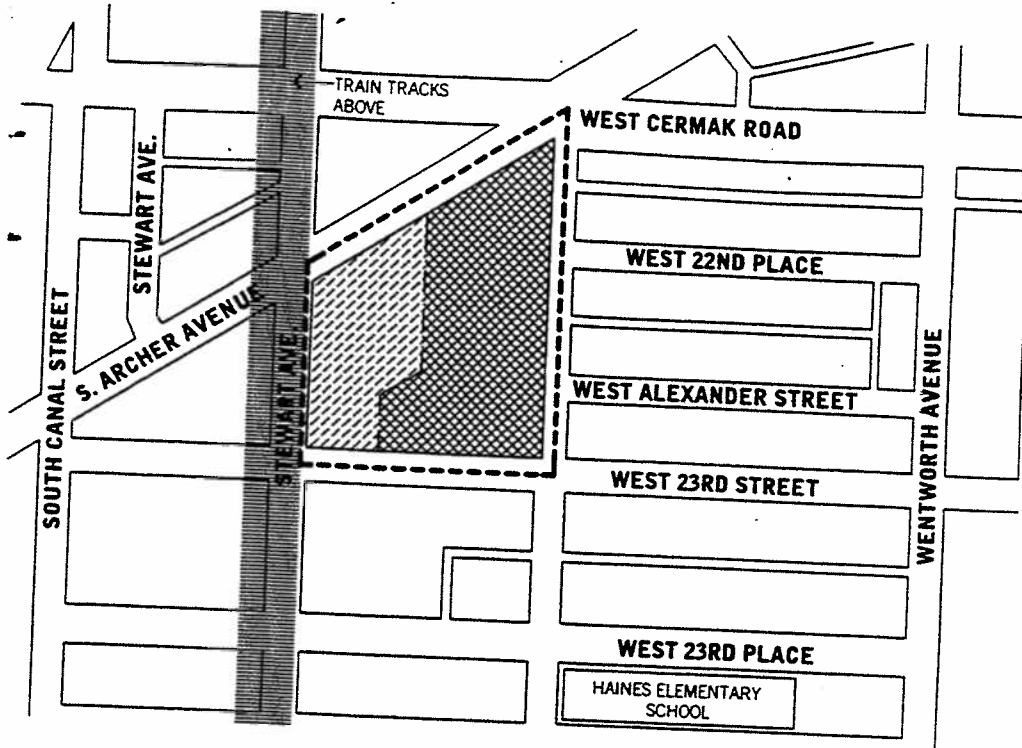
Gross Site Area		Public Right-Of-Way		Net Site Area
288,430 square feet (6.59 acres)	=	232,238 square feet (5.3 acres)	+	56,192 square feet (1.29 acres)
Maximum Permitted Floor Area Ratio:		1.4.		
Maximum Number of Dwelling Units:		Subarea A: 290 units.		
		Subarea B: 45 units.		
		Total: 335 units.		
Maximum Percent Site Coverage:		Subarea A: 22%.		
		Subarea B: In accordance with the Site Plan.		
Minimum Building Setbacks:		In accordance with the Site Plan.		
Minimum Number of Off-Street Parking Spaces:		Subarea A: 61.		
		Subarea B: One parking space per dwelling unit and five visitor spaces (which visitor spaces may be located in either Subarea A or B).		

Residential Planned Development Boundary
And Property Line Map.



RESIDENTIAL PLANNED DEVELOPMENT
BOUNDARY AND PROPERTY LINE MAP

Existing Land-Use And Subarea Map.



RESIDENTIAL PLANNED DEVELOPMENT
EXISTING LAND USE AND SUB-AREA MAP

----- = PLANNED DEVELOPMENT
BOUNDARY



= SUB-AREA 'A'



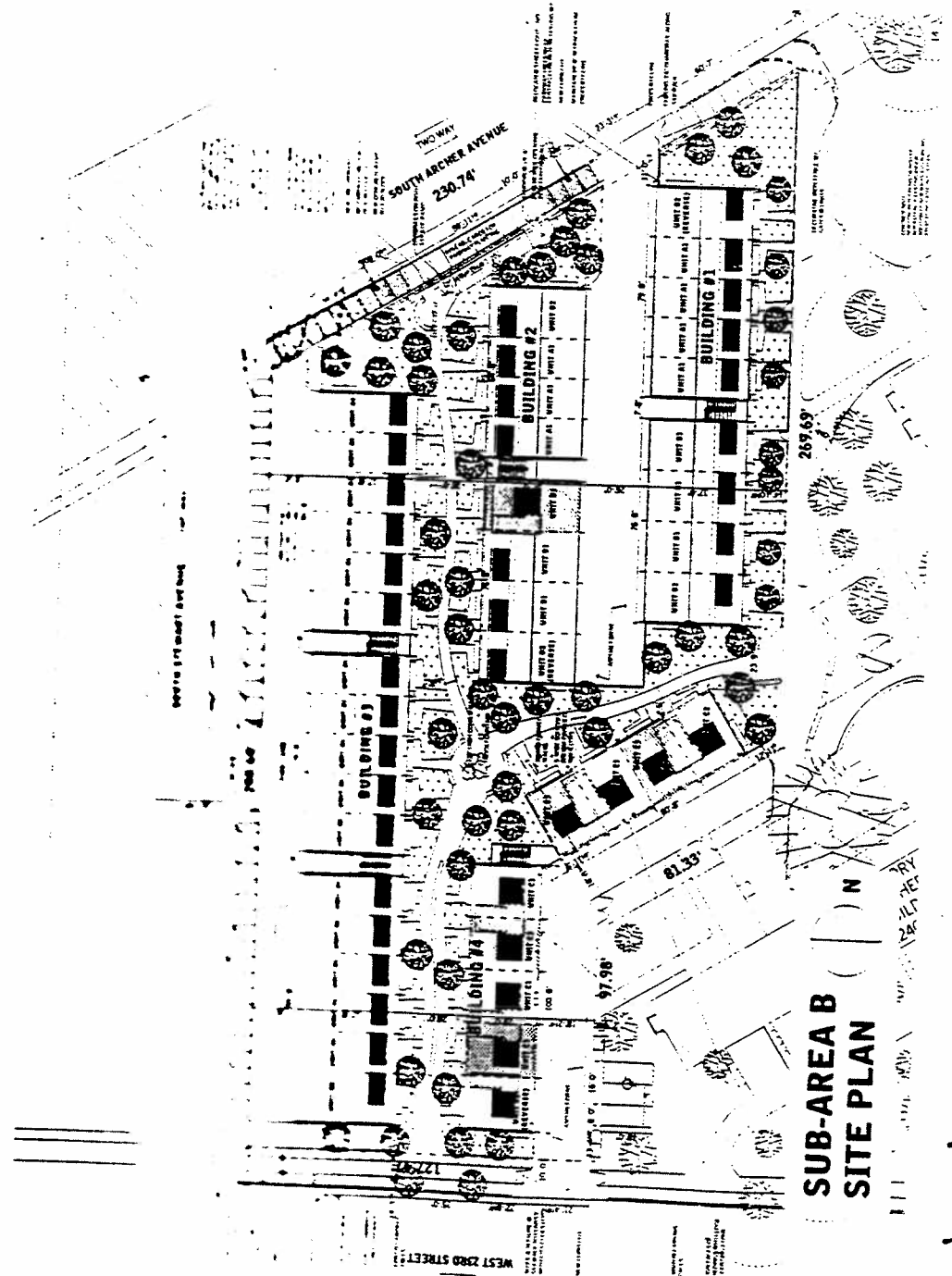
= SUB-AREA 'B'



APPLICANT:
ALDERMAN DANIEL SOLIS
121 N LaSALLE
ROOM 300
CHICAGO, ILLINOIS 60602

DATE: JULY 24, 2001
REVISED: NOVEMBER 15, 2001

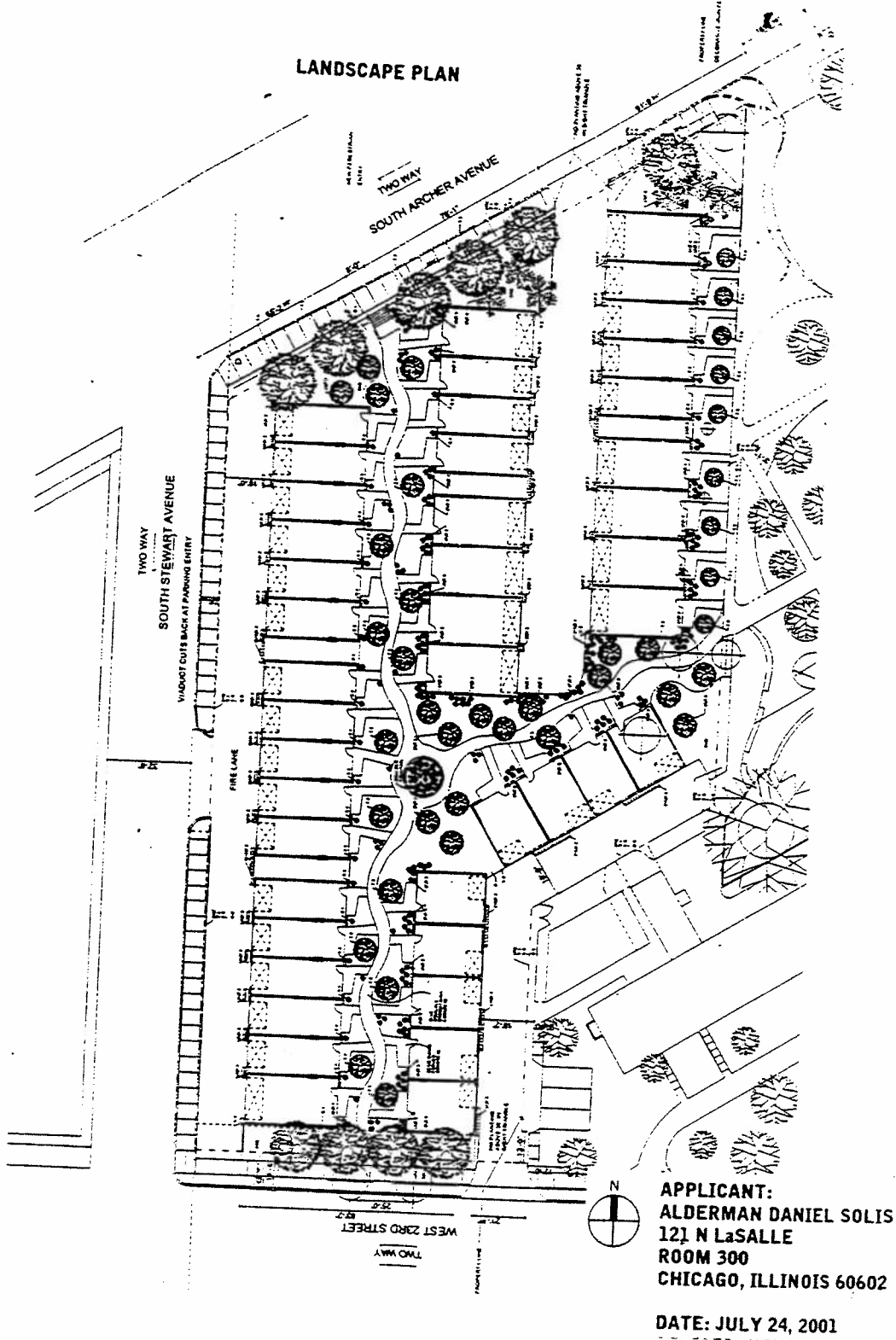
Subarea B Site Plan.



APPLICANT:
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ROOM 300
CHICAGO, ILLINOIS 60602

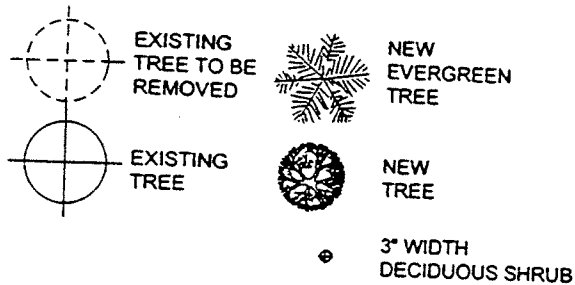
DATE: JULY 24, 2001
REVISED: NOVEMBER 15, 2001

Landscape Plan.



Planting List.

LEGEND

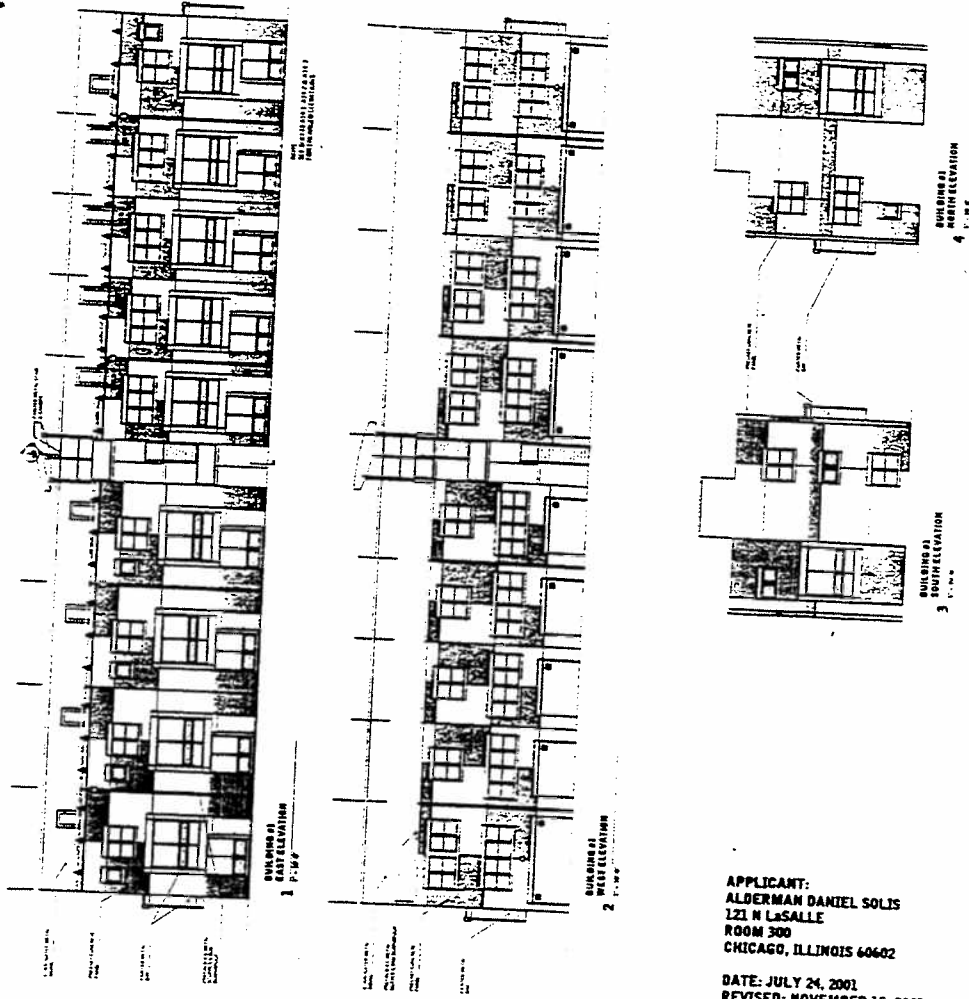


PLANTING LIST

	TREES	QTY.	SIZE	COMMENTS
T-1	AMELANCHIER CANADENSIS	9	5'	B&B
T-2	BETULA NIGRA	25	10'	B&B
T-3'	GINKGO BILOBA 'AUTUMN GOLD'	10	2 1/2"	B&B
T-4	PINUS STROBUS	6	8'	B&B
T-5	GLEDITSIA TRIAACANTHUS	7	3"	B&B
T-6	CERCIS CANADENSIS	4	6'	B&B
SHRUBS				
S-1	ARONIA MELANOCARPA	31	36"	B&B
S-2	HYDRANGEA TARDIVA	66	36"	B&B
S-3	VIBRUNUM CARLESII	61	36"	B&B
S-4	VIBURNUM TRILOBUM 'COMPACTUM'	41	36"	B&B
VINES				
V-1	CLEMATIS PANICULATA	297	1 GAL.	
V-2	PARTHENOCISSUS QUINQUEFOLIA	246	1 GAL.	
GROUND COVER				
G-1	EUONYMOUS FORT. COLORATUS	1 QT.	12" O.C.	

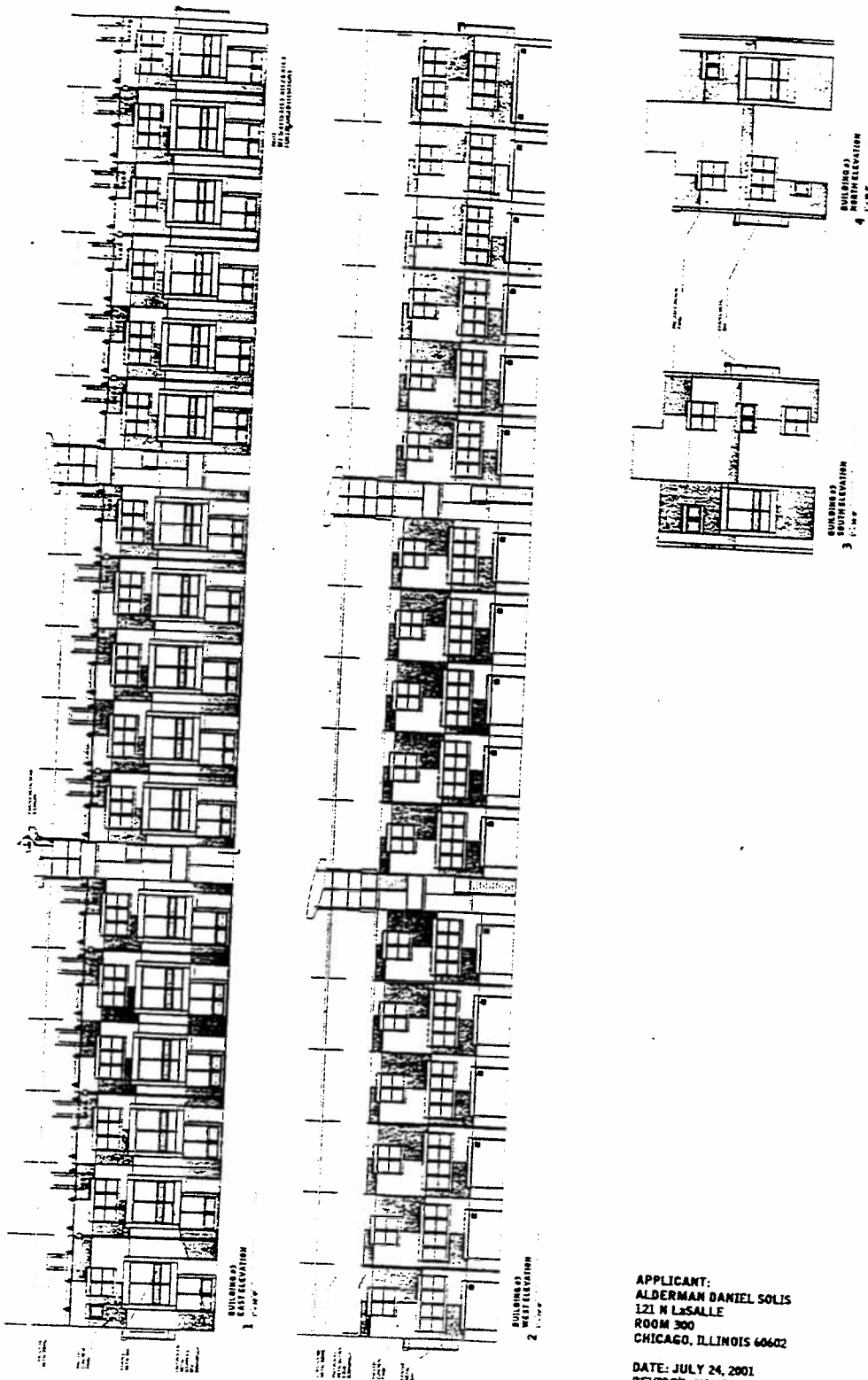
(PLANTING DATE: JUNE 2002)

Typical Elevation Materials And Heights.
(Page 2 of 5)



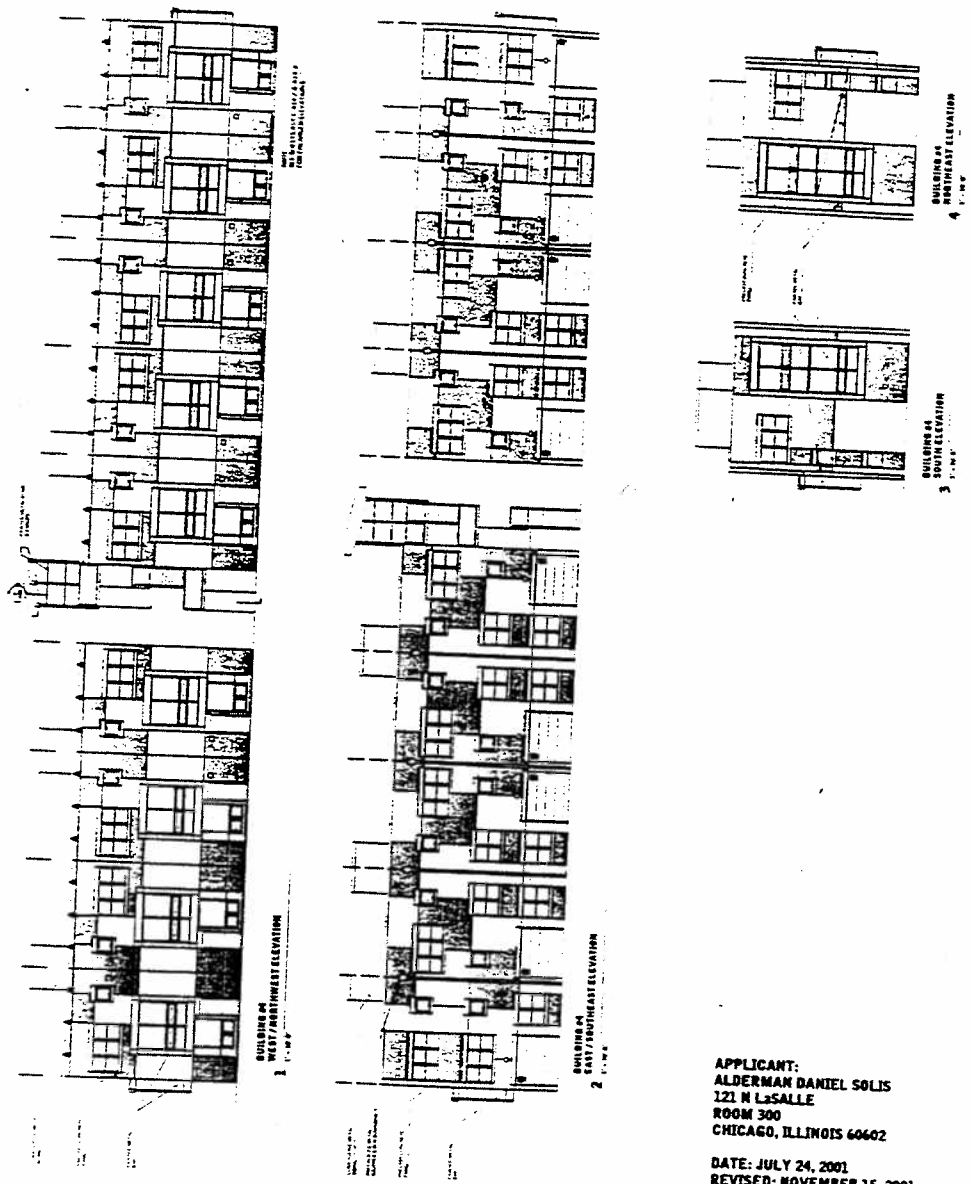
APPLICANT:
ALBERMAN DANIEL SOLIS
121 N L SALLE
ROOM 300
CHICAGO, ILLINOIS 60602
DATE: JULY 24, 2001
REVISED: NOVEMBER 15, 2001

Typical Elevation Materials And Heights.
(Page 4 of 5)



APPLICANT:
ALDERMAN DANIEL SOLIS
121 N LEXALLE
ROOM 300
CHICAGO, ILLINOIS 60602
DATE: JULY 24, 2001
REVISED: NOVEMBER 15, 2001

Typical Elevation Materials And Heights.
(Page 5 of 5)



APPLICANT:
ALDERMAN DANIEL SOLIS
121 N L.SALLE
ROOM 300
CHICAGO, ILLINOIS 60602
DATE: JULY 24, 2001
REVISED: NOVEMBER 15, 2001

W. Chestnut Street; the alley next east of and parallel to N. La Salle Street; a line 112 feet south of and parallel to W. Chestnut Street; and N. La Salle Street

to those of an R6 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. 3-M.

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 B 3-2 General Retail District symbols and indications as shown on Map No. 3-M in the area bounded by

the alley next north of and parallel to W. Chicago Avenue; N. Mayfield Avenue; W. Chicago Avenue; and a line 175 feet west of N. Mayfield Avenue

to those of a C 2-2 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-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 R4 General Residence District and Cl-2 Restricted Commercial District symbols and indications as shown on Map No. 5-G in the area bounded by

a line 500 feet north of W. Willow Street; the alley next west of and parallel to N. Halsted Street; a line 325 feet north of W. Willow Street; N. Halsted Street; a line 300 feet north of W. Willow Street; the alley next west of and parallel to N. Halsted Street; a line 275 feet north of W. Willow Street; N. Halsted Street; a line 225 feet north of W. Willow Street; the alley next west of and parallel to N. Halsted Street; a line 175 feet north of W. Willow Street; N. Halsted Street; a line 51 feet south of W. Willow Street; the alley next west of and parallel to N. Halsted Street; a line 46 feet south of W. Willow Street; N. Dayton Street; a line 24 feet south of W. Willow Street; and the alley next west of and parallel to N. Dayton Street,

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 set forth in the Plan of Development herewith attached and made a part thereof and to no others.

[Plan of Development printed on pages 3405-3409 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. 6-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 R4 General Residence District symbols and indications as shown on Map No. 6-F in the area bounded by

S. Archer Avenue; S. Princeton Avenue; W. 23rd Street; and the east line of the right-of-way of the Pennsylvania Railroad,

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 3410-3414 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. 6-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 and Residential Planned Development symbols and indications as shown on Map No. 6-F in the area bounded by

W. 26th Street; S. Shields Avenue; a line 232.25 feet South of and parallel to W. 26th Street; and S. Stewart 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 thereof and to no others.

[Plan of Development printed on pages 3415-3419 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. 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 Residential Planned Development symbols and indications as shown on Map No. 6-I in the area bounded by

(continued on page 3420)

RESIDENTIAL PLANNED DEVELOPMENT # 150

PLAN OF DEVELOPMENT

STATEMENTS

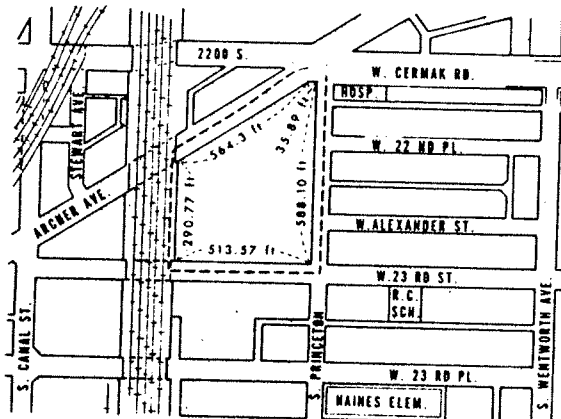
1. The area delineated hereon as a "Residential Planned Development" is owned or controlled by the Chicago Housing Authority.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by this Plan of Development.
3. Any dedication of streets 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 approved 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 three elevator apartment buildings (two, containing 147 units of family housing, and one, containing 143 units of housing for elderly persons, administrative facilities, and recreational areas and facilities 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 an 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", as adopted by the Commissioner of Development and Planning.

DATE: May 5, 1976

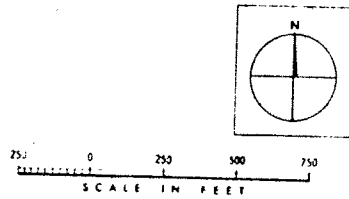
APPLICANT: The Chicago Housing Authority

PROPERTY LINE MAP RESIDENTIAL PLANNED DEVELOPMENT

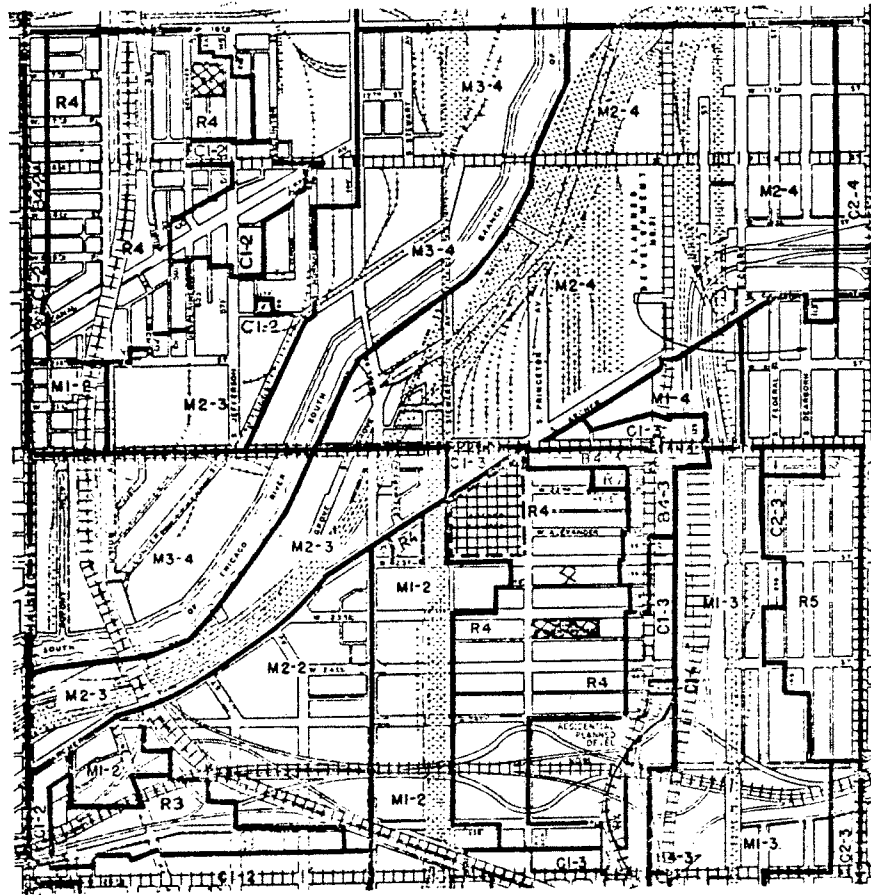





----- PLANNED DEVELOPMENT BOUNDARY

APPLICANT: THE CHICAGO HOUSING AUTHORITY
DATE: MAY 5, 1976



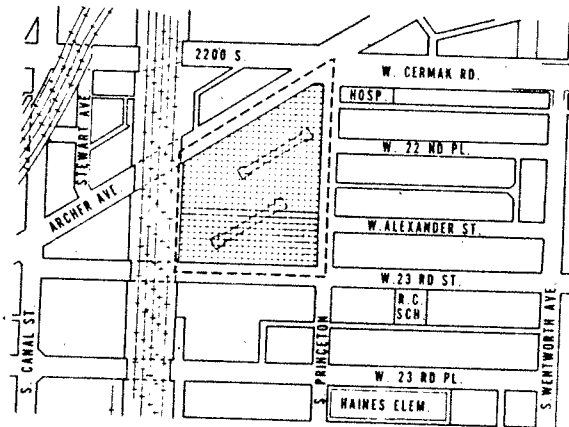
RESIDENTIAL PLANNED DEVELOPMENT EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



- ZONING DISTRICTS
-  PROPOSED RESIDENTIAL PLANNED DEVELOPMENT
-  PUBLIC, QUASI-PUBLIC AND PRIVATE INSTITUTIONS AND FACILITIES
-  PREFERENTIAL STREET SYSTEM

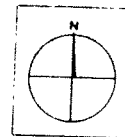
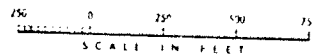
APPLICANT: THE CHICAGO HOUSING AUTHORITY
 DATE: MAY 5, 1976

GENERALIZED LAND USE PLAN RESIDENTIAL PLANNED DEVELOPMENT



- PLANNED DEVELOPMENT BOUNDARY
- ▭ EXISTING STRUCTURES
- ▨ ELEVATOR APARTMENT BUILDINGS, HOUSING FOR ELDERLY INDIGENT PERSONS, AND RECREATIONAL AREAS AND FACILITIES.

APPLICANT: THE CHICAGO HOUSING AUTHORITY
DATE: MAY 5, 1976



RESIDENTIAL PLANNED DEVELOPMENT

Planned Development Use and Bulk Regulations and Data

Net Site Area		General Description of Land Use	No. of D. Units	F.A.R.	% of Land Coverage
Sq. Ft.	Acres				
230,755	5.3	Three elevator apartment buildings, (2, family housing and 1, housing for elderly persons), administrative facilities, and recreational areas and facilities.	147 <u>143</u> 290	1.2	16%

Gross Site Area = Net Site Area 5.3 acres + area of public streets
1.29 = 6.59

Maximum number of D.U.'s/acre of total Net Site Area: 54.7

Maximum permitted F.A.R. for total Net Site Area: 1.2

Maximum number of D.U.'s: 290

Minimum number of off-street parking spaces: 71
 on-site for family housing 43
 on-site for elderly housing 14
 future for elderly housing 14

Additional off-street parking and loading facilities will be provided as authorized by the Chicago Zoning Ordinance.

Minimum Periphery Setbacks:
 Archer Avenue 120'
 Princeton Avenue 30'
 23rd Street 8'

Minimum distance between buildings: 45'

Maximum percentage of land covered: 16%

Applicant: Chicago Housing Authority

Date: May 5, 1976