

Reclassification Of Area Shown On Map No. 3-F. RPD 156, 99
(As Amended)
(Application No. 20740)
(Common Address: 171 W. Oak St.)

[SO2021-2452]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Residential Planned Development Number 156, as amended, symbols and indications as shown on Map Number 3-F in the area bounded by:

West Oak Street; North LaSalle Street; a line 119.77 feet south of and parallel to West Oak Street; a line 101.25 feet west of and parallel to North LaSalle Street; West Walton Street; and North Wells Street,

to those of a DX-5 Downtown Mixed-Use District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the DX-5 Downtown Mixed-Use District symbols and indications as shown on Map Number 3-F in the area bounded by:

West Oak Street; North LaSalle Street; a line 119.77 feet south of and parallel to West Oak Street; a line 101.25 feet west of and parallel to North LaSalle Street; West Walton Street; and North Wells Street,

to those of Residential Planned Development Number 156, as amended, which is hereby established in the area described above and subject to such use and bulk regulations set forth in the Plan of Development attached hereto and to no others.

SECTION 3. This ordinance takes effect after its passage and due publication.

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

Planned Development No. 156, As Amended.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 156 ("Planned Development") consists of approximately 60,138 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, Morningside South Affordable LLC, an Illinois limited liability company.

2. 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 titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the Property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This plan of development consists of 16 Statements; a Bulk Regulations Table; Land-Use Map; Zoning Map; Property Line and P.D. Boundary Map; Site Plan; Generalized Land-Use Plan; Landscape Plan; First Floor Plan; 2nd through 12th Floor Plans; 14th Floor Plan; Building Elevations (North, South, East, and West) dated October 21, 2021, submitted herein. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as a Planned Development 156: elderly housing; multi-unit residential; dwelling units located above the ground floor; accessory parking and accessory uses.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 60,138 square feet and a base FAR of 2.8.
9. Upon review and determination, Part II review, pursuant to Section 17-13-0610, a Part II review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.

10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. The Applicant acknowledges that 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 all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect, at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent city resident hiring (measured against the total

construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof; the applicant must submit to DPD (a) updates (if any) to the applicant's preliminary outreach plan, (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof; the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to P.D. Number 156 as amended by ordinance dated April 2, 2014.

[Land-Use Map; Zoning Map; Property Line and Boundary Map; Site Plan; Generalized Land-Use Plan; Landscape Plan; 1st Floor Plan; 2nd Through 12th Floor Plans; 14th Floor Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 41702 through 41713 of this *Journal*.]

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

Residential Planned Development No. 156, As Amended.

Bulk Regulations And Data Table.

Gross Site Area:

97,451 square feet (2.23 acres)

Area Remaining in Public Right-of-Way: 37,313 square feet (.85 acre)

Net Site Area: 60,138 square feet (1.38 acres)

Maximum Number of Dwelling Units: 201 dwelling units*

*a minimum of 90 dwelling units shall be occupied by (a) Elderly Housing residents or (b) disabled residents who qualify for rental assistance pursuant to a Housing Assistance Payments Contract

Maximum Floor Area Ratio: 2.8

Minimum Number of Off-Street Parking Spaces: 59 parking spaces

Minimum Number of Bike Parking Spaces: 132 bike spaces

Off-Street Loading Spaces: 1 (10 feet by 25 feet)

Minimum Required Setbacks:

Front: 14 feet

West Side: 49 feet

East Side: 45 feet

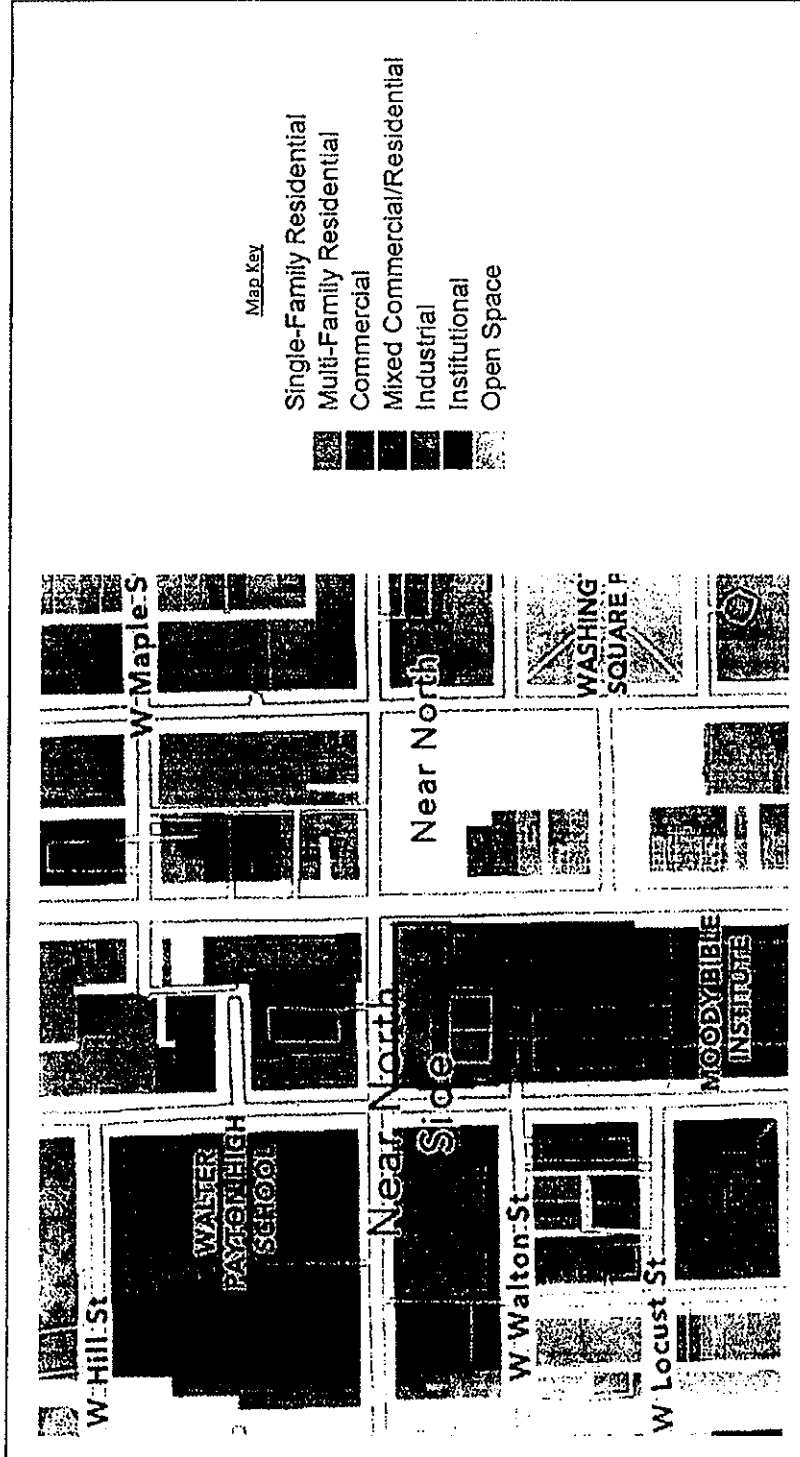
Rear: 48 feet

Maximum Building Height of the top Residential Floor per Section 17-17-0311 of the Zoning Ordinance: As Per Existing Building

FINAL FOR PUBLICATION

PLANNED DEVELOPMENT 156 AS AMENDED

Land Use Map

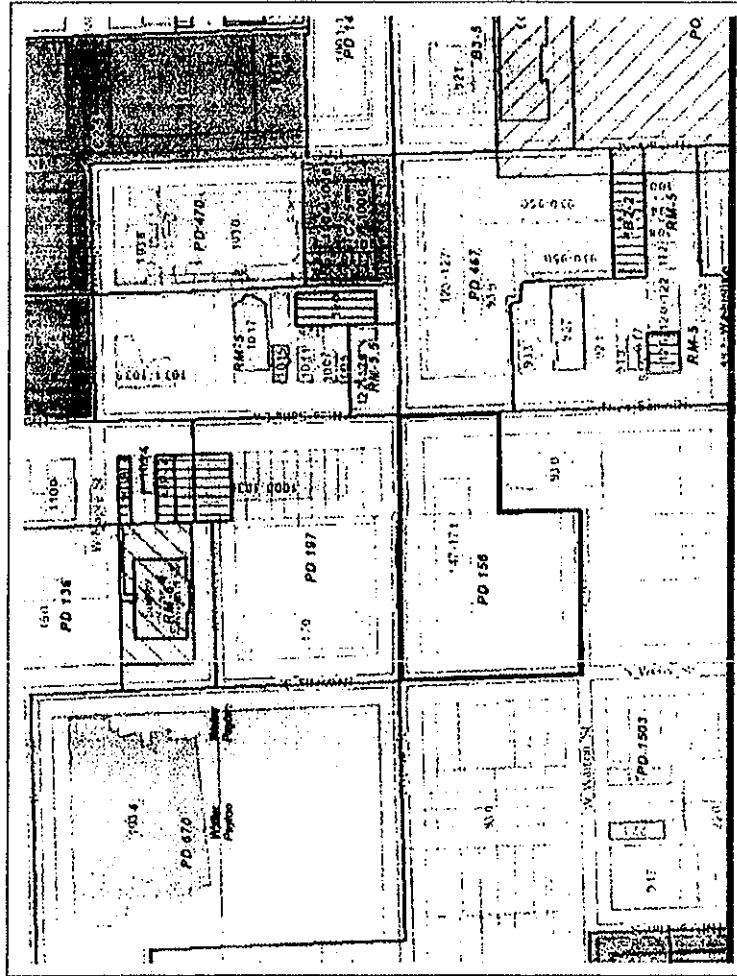


Applicant: Morningside South Affordable, LLC
 Address: 171 W. Oak Street
 Introduced: June 23, 2021
 Plan Commission: October 21, 2021

FINAL FOR PUBLICATION

PLANNED DEVELOPMENT 156 AS AMENDED

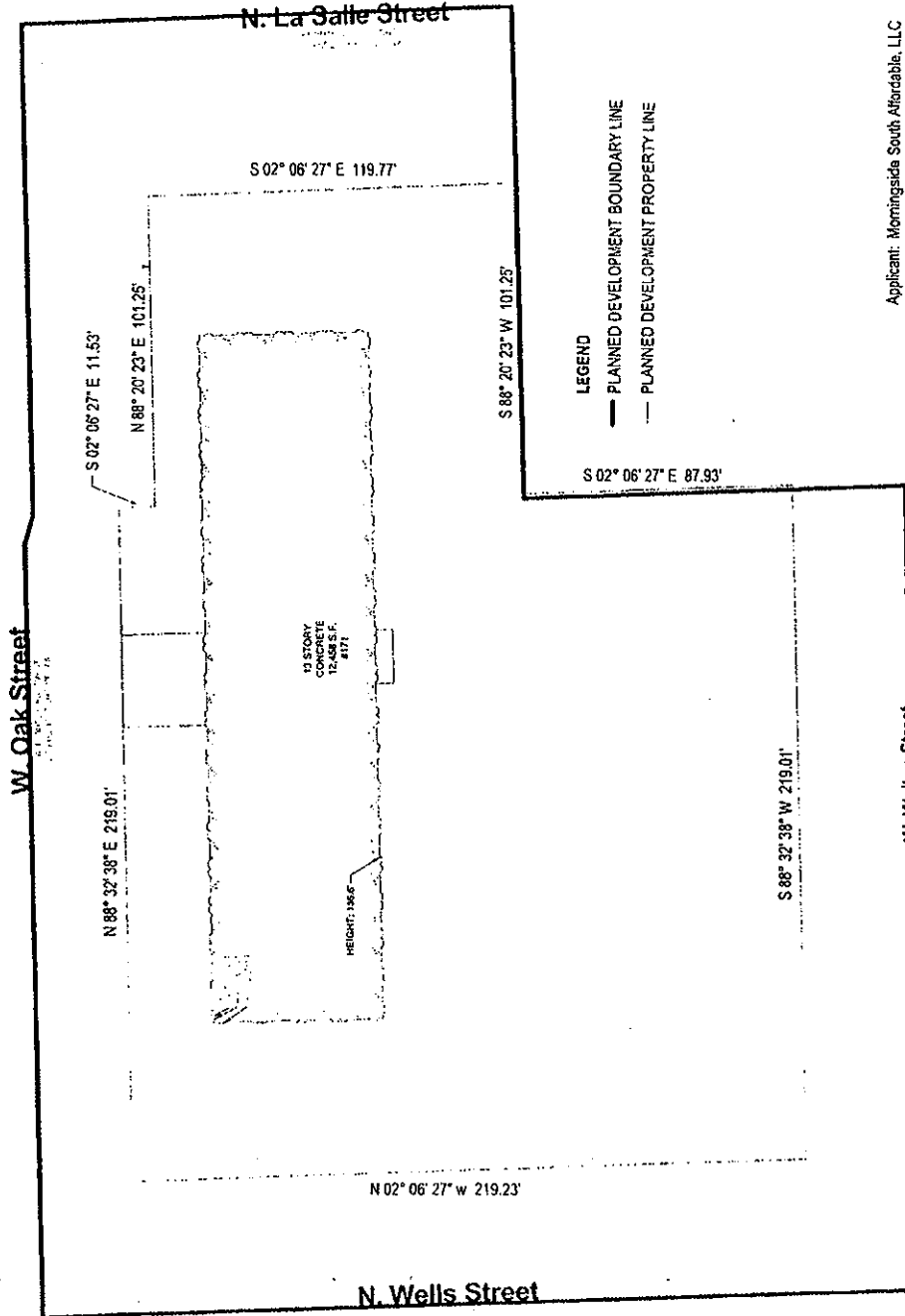
Zoning Map



Applicant: Morningside South Affordable, LLC
 Address: 171 W. Oak Street
 Introduced: June 23, 2021
 Plan Commission: October 21, 2021

PLANNED DEVELOPMENT 156 AS AMENDED
FINAL FOR PUBLICATION

Property Line and PD Boundary Map

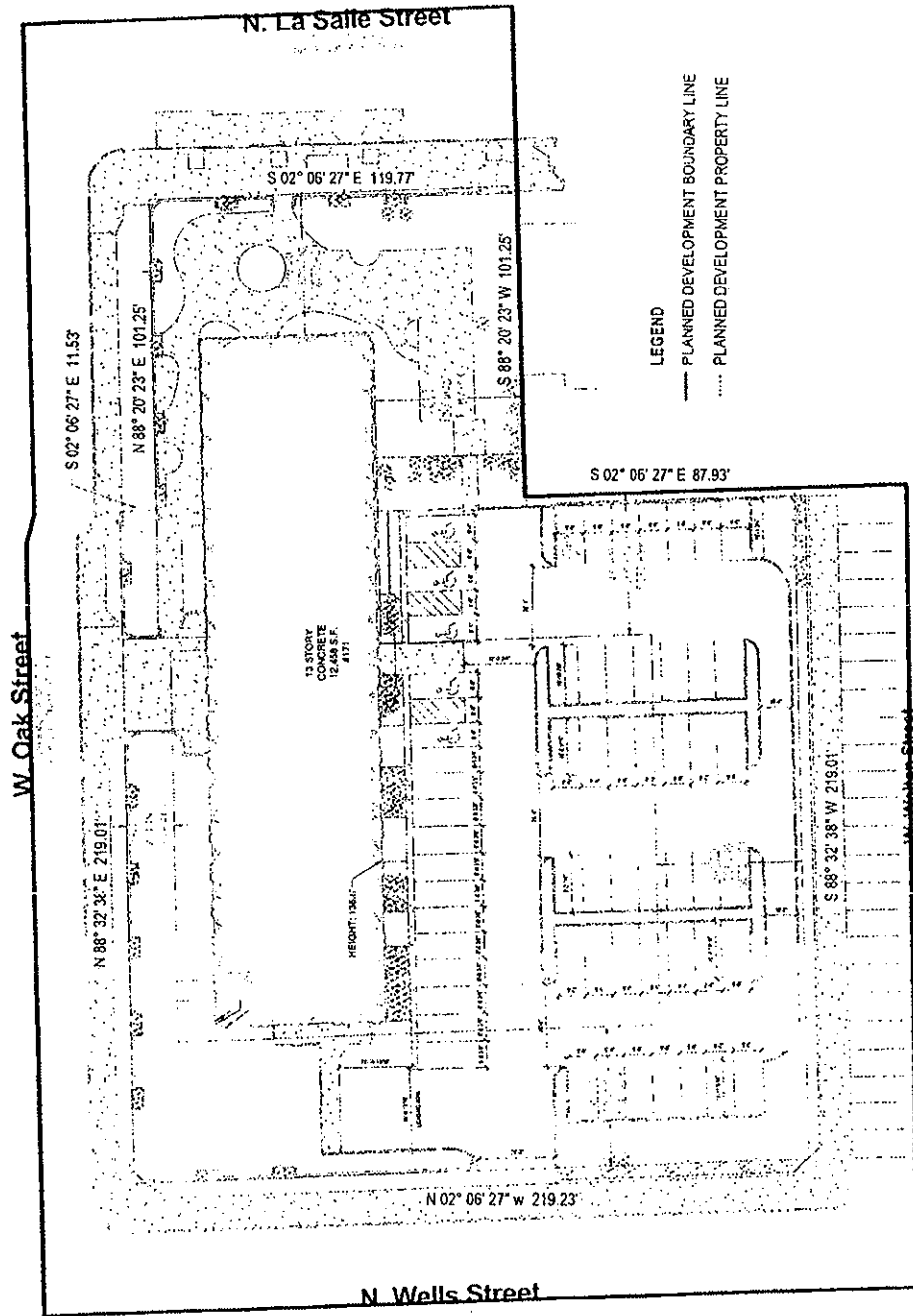


Applicant: Morningside South Affordable, LLC
 Address: 171 W. Oak Street
 Introduced: June 23, 2021
 Plan Commission: October 21, 2021

FINAL FOR PUBLICATION

PLANNED DEVELOPMENT 156 AS AMENDED

Site Plan

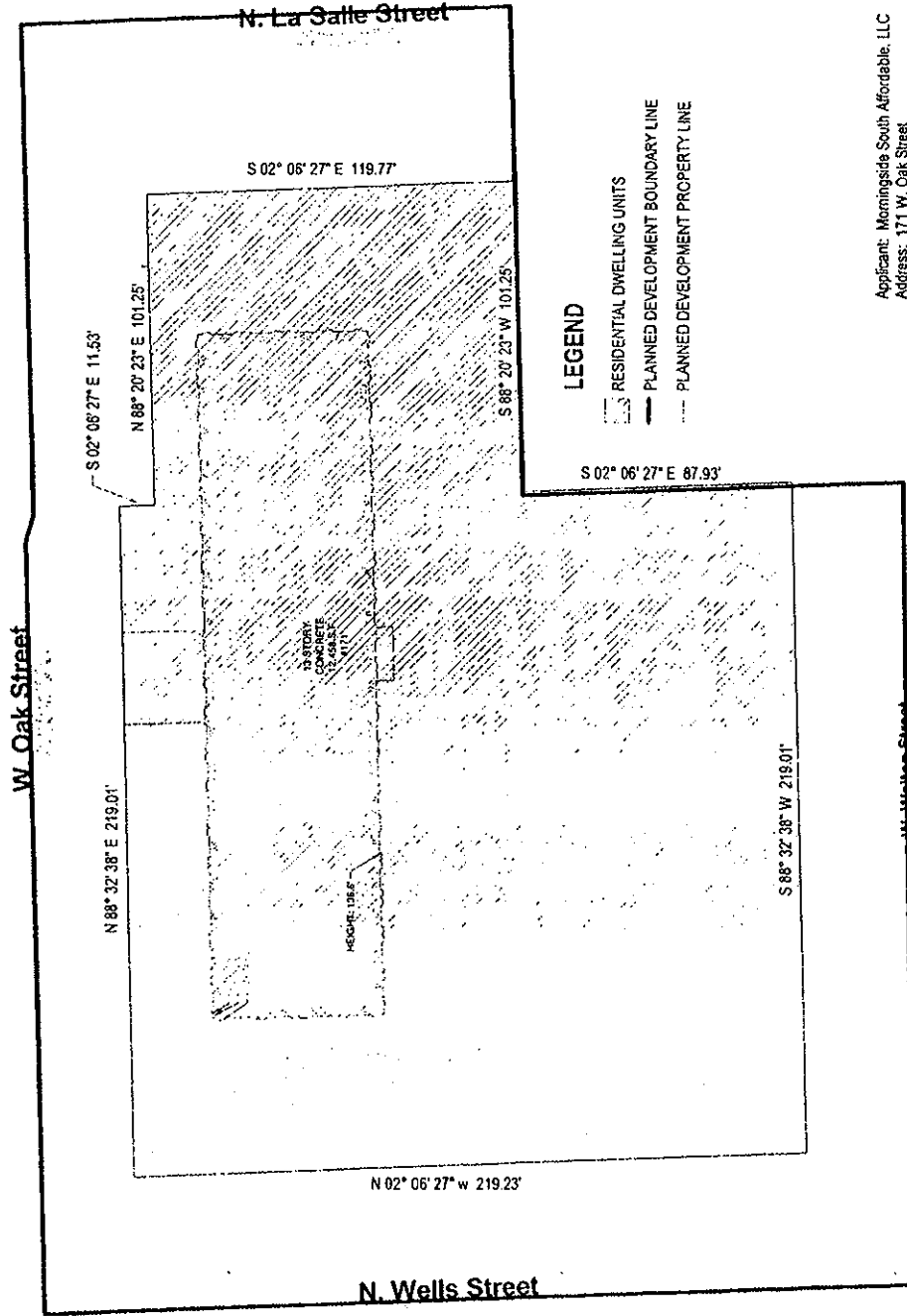


Applicant: Morningside South Affordable, LLC
 Address: 171 W. Oak Street
 Introduced: June 23, 2021
 Plan Commission: October 21, 2021

FINAL FOR PUBLICATION

PLANNED DEVELOPMENT 156 AS AMENDED

Generalized Land Use Plan



LEGEND

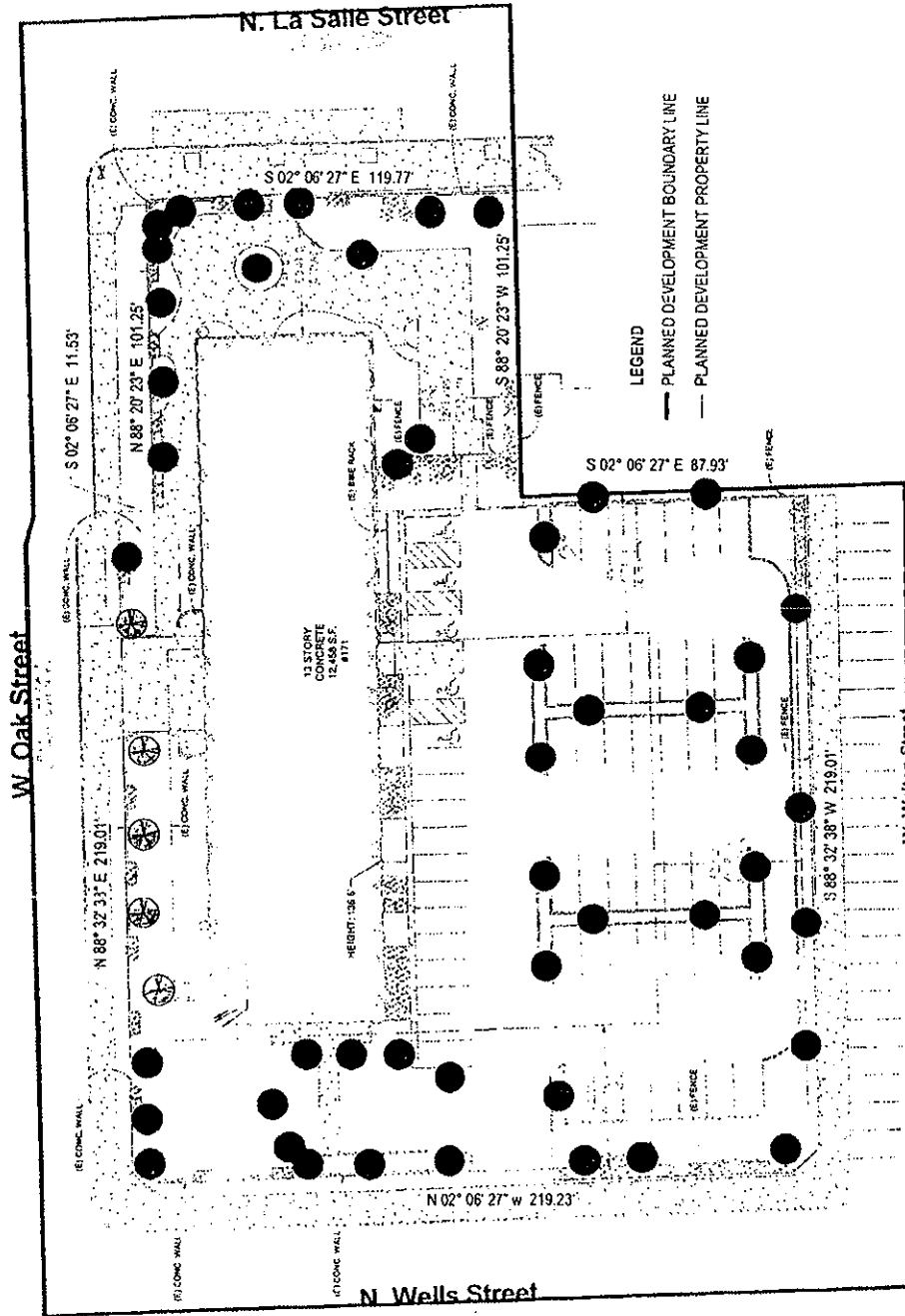
- RESIDENTIAL DWELLING UNITS
- PLANNED DEVELOPMENT BOUNDARY LINE
- PLANNED DEVELOPMENT PROPERTY LINE

Applicant: Morningside South Affordable, LLC
 Address: 171 W. Oak Street
 Introduced: June 23, 2021
 Plan Commission: October 21, 2021

FINAL FOR PUBLICATION

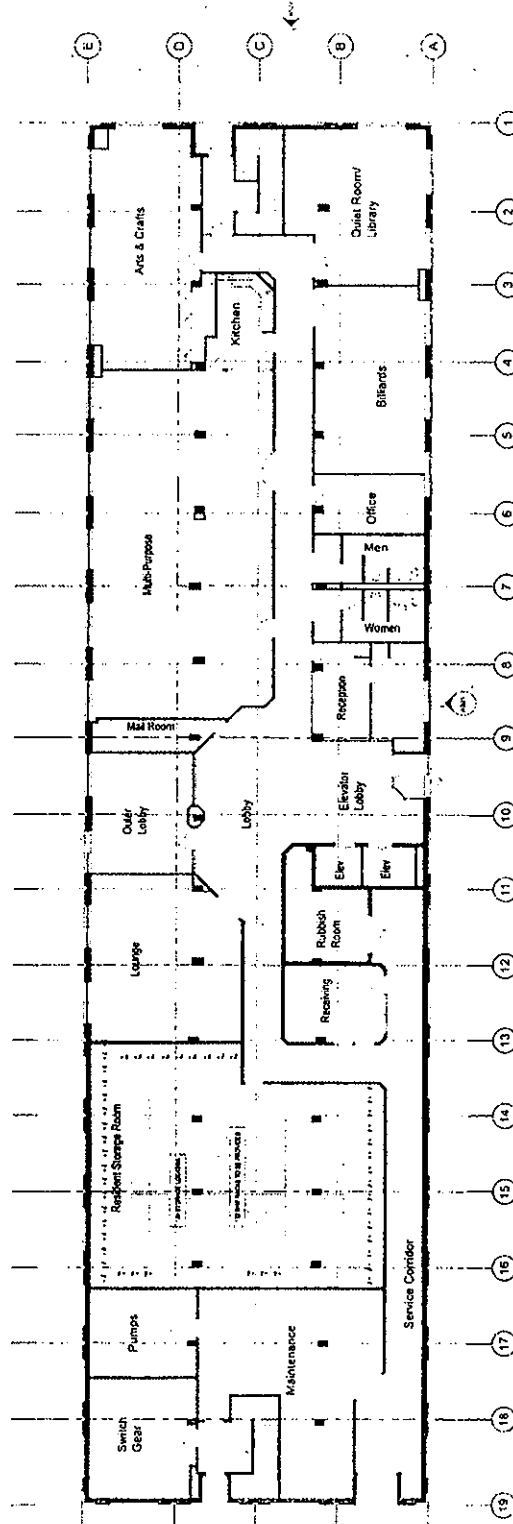
PLANNED DEVELOPMENT 156 AS AMENDED

Landscape Plan



Applicant: Morningside South Affordable, LLC
 Address: 171 W. Oak Street
 Introduced: June 23, 2021
 Plan Commission: October 21, 2021

PLANNED DEVELOPMENT 156 AS AMENDED
 First Floor Plan
FINAL FOR PUBLICATION

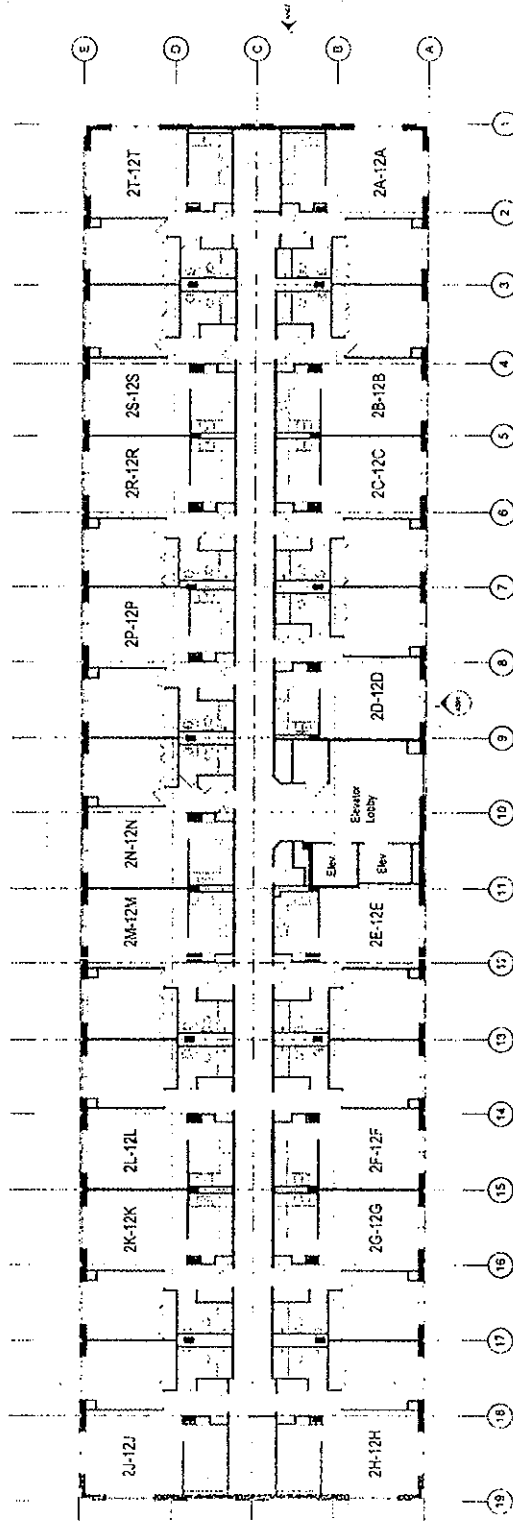


Applicant: Morningside South Affordable, LLC
 Address: 171 W. Oak Street
 Introduced: June 23, 2021
 Plan Commission: October 21, 2021

FINAL FOR PUBLICATION

PLANNED DEVELOPMENT 156 AS AMENDED

2nd-12th Floor Plan

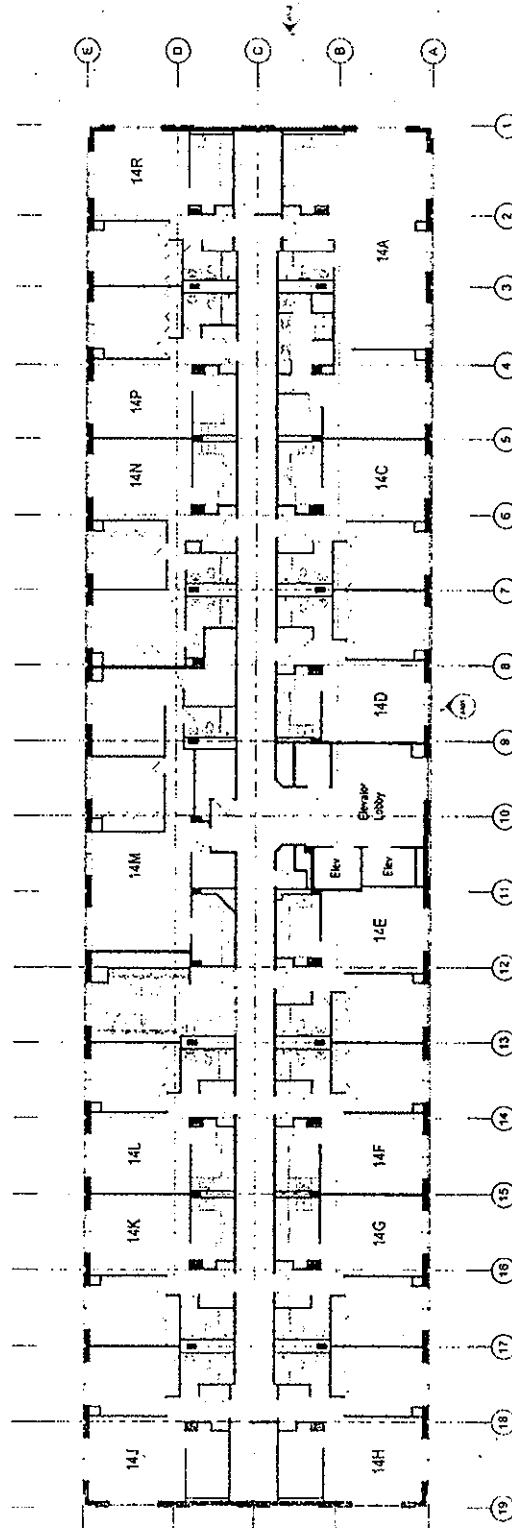


Applicant: Morningside South Affordable, LLC
 Address: 171 W. Oak Street
 Introduced: June 23, 2021
 Plan Commission: October 21, 2021

PLANNED DEVELOPMENT 156 AS AMENDED

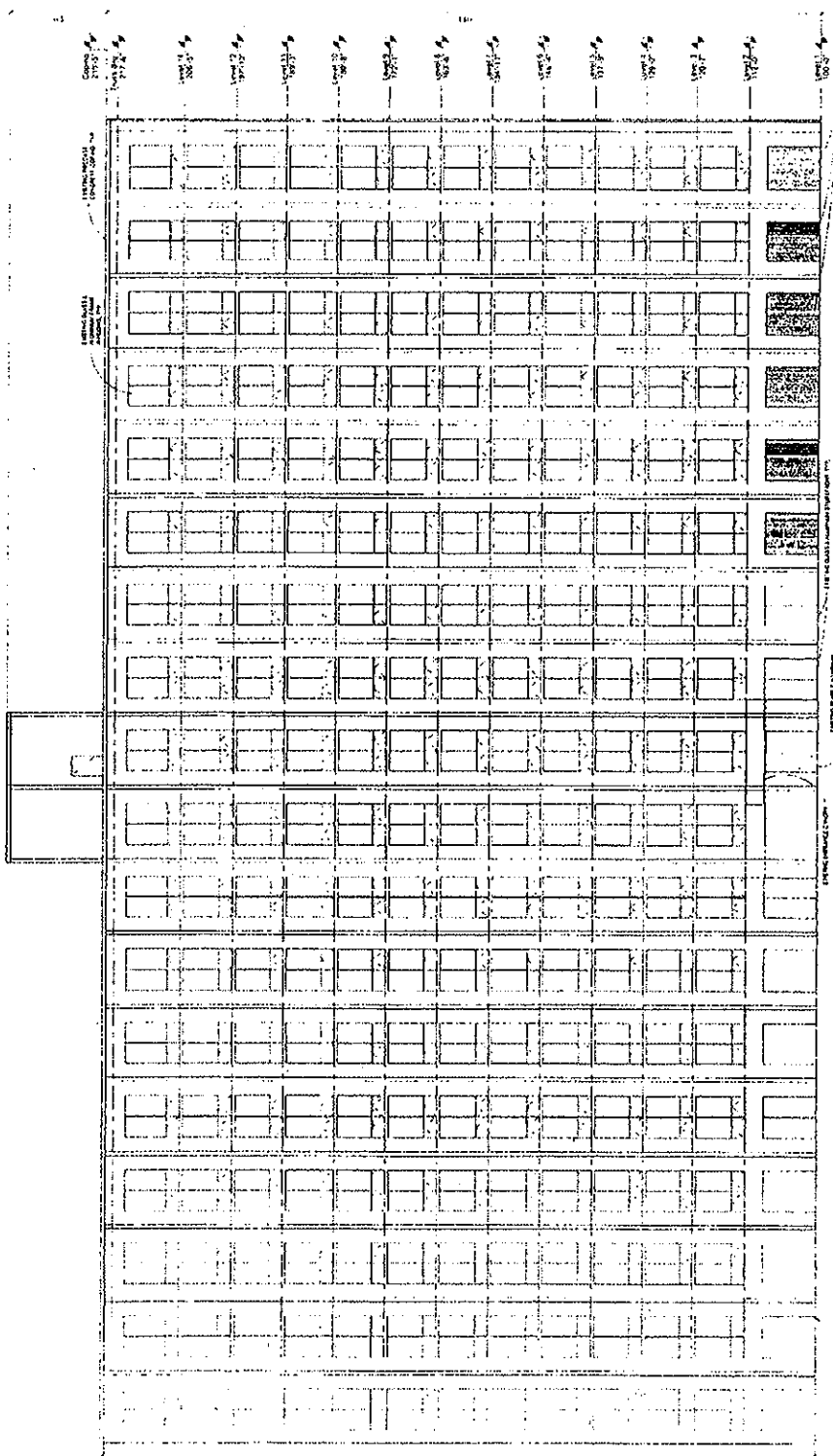
14th Floor Plan

FINAL FOR PUBLICATION



Applicant: Morningside South Affordable, LLC
 Address: 171 W. Oak Street
 Introduced: June 23, 2021
 Plan Commission: October 21, 2021

PLANNED DEVELOPMENT 156 AS AMENDED
North Elevation
FINAL FOR PUBLICATION

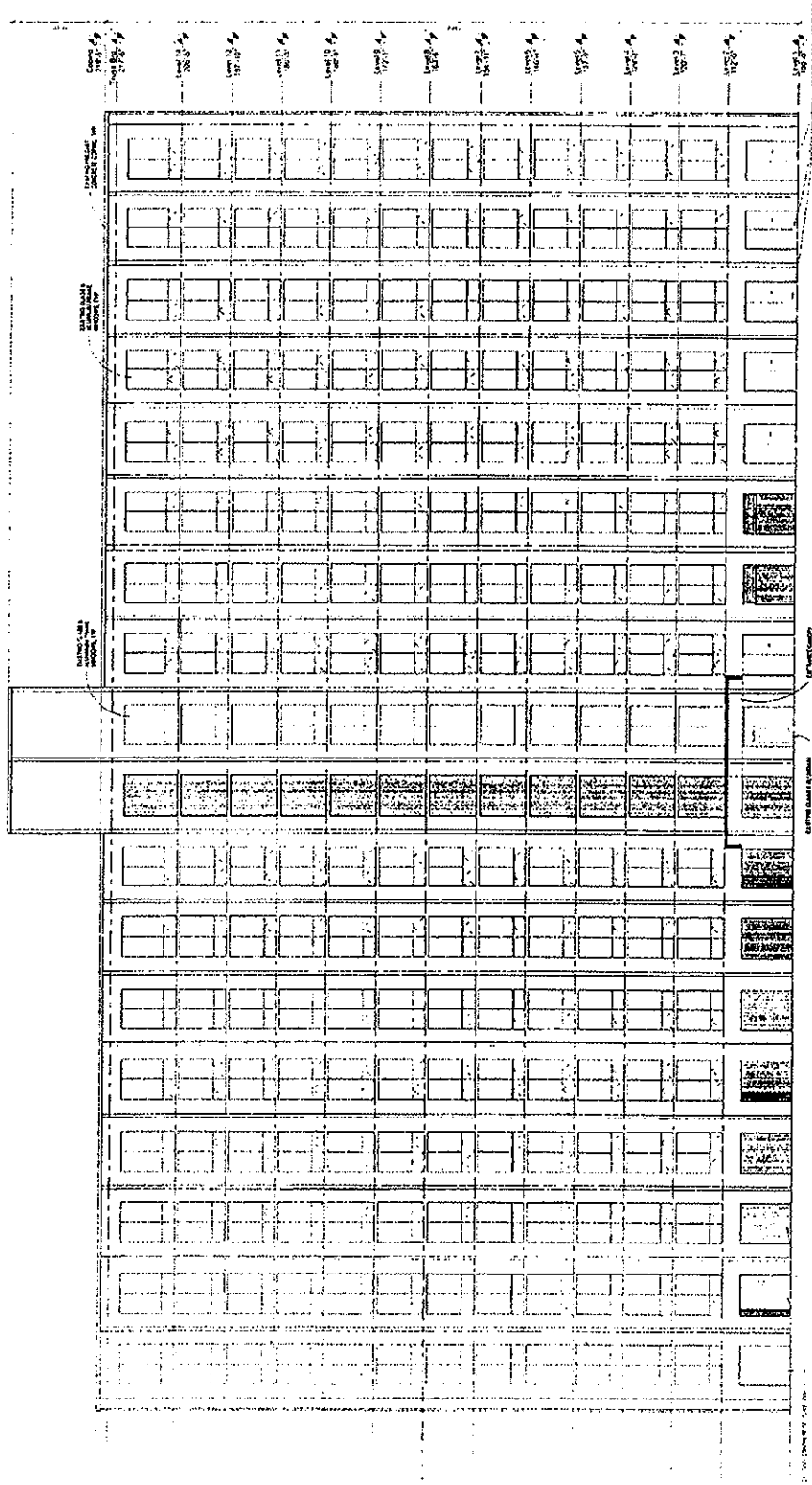


Applicant: Memmingside South Affordable, LLC
Address: 171 W. Oak Street
Introduced: June 23, 2021
Plan Commission: October 21, 2021

FINAL FOR PUBLICATION

PLANNED DEVELOPMENT 156 AS AMENDED

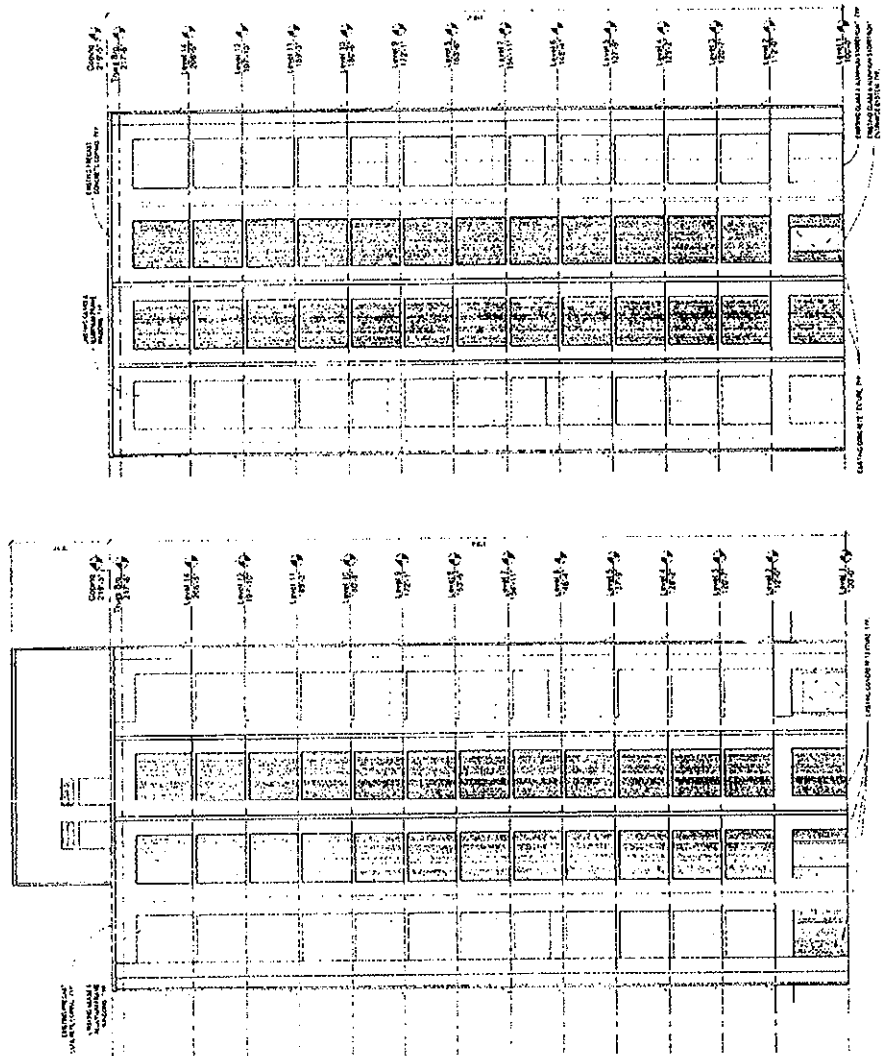
South Elevation



Applicant: Morningside South-Affordable, LLC
 Address: 171 W. Oak Street
 Introduced: June 23, 2021
 Plan Commission: October 21, 2021

FINAL FOR PUBLICATION

PLANNED DEVELOPMENT 156 AS AMENDED
West and East Elevations



Applicant: Morningside South Affordable, LLC
Address: 171 W. Oak Street
Introduced: June 23, 2021
Plan Commission: October 21, 2021



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

May 11, 2020

Richard F. Klawiter
DLA Piper LLP
444 W. Lake St., Suite 900
Chicago, IL 60606

RE: Opinion response for PD 156, accessory uses at Jenkins Hall, 171 W. Oak St.

Dear Mr. Klawiter:

In response to your recent request, please be advised that the subject property is currently zoned Planned Development Number 156 ("PD 156"). You are seeking confirmation that certain existing uses within Jenkins Hall are accessory and permitted within PD 156.

Your client, Moody Bible Institute of Chicago, is the owner of Jenkins Hall, a 201-unit residential building at 171 W. Oak St. Statement 6 of PD 156 states that the use of land will consist of residential dwelling units for the elderly and students. Ninety of the units are subject to a Housing Assistance Payments Contract ("HAP Units") and the other 111 units are occupied by Moody students and guests and invitees ("Moody Units"). Most of the HAP Units are occupied by elderly residents. However, 23 of the 90 HAP Units are equipped to house disabled residents and many, if not all of the 23 units are occupied by disabled residents who are not elderly. Similarly, while the occupants in the Moody Units are primarily Moody students, up to 15 of the Moody Units may be designated for occupancy by non-students (Moody staff, guests, and invitees).

Pursuant to Section 17-9-0200 of the Zoning Ordinance, accessory uses are permitted in conjunction with allowed principal uses. The Zoning Administrator is authorized to determine when a use meets the definition of an accessory use. It must be determined that the use: 1. is subordinate to the principal use in terms of area, extent and purpose; 2. contributes to the comfort, convenience, or necessity of occupants of the principal use served; and 3. is located on the same zoning lot as the principal use served.

It is our determination that up to 23 HAP Units (11% of all units and 25% of all HAP Units) and up to 15 Moody Units (7% of all units and 13% of all Moody Units) are subordinate to the principal use, contribute to the comfort, convenience, or necessity of occupants of the principal use served, and are located on the same zoning lot as the principal use served. Therefore, up to 23 HAP Units may be occupied by non-elderly disabled residents and up to 15 Moody Units may be occupied by individuals who are neither students nor elderly, and both are permitted as accessory uses.

Sincerely,



Patrick Murphey
Zoning Administrator

C: Teresa McLaughlin, Main file

17880

78240

JOURNAL--CITY COUNCIL--CHICAGO

4/2/2014

Reclassification Of Area Shown On Map No. 3-F.
(As Amended)
(Application No. 17880)
(Common Address: 141 -- 173 W. Oak St., 940 -- 948 N. LaSalle St.
And 931 -- 951 N. Wells St.)

RPD 156, 00

[SO2014-8394]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the Residential Planned Development Number 156 symbols and indications as shown on Map Number 3-F in an area bounded by:

West Oak Street; North LaSalle Street; a line 119.77 feet south of and parallel to West Oak Street; a line 100.33 feet west of and parallel to North LaSalle Street; West Walton Street; and North Wells Street,

to the designation of Residential Planned Development Number 156, as amended, 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.

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

Residential Planned Development No. 156, As Amended.

Plan Of Development Statements.

1. The area delineated hereon as a "Residential Planned Development" is owned or controlled by Moody Bible Institute.
2. Off-street parking and off-street loading facilities shall be provided in compliance with this plan of development.
3. Any dedication or vacation of streets or resubdivision of parcels shall require a separate submittal on behalf of Moody Bible Institute.
4. All applicable official reviews, approvals or permits are required to be obtained by Moody Bible Institute, or its successors, assignees or grantees.

- 5. Service drives or any other ingress or egress not heretofore proposed to be dedicated, 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 within such paved areas.
- 6. Use of land will consist of residential dwelling units for the elderly and students, off-street parking, and private recreation areas.
- 7. The following information sets forth data concerning the property included in said 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 adopted by the Commissioner of Planning and Development.

[Property Line Map and Right-of-Way Adjustment; Existing Zoning Map; and Generalized Land Use Plan referred to in these Plan of Development Statements printed on pages 78243 through 78245 of this *Journal*.]

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

Residential Planned Development No. 156, As Amended.

Bulk Regulation And Data Table.

Net Site Area	General Description Of Land Use	Number Of Dwelling Units	Maximum Floor Area Ratio	Maximum Percentage Of Land Covered
60,013.30 square feet	Residential Dwelling Units for the Elderly and Students, Off-Street Parking and Loading, and Private Recreation Areas	201	2.80	25%
1.38 acres				

Gross Site Area = Net Site Area + Area of Public Streets and Alleys
(97,451.58 square feet = 60,013.30 square feet + 37,438.28 square feet)

Maximum Permitted F.A.R. for Total
Net Site Area:

2.80

Maximum Number of Dwelling Units
Per Acre of Total Net Site Area:

146

Minimum Number of Off-Street
Parking Spaces:

60 spaces

Minimum Number of Off-Street
Loading Spaces:

2 spaces

Minimum Setbacks:

Front Yard:

15 feet and 26 feet

Side Yard:

46 feet and 50 feet

Rear Yard:

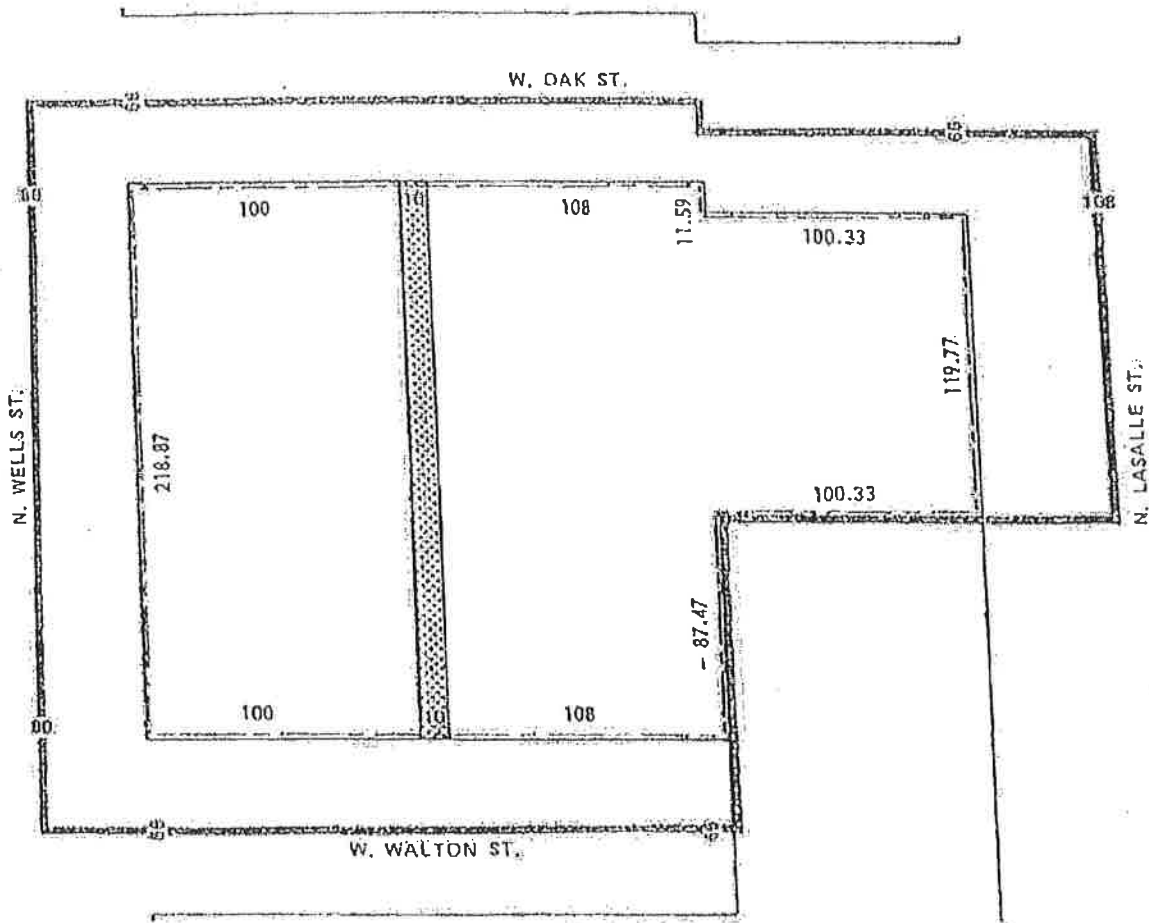
48 feet and 136 feet

Maximum Percentage of Land
Covered:

25 percent

Setback and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to, existing structures, or where necessary because of technical reasons, subject to the approval of the department of planning and development.

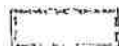
RESIDENTIAL PLANNED DEVELOPMENT
PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS



LEGEND



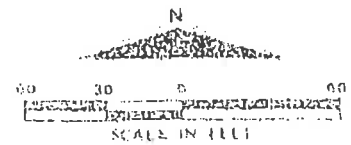
PLANNED DEVELOPMENT BOUNDARY



CHICAGO-ORLEANS DISPOSITION PARCEL R-2

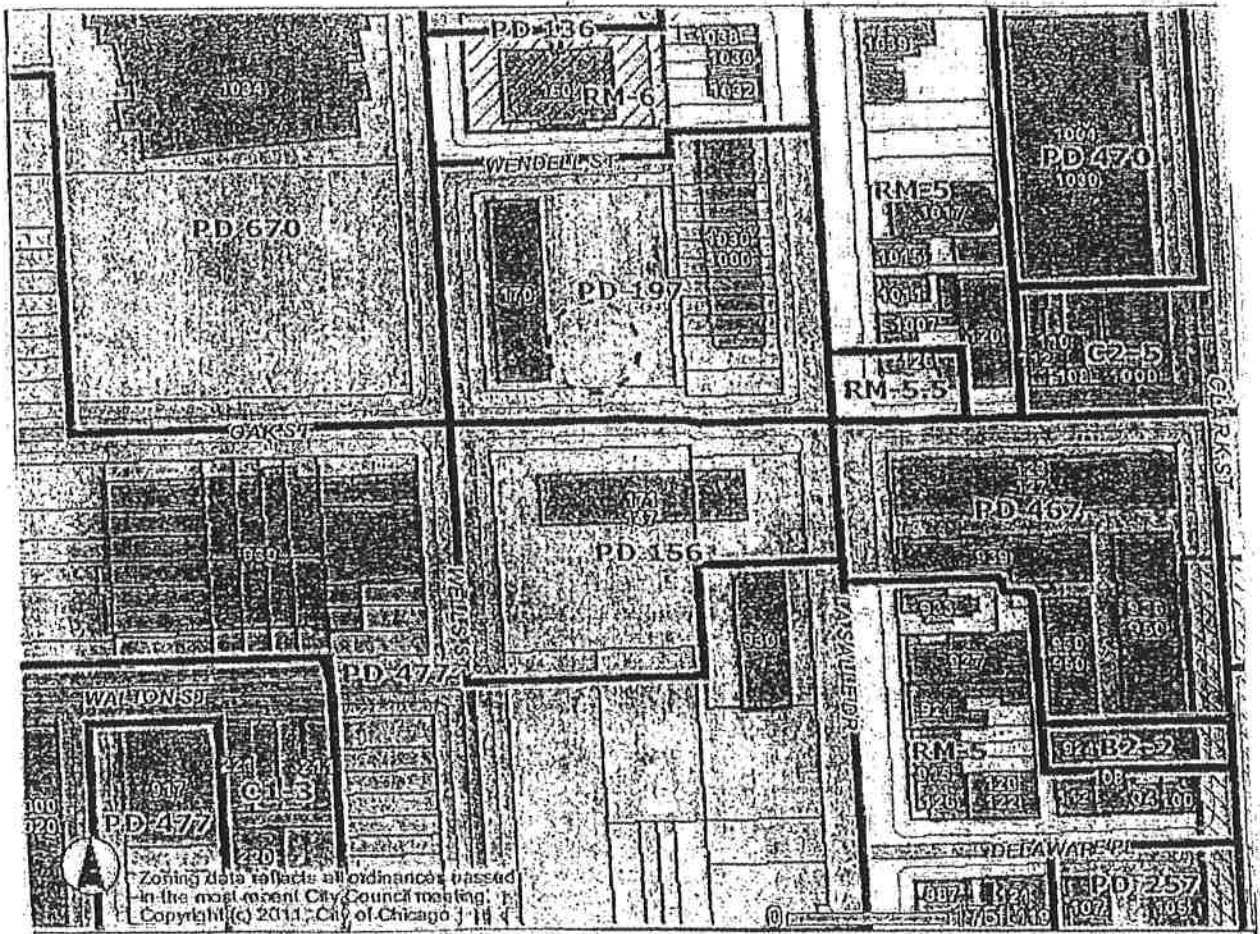


ALLEY TO BE VACATED



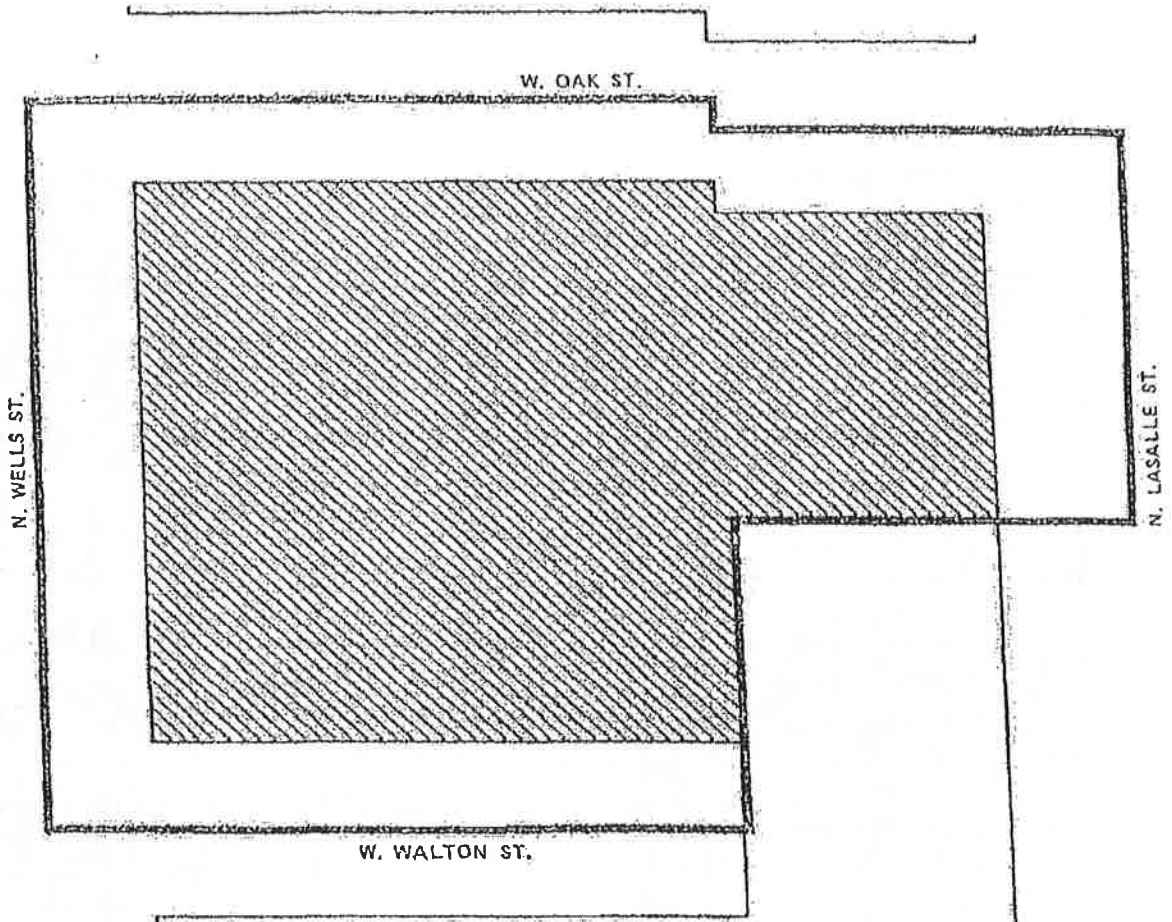
APPLICANT: MOODY BIBLE INSTITUTE
 ADDRESS: 141-173 W. OAK ST., 840-948 N. LASALLE ST., 931-951 N. WELLS ST., CHICAGO, ILLINOIS
 INTRODUCED: NOVEMBER 13, 2013
 PLAN COMMISSION: MARCH 20, 2014

RESIDENTIAL PLANNED DEVELOPMENT
EXISTING ZONING MAP

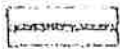


APPLICANT: MOODY BIBLE INSTITUTE
 ADDRESS: 141-173 W. OAK ST., 940-948 N. LASALLE ST., 931-951 N. WELLS ST., CHICAGO, ILLINOIS
 INTRODUCED: NOVEMBER 13, 2013
 PLAN COMMISSION: MARCH 20, 2014

RESIDENTIAL PLANNED DEVELOPMENT
GENERALIZED LAND USE PLAN



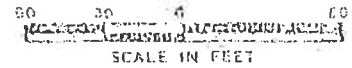
LEGEND



PLANNED DEVELOPMENT BOUNDARY



RESIDENTIAL DWELLING UNITS FOR THE ELDERLY AND STUDENTS



APPLICANT: MOODY BIBLE INSTITUTE
 ADDRESS: 141-173 W. OAK ST., 940-948 N. LASALLE ST., 931-951 N. WELLS ST., CHICAGO, ILLINOIS
 INTRODUCED: NOVEMBER 13, 2013
 PLAN COMMISSION: MARCH 20, 2014

of W. Hubbard Street and a line drawn from a point on the centerline of the alley next south of W. Hubbard Street 219.36 feet west of the west line of N. Orleans Street to a point on the centerline of W. Kinzie Street 220.25 feet west of the west line of N. Orleans Street

to the designation of a Residential-Business Planned Development, as amended, which is hereby established in the above-described area, subject to such use and bulk regulations as are set forth on the Plan of Development herewith attached and made a part hereof and to no others.

[Plan of Development printed on pages 3873-3881 of this Journal]

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

Reclassification of Area Shown on Map No. 2-H.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all C1-3 Restricted Commercial District and R5 General Residential District symbols and indications as shown on Map No. 2-H in the area bounded by

W. Jackson Boulevard; S. Oakley Avenue; W. Van Buren Street and S. Western Avenue

to the designation of 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 3882-3886 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. 3-F.

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

SECTION 1. Residential Planned Development Number 100 as shown on Map No. 3-F of the Chicago Zoning Ordinance in the area bounded by

W. Wendell Street; a line 102.4 feet west of N. LaSalle Street; a line 229.82 feet north of W. Oak Street; N. LaSalle Street; a line 119.77 feet south of W. Oak Street; a line 100.33 feet west of N. LaSalle Street; W. Walton Street and N. Franklin Street

is hereby rescinded and all of the R5 General Residence District, R6 General Residence District, B4-3 Restricted Service District, C1-3 Restricted Commercial District and C1-4 Restricted Commercial District symbols and designations in effect as of June 21, 1973, the date immediately prior to passage of Planned Development No. 100, are hereby reestablished.

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-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 C1-4 Restricted Commercial District symbols and indications as shown on Map No. 3-F in the area bounded by

W. Elm Street; the alley next east of and parallel to N. Wells Street; a line 93 feet south of and parallel to W. Elm Street and N. Wells 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-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 R6 General Residence District and C1-4 Restricted Commercial District symbols and indications as shown on Map No. 3-F in the area bounded by

W. Oak Street; N. LaSalle Street; a line 119.77 feet south of W. Oak Street; a line 100.33 feet west of N. LaSalle Street; W. Walton Street and N. Wells Street

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 3887-3891 of this Journal]

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

Reclassification of Area Shown on Map No. 3-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 B4-4 Restricted Service District symbols and indications as shown on Map No. 3-F in the area bounded by

a line 599.5 feet north of and parallel to W. Goethe Street; the alley next east of N. Clark Street; W. Division Street; N. LaSalle Street; a line 105.5 feet north of and parallel to W. Division Street; the alley next east of N. LaSalle Street; the alley next north of W. Division Street and N. Clark 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

(continued on page 3892)

A 1466

RESIDENTIAL PLANNED DEVELOPMENT

No. 156

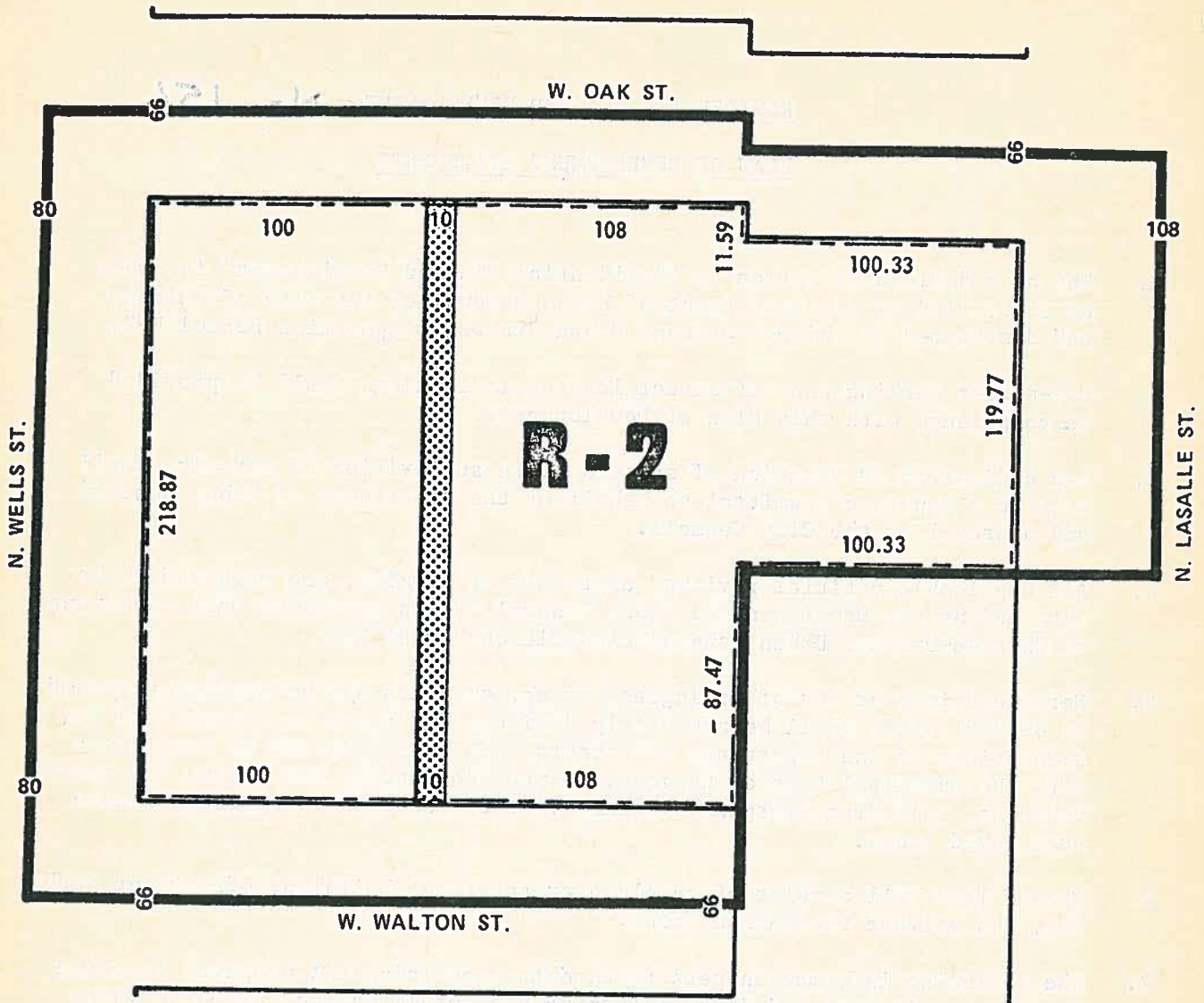
PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated hereon as "Residential Planned Development" is owned or controlled by the Department of Urban Renewal of the City of Chicago and designated as Chicago-Orleans Urban Renewal Disposition Parcel R-2.
2. Off-street parking and off-street loading facilities, shall be provided in compliance with this Plan of Development.
3. Any dedication or vacation of streets or re-subdivision of parcels, shall require a separate submittal on behalf of the Department of Urban Renewal 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 successor upon conveyance of Chicago-Orleans Urban Renewal Disposition Parcel R-2.
5. Service drives or any other ingress or egress lanes not heretofore proposed to be dedicated, 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 within such paved areas.
6. Use of land will consist of an elevator apartment building, off-street parking, and private recreation areas.
7. The following information sets forth data concerning the property included in said 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 adopted by the Commissioner of Development and Planning.

APPLICANT: DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO

DATE: AUGUST 3, 1976

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



LEGEND



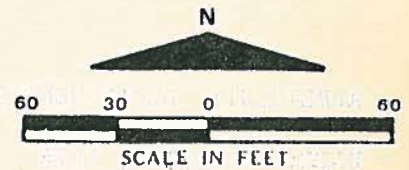
PLANNED DEVELOPMENT BOUNDARY



CHICAGO-ORLEANS DISPOSITION PARCEL R-2



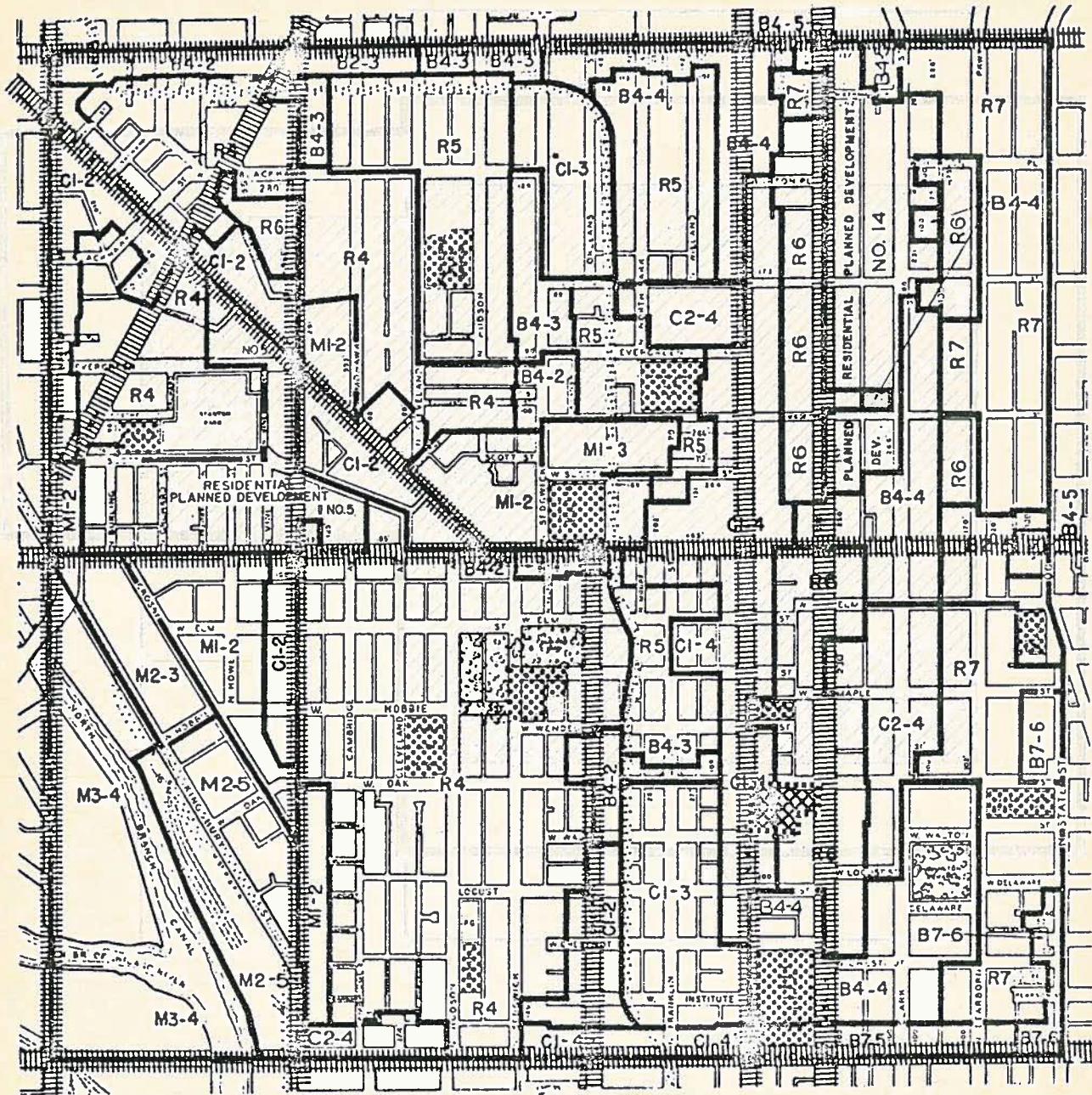
ALLEY TO BE VACATED








APPLICANT : DEPARTMENT OF URBAN RENEWAL - CITY OF CHICAGO

DATE : AUGUST 3, 1976

RESIDENTIAL PLANNED DEVELOPMENT EXISTING ZONING AND PREFERRED STREET SYSTEM



LEGEND :

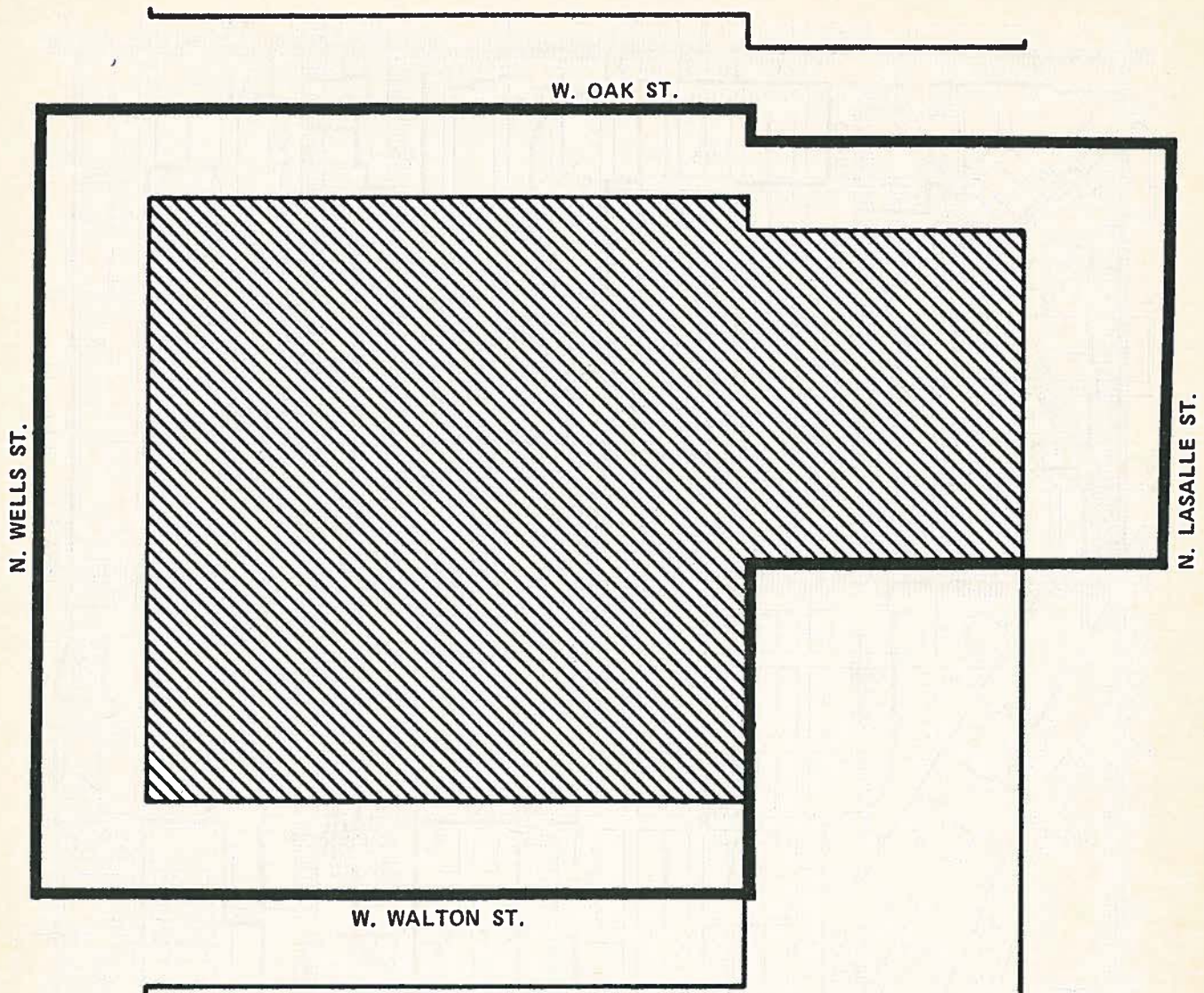
-  PROPOSED RESIDENTIAL PLANNED DEVELOPMENT
-  ZONING DISTRICT BOUNDARIES
-  PREFERRED STREETS
-  PARKS AND PLAYGROUNDS
-  PUBLIC AND QUASI-PUBLIC FACILITIES



APPLICANT : DEPARTMENT OF URBAN RENEWAL · CITY OF CHICAGO

DATE : AUGUST 3, 1976

RESIDENTIAL PLANNED DEVELOPMENT
GENERALIZED LAND USE PLAN



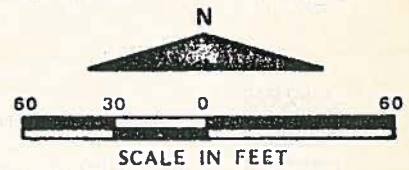
LEGEND



PLANNED DEVELOPMENT BOUNDARY



HOUSING FOR THE ELDERLY



APPLICANT : DEPARTMENT OF URBAN RENEWAL - CITY OF CHICAGO

DATE : AUGUST 3, 1976

**RESIDENTIAL PLANNED DEVELOPMENT
PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA**

NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	NUMBER OF DWELLING UNITS	MAXIMUM FLOOR AREA RATIO	MAXIMUM PERCENTAGE OF LAND COVERED
SQUARE FEET	ACRES				
60,013.30	1.38	Elevator Apartment Structure for Housing for the Elderly, Off-Street Parking and Loading and Private Recreation Areas	201	2.80	25%
GROSS SITE AREA = NET SITE AREA + AREA OF PUBLIC STREETS AND ALLEYS					
97,451.58	60,013.30		37,438.28		

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA:

2.80

MAXIMUM NUMBER OF DWELLING UNITS PER ACRE OF TOTAL NET SITE AREA:

146.

MINIMUM NUMBER OF OFF-STREET PARKING SPACES: 60 SPACES

MINIMUM NUMBER OF OFF-STREET LOADING SPACES: 2 SPACES

MINIMUM SETBACKS:

FRONT YARD:	15' and 26'
SIDE YARD:	46' and 50'
REAR YARD:	48' and 136'

MAXIMUM PERCENT OF LAND COVERED:

25%

SETBACK AND YARD REQUIREMENTS MAY BE ADJUSTED WHERE REQUIRED TO PERMIT CONFORMANCE TO THE PATTERN OF, OR ARCHITECTURAL ARRANGMENT RELATED TO, EXISTING STRUCTURES, OR WHERE NECESSARY BECAUSE OF TECHNICAL REASONS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF DEVELOPMENT AND PLANNING.

APPLICANT: DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO

DATE: AUGUST 3, 1976