

FAX: 744-6550

PD 169

**DEARBORN PARK
PROJECT SUMMARY FOR DEARBORN PARK NEIGHBORHOOD I**

Project	Subarea A	Subarea B	Subarea C	Subarea D	Subarea E	Subarea F
Hammond, Beebe & Associates Townhouse 836-886 S. Park Terr.	DU	26				
Hammond, Beebe & Associates Townhouse 933-971 S. Park Terr.	DU	20				
Hammond, Beebe & Associates Townhouse 960-996 S. Park Terr.	DU	19				
Hammond, Beebe & Associates Townhouse 1061-1097 S. Park Terr.	DU	19				
Hammond, Beebe & Associates Townhouse 1040-1080 S. Plymouth Ct.	DU	21				
Hammond, Beebe & Associates Townhouse 1111-1147 S. Park Terr.	DU	19				
Hammond, Beebe & Associates Townhouse 22-1158 S. Plymouth Ct.	DU	19				
Dubin, Dubin, Black & Montousamy Elderly Highrise - Rental Units 820 S. Park Terrace	DU		190			
Skidmore, Owings & Merrill Midrise 801 S. Plymouth Ct.	DU		198			
Gordon/Levin Highrise 899 S. Plymouth Ct.	DU		250			
Gordon/Levin Highrise 901 S. Plymouth Ct.	DU			122		
Booth, Nagle & Harney Townhouse 1001 S. Plymouth Ct.	DU				4	
Booth, Nagle & Harney Midrise 1115 S. Plymouth Ct.	DU				75	
Booth, Nagle & Harney Townhouse 1121 S. Plymouth Ct.	DU				4	

*Rental Units

**DEARBORN PARK
PROJECT SUMMARY FOR DEARBORN PARK NEIGHBORHOOD I**

<i>Project</i>	<i>Subarea A</i>	<i>Subarea B</i>	<i>Subarea C</i>	<i>Subarea D</i>	<i>Subarea E</i>	<i>Subarea F</i>
Booth, Nagle & Hartney Midrise 1143 S. Plymouth Ct.	DU				75	
Booth, Nagle & Hartney Townhouse 1153 S. Plymouth Ct.	DU				4	
Booth, Nagle & Hartney Midrise 1169 S. Plymouth Ct.	DU				75	
Michael Reahmto Townhouse 1160 - 1162 S. Plymouth Ct.	DU					51
Dearborn Park I	Total Dwelling Units					
	1191					

**DEARBORN PARK
PROJECT SUMMARY FOR DEARBORN PARK NEIGHBORHOOD II**

<i>Project</i>	<i>Sub Area G</i>	<i>Sub Area H</i>	<i>Sub Area I</i>
Thrush - Peppageorge Haynes Townhouse Roosevelt Rd., S. Clark St., S. Federal St.	DU	117	
MCL - Kruse, Phase I Townhouse 15th St., S. Clark St., S. Federal St.	DU	26	
MCL - Kruse, Phase II Townhouse 14th St., S. Clark St., S. Federal St.	DU	17	
MCL - Kruse, Phase III Townhouse 14th St., S. Clark St., S. Federal St.	DU	17	
MCL - Kruse, Phase IV Townhouse S. Clark St., S. Federal St., 13th St., 14th St.	DU	49	
MCL - Fitzgerald Single Family 13th St., S. Plymouth Ct., S. Federal St.	DU	38	
Thrush - Peppageorge Haynes Townhouse 14th St., S. Plymouth Ct., S. Federal St.	DU	14	
Ogden - Booth/Hansen Single Family 15th St., S. Plymouth Ct., S. Federal St.	DU	12	
MCL - Peppageorge Haynes Single Family Roosevelt Rd., S. State St., S. Plymouth Ct.	DU		36
Ogden - Booth/Hansen, Phase I Townhouse 14th St., S. State St., S. Plymouth Ct.	DU		34
Ogden - Booth/Hansen, Phase II Townhouse 14th St., S. State St., S. Plymouth Ct.	DU		38
Ogden - Booth/Hansen, Phase III Townhouse 15th St., S. State St.	DU		48
Ogden - Booth/Hansen, Phase IV Townhouse 13th St., S. State St., S. Plymouth Ct.	DU		41

Dearborn Park II **Total Dwelling Units**

487



June 25, 1993

City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Valerie B. Jarrett
Commissioner

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

Mr. Paul DeCelles
Skidmore, Owings & Merrill
224 S. Michigan Avenue
Chicago, IL 60604

Re: Request for a minor change to
Residential Planned Development No.
169, as Amended, Subarea I
(Dearborn Park Neighborhood Two)

Dear Mr. DeCelles:

The Department of Planning and Development has considered your request on behalf of the Dearborn Park Corporation for a minor change to Planned Development No. 169, as amended, and hereby approves your request pursuant to the authority granted by Section 11.11-3 of the Chicago Zoning Ordinance.

Specifically, your letter dated June 18, 1993 requested a reduction in the side-yard setback requirement between adjacent single-family residential structures for the project site located at the southwest corner of Roosevelt Road and State Street in Subarea I.

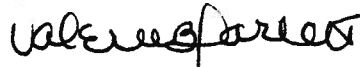
The Planned Development requires a minimum distance of eight (8) feet between single-family homes. You requested a reduction in that requirement to permit a minimum distance of seven (7) feet between structures for those dwellings proposed along South Plymouth Court, and six (6) feet between structures for those dwellings proposed along South State Street. The proposed side-yard setbacks are consistent with the side-yard setbacks between structures permitted under a typical residential zoning classification for similar single-family developments. This request did not include any changes of the periphery setback requirements established in the Planned Development.

With regard to your request, the Department of Planning and Development has determined that the modification would constitute a minor change pursuant to section 11.11-3 (c) of the Chicago Zoning Ordinance.



Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Planned Development No. 169, as Amended, I hereby approve the foregoing minor change, but no other changes to Residential Planned Development No. 169, as Amended.

Sincerely,



Valerie B. Jarrett
Commissioner

cc: Marcel Acosta
Christine Slattery
Philip Levin
William Tippens
Mary Edwards



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Valerie B. Jarrett
Commissioner

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

January 25, 1993

Eugene J. Bruce
Draper and Kramer Inc.
33 W. Monroe Street
Chicago, IL 60603-5486

Re: Planned Development No. 169 (Dearborn Park Neighborhood II)

Dear Mr. Bruce:

Please be advised that the Department of Planning and Development has considered your request for a minor change to Planned Development No. 169, and that we hereby approve such request. Specifically, you petitioned for relief from the setback requirements along the entire Clark Street frontage of subarea G of the Planned Development.

In regard to your request, the Department of Planning and Development has determined that the modification would constitute a minor change pursuant to section 11.11-3 (c) of the Chicago Zoning Ordinance and that this minor Change will not:

1. Change the character of this development;
2. Increase the number of units per acre;
3. Increase the maximum permitted floor area ratio for the site;
4. Increase the maximum permitted percent of land coverage for the site;
5. Reduce the periphery setbacks or distance between structures in a manner that would be inconsistent with the terms of the Zoning Ordinance or the Planned Development.

The Planned Development requires ten and twenty foot setbacks along the frontage. The wider setback was intended to accommodate possible future widening of Clark Street. In 1990, a mid-rise apartment building was approved for this site with the above stated setbacks. Construction began on the foundations, however the project was abandoned by the developer. Plans for the widening of Clark Street were also abandoned by the City of Chicago, thus eliminating the need for wider setbacks.

The new proposal for the site calls for the construction of townhouses. Some of the buildings will be constructed on the existing foundations with the remainder developed on new foundations. The site plan devised in order to accomplish the recycling of the existing foundations as well as provide for adequate ground level pedestrian circulation, however, requires setback relief.

The proposed development maintains a maximum setback of nine (9) feet and a minimum of one and one half (1 1/2) feet from Clark Street. Clark Street at this location however, becomes an elevated roadway. Because the parkway along this frontage is not a pedestrian environment and the superstructure on which the roadway is constructed would create unattractive yard space, the Department believes that minimal setbacks would not be inappropriate. Finally, the Department of Transportation has reviewed this proposal and has no objections to the reduced setbacks.

Section 11.11-3 (c) of the Chicago Zoning Ordinance authorizes the Commissioner of the Department of Planning and Development to approve minor changes in a Planned Development when such changes do not change the character of the development or otherwise require changes in the Planned Development ordinance.

With regard to this requested change, the Department of Planning and Development has determined that the requested setback relief constitutes a minor change. This approval should not be construed as approval authorizing any construction; "Part II" approval must still be obtained separately.

If you have any questions with regard to this matter, please feel free to call Mr. Philip Levin at 744-4182 of the Department of Planning and Development.

Sincerely,



Valerie B. Jarrett
Commissioner

cc: Richard Wendy
Christine Slattery
Philip Levin
William Tippens
Mary Edwards

DISPATCHED

AUG 22 1988

DEPT. OF PLANNING

Mr. Maurice D. Parrish
Acting Zoning Administrator
Department of Zoning
City Hall - Room 800
Chicago, Illinois 60602

Dear Mr. Parrish:

Re: Interim Stage Part II Submittal
Sub Area "M"
Residential Planned Development No. 169
(Dearborn Park)
Location: West Polk Street and
South Plymouth Court
Proposal: Rehabilitation of
Dearborn Street Station

The attached Part II Submittal, reviewed in accordance with the "Rules, Regulations and Procedures in Relation to Planned Development Amendments," proposes the renovation of the existing 3-story Dearborn Street Station with a 1-1/2 story addition to be built onto the rear portion of the structure. The building will contain offices, retail and service type of business uses.

The figures presented to this Department by the applicant state that the rehabilitated structure with its addition will have a ground floor area of 41,228 square feet and will contain a total of 92,572 square feet of area. Our calculations, made from the architectural drawings presented to the Department, verify these figures. As translated by the applicant these figures become a 1.44 Floor Area Ratio with a 63.7% of ground coverage for Sub Area "M" when calculated against a net site area of 64,719 square feet. As translated by our Department they become a Floor Area Ratio of 2.07 with a 92% of ground coverage when calculated against the 44,792 square feet of net site area of Sub Area "M", as shown on the "Use and Bulk Regulations Table and Related Data" sheet of the Plan of Development.

Mr. Maurice D. Parrish
Page 2

There is an inconsistency of 19,927 square feet of net site area in Sub Area "M" which was caused by the transfer of land, to be utilized for park purposes, into the Sub Area for uses permitted in Sub Area "M". The transfer which took place in 1980 occurred approximately three years after the Plan of Development was approved. However the "Use and Bulk Regulations Table and Related Data" sheet was not revised to show the transfer of land. In effect, this transfer takes the 19,927 square feet from the "Gross Site Area" and places it in the "Net Site Area" allowing it to be utilized for Floor Area Ratio and land coverage purposes. It does not increase the total site area of the Planned Development since the land was within the boundaries as they existed, and was not added to or subtracted from the Planned Development. Therefore, upon administrative review, we find that this revision to Sub Area "M" which increases the net site area from 44,792 square feet to 64,719 square feet can be approved under Article 11.11-3(c).

A total of 53 off-street parking spaces are being provided of which two have been designed and designated for use by the handicapped. One off-street loading area is being provided in accord with the Plan of Development.

This Interim Stage Part II Submittal for Sub Area "M" of Residential Planned Development No. 169, for the renovation of, and the addition to, the now existing Dearborn Street Station, with a Floor Area Ratio of 1.44 and a 63.7% of ground cover as related to the revised site area for Sub Area "M", is hereby approved as conforming to the Plan of Development (Part I) as approved by the Chicago City Council on July 7, 1977.

It is recommended that this Submittal be attached to your file for Residential Planned Development No. 169 (Amendment No. 8766).

Very truly yours,

Elizabeth L. Hollander
ELIZABETH L. HOLLANDER
Commissioner

ELH/JJJ/RL/cas
cc: Hollander
Jacobsen
Lamb
Central
Staniec

Attachment



1988 Administrative Relief.

June 9, 1988

City of Chicago
Eugene Sawyer, Acting Mayor

Mr. Ferd Kramer
Chairman of the Board
Dearborn Park Corporation
327 South LaSalle Street Room 320
Chicago, Illinois 60604

Department of Planning
Elizabeth L. Hollander
Commissioner
James R. Turner, Jr.
First Deputy Commissioner

Re: Planned Development
No. 169, as Amended

City Hall, Room 1000
21 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471

Dear Mr. Kramer:

This in reference to the proposed revisions to the existing Planned Development dated June 1, 1988, which were submitted to this office by Sidley and Austin. These revisions have been reviewed and it is my determination that they may be permitted, since they do not affect any of the criteria which are listed under Article 11.11-3 (c) (1) through (5) of the Chicago Zoning Ordinance.

As per Article 11.11-3 (c) (1) through (5):

(1) The essential character of the development is the same. While subareas have been combined, it is still a predominantly residential neighborhood mixed with retail, commercial and educational uses. There has been no increase in the total number of dwelling units.

(2) The maximum permitted floor area ratio for the total net site area has not increased. The original plan had a maximum F.A.R. of 2.5. The proposed changes increase the maximum F.A.R. for Neighborhood II, but the maximum F.A.R. for Neighborhood I is decreased. The proposed total maximum F.A.R. is 2.43, below the original 2.5 F.A.R. This change increases the total buildable square feet by only about 3,000 square feet due to a rounding of the F.A.R. to the nearest hundredth.

(3) There has been no increase in the total number of dwelling units per acre of total net site area.

(4) There has been one change in the required setback on Clark Street as a result of the widening of the west side of Clark Street by the City, from 15th Street to 13th Street. The reduction in setback on Clark Street is necessary to conform to the pattern of the existing street.



(5) The proposed changes do not increase the maximum percent of land coverage for total net site area. The 1977 and 1980 Use and Bulk Tables listed 40% as the maximum percent of site coverage. This was a typographical error, however, and the actual figure in the original plan was 42%. The proposed Use and Bulk Table correctly states 42% as the maximum percent of site coverage.

In addition, it should be noted on page 2 of the proposed Use and Bulk Regulation Table, that (1) Retail and Service Space and Commercial Recreation Space have been combined into a single Retail and Service Space category. The total number of square feet, however, has not been altered. (2) The minimum setback for Clark Street was decreased from 20 feet to 10 feet between 13th and 15th Streets. This is explained in subsection 4 above as necessary to conform to the pattern of the existing street, and (3) the category of single-family homes with a minimum distance of 8 feet was added to the listing of minimum distance between other facing walls.

The generalized land use plan and subarea map and the boundary and rights-of-way adjustment map were also revised to show the new roadway configuration and to include an additional category indicating an area reserved for a public utility easement.

Finally, there is an amendment to the "Statements" in the original planned development ordinance in response to a Department of Planning request. On Page 2 of the statements, number 10 would be changed to require review and approval by the Commissioner of Planning and Commissioner of Public Works over off-street parking, loading, and their relationship to dedication of right-of-way.

The revisions as listed above should be incorporated into the file for Planned Development Number 169, as amended and the statements, maps and Use and Bulk Regulation and Data sheet must be revised to reflect these revisions which are hereby approved, and herewith attached.

Very truly yours,



Elizabeth L. Hollander
Commissioner

STATEMENTS

1. The area delineated herein as Residential Planned Development is owned and controlled by the Dearborn Park Corporation (Limited Dividend), an Illinois Corporation.
2. All applicable reviews, approvals, or licenses are required to be obtained by the Dearborn Park Corporation, or its successors, assignees, or grantees.
3. Any dedication or vacation of streets and alleys, or easements, or adjustments of rights-of-way, shall require a separate submittal on behalf of the Dearborn Park Corporation, or its successors, assignees, or grantees, and approval by the City Council.
4. The Plan of Development consists of these 13 statements, a Planned Development Boundary and Rights-of-Way Adjustments map, Generalized Land Use Plan and Subarea map, a Zoning and Preferential Streets map, and specific Planned Development Use and Bulk Regulations and Related Data in accordance with Article 11.11-2 Guidelines for Planned Developments of the Chicago Zoning Ordinance.
5. The Plan of Development shall be subject to the "Rules, Regulations, and Procedures in Relation to Planned Developments", as promulgated by the Commissioner of Development and Planning.
6. The use of land within this Residential Planned Development will be residential and related uses as set forth below in the table depicting Use and Bulk Regulations and Related Data, predominantly family-oriented, with a maximum of fifteen (15) percent efficiency dwelling units and a goal of providing approximately 57% of the dwelling units with two or more bedrooms and providing approximately 26% of the dwelling units with 3 or more bedrooms.
7. Public facilities may be permitted in any subarea within this Residential Planned Development, subject to the approval of the Commissioner of Development and Planning. Further, the permitted F.A.R. and the site coverage for the subarea or subareas within which public facilities are to be constructed may be increased by the Commissioner of Development and Planning to accommodate such facilities.

Applicant: Dearborn Park Corporation

Date: May 4, 1977

Revised: June 1, 1977

8. The temporary use of land for parking or other non-residential uses may be permitted, subject to the review and approval of the Commissioner of Planning.
9. Service drives or any other ingress or egress shall be adequately designed and paved in accordance 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 other vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas.

Fire lands 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.
10. Off-street parking, off-street loading facilities and their relationship to dedicated rights of way shall be provided in compliance with this Plan of Development as authorized by the Chicago Zoning Ordinance in number, form, and location as determined by and subject to the review and approval by the Commissioner of Planning and Commissioner of Public Works.
11. Permanent identification and other necessary signs may be permitted within the area delineated herein as Residential Planned Development in accordance with the Chicago Zoning Ordinance and subject to the review and approval of the Commissioner of Development and Planning. Exterior signs shall be mounted upon or recessed into the vertical face of a structure, and no advertising signs shall be permitted. Temporary signs, including but not limited to construction signs and marketing signs, may be permitted, subject to the review and approval of the Commissioner of Planning.

Applicant: Dearborn Park Corporation

Date: May 4, 1977
Revised: June 1, 1988

12. The height restriction of any building or any appurtenance attached thereto shall be subject to:
 - a. height limitations as certified on form FAA-117, or successor forms involving the same subject matter and approved by the Federal Aviation Administration; and
 - b. airport zoning regulations as established by the Department of Development and Planning, Department of Aviation, and Department of Law, and approved by the City Council.

13. For purposes of this Plan of Development, dwelling units with direct access shall be those units to or from which access or egress can be made directly to or from ground level without passing through a common lobby or corridor.

Applicant: Dearborn Park Corporation

Date: May 4, 1977

Revised: June 1, 1988

RESIDENTIAL PLANNED DEVELOPMENT NO. 169

AS AMENDED

USE AND BULK REGULATIONS TABLE AND RELATED DATA

SUBAREA	EST. NET SITE AREA*		PERMITTED USES	MAX. # D.U.'S	MAX. % EFFICIENCY D.U.'S	EST. MAX. F.A.R.	MAX. % SITE COVERAGE	EST. # PARKING SPACES
	SQ. FT.	ACRES						
A	324,957	7.46	Townhouse Dwelling Units Related Parking	144	0	0.68	40	185
B	57,935	1.33	Housing for the Elderly Related Parking	190	0	2.72	40	48
C	121,968	2.80	Residential Uses Retail and Commercial Spaces Service Space Related Parking Recreation Space	470	21	4.42	50	408
D	43,995	1.01		120	0	3.93	50	103
E	186,872	4.29		235	0	2.39	39	147
F	73,180	1.68	Residential Uses Related Parking	51	0	1.23	39	65
M	64,778	1.49	Educational, Recreational, Retail & Service Space Related Parking	0	0	1.73	90	49
SUB-TOTAL	873,685	20.06		1210	8.3	1.99	44	985

SUBAREA	EST. NET SITE AREA*		PERMITTED USES	MAX. # D.U.'S	MAX. % EFFICIENCY D.U.'S	EST. MAX. F.A.R.	MAX. % SITE COVERAGE	EST. # PARKING SPACES**
	SQ. FT.	ACRES						
G	376,654	8.65	Residential Uses Related Parking	680	20	2.73	40	600
H	193,117	4.43	Single Family and Townhouse Units Related Parking	82	0	1.20	34	82
I	401,483	9.22	Residential Uses Related Parking Retail and Commercial Spaces Service Space	1028	21	3.69	41	910
J	-	-	Educational Uses	0	0	-	-	-
SUB-TOTAL	971,254	22.30		1790	19.5	2.82	40	1592

TOTAL	1,844,939	42.35		3000	15	2.43	42	2577
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* Actual Net Site Areas for or within Subareas to be confirmed in all Part II Applications in accordance with the Rules, Regulations and Procedures in relation to Planned Development Amendments

** Minimum parking requirements for Subarea H shall be 1.00 per dwelling unit and for Subareas G and I shall be .88 per dwelling unit; however such required parking, or any part thereof, may be provided for in either subarea

Gross Site Area (3,138,052 sq.ft. = 72.04 acres) = Net Site Area (All sub-areas totaling 1,844,939 sq.ft. = 42.35 acres)
 + Area in Public Right-of-Way (911,024 sq.ft. = 20.91 acres) + Area in Public Open Space in Neighborhood I (177,056 sq.ft. = 4.06 acres)
 + Area in Public Open Space in Neighborhood II (144,848 sq.ft. = 3.32 acres) + Public Education Facilities (60,186 sq.ft. = 1.38 acres)

Applicant: Dearborn Park Corporation

Date: May 4, 1977
 Revised: September 9, 1980

Revised: June 1, 1988

**RESIDENTIAL PLANNED DEVELOPMENT No. 169, as Amended
USE AND BULK REGULATIONS TABLE AND RELATED DATA**

Maximum Total Number of Dwelling Units, Net Site:		3000 D.U.
Maximum Percentage of Total Dwelling Units which may be Efficiency Units:		15%
Maximum Floor Area Ratio, Net Site:		2.5
Maximum Amount of Retail and Service Space, exclusive of Subarea M:		110,000 Sq
Maximum Number of Off-Street Parking Spaces:		2577
Maximum Percentage of Site Coverage at Ground Level, Net Site:		42%
Maximum Density: 77 Dwelling Units Per Net Acre		
Minimum Setback from Peripheral streets:		
from Polk Street		10 Ft.
from State Street		5 Ft.
from Clark Street	Roosevelt to 13th Street: 20 Ft.; 13th to 15th:	10 Ft.
from 15th Street		5 Ft.
Minimum Setback from Roosevelt Road:		5 Ft.
Minimum Setback from Interior Streets:		0 Ft.
Minimum distance between facing walls with living room windows (Primary):		40 Ft.
Minimum distance between other facing walls:		
Townhouses		4 Ft.
Other		25 Ft.
Single Family Homes		8 Ft.

Within this Plan of Development, the building types and the location and number of dwelling units in subareas G, H and I may be varied, subject to the approval of the Commissioner of Development and Planning, provided that there is no increase in the total number of permitted dwelling units or in the total Floor Area Ratio (F.A.R.) for these subareas combined and provided that such variation does not constitute a substantial change in the character of the development.

Minimum Number of Off-Street Loading Berths shall be provided as determined by the Commissioner of Development and Planning in accordance with the Chicago Zoning Ordinance.









Setback and yard requirements may be adjusted where required to permit conformance to the patterns of, or architectural arrangement related to, existing structures or when necessary because of technical reasons, subject to the approval of the Commissioner of Development and Planning.

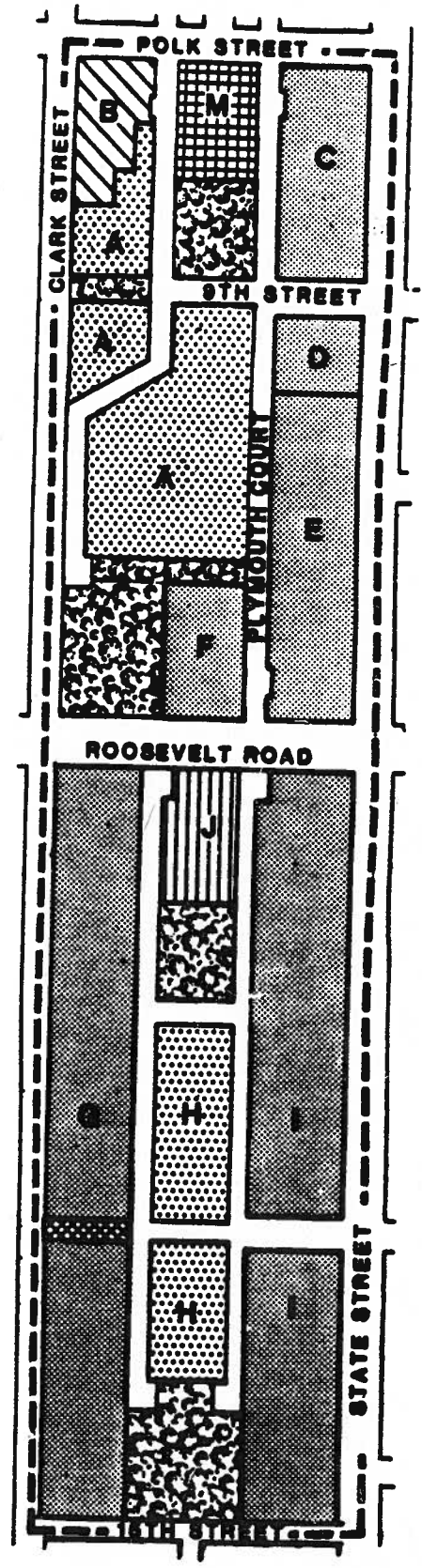
APPLICANT: Dearborn Park Corporation

Date: May 4, 1977
 Revised: September 9, 1980
 Revised: June 1, 1988

RESIDENTIAL PLANNED DEVELOPMENT NO. 169 AS AMENDED

GENERALIZED LAND USE PLAN AND SUBAREA MAP

- LEGEND**
-  Planned Development Boundary
 -  Townhouses and Single Family Homes
 -  Housing for the Elderly
 -  All Residential Uses
 -  Dearborn Station/Multi-Use
 -  Public Open Space
 -  Educational Uses
 -  Reserved for a 60 foot wide public utility easement, permanent structures prohibited



Applicant: Dearborn Park Corporation

Date: May 4, 1977

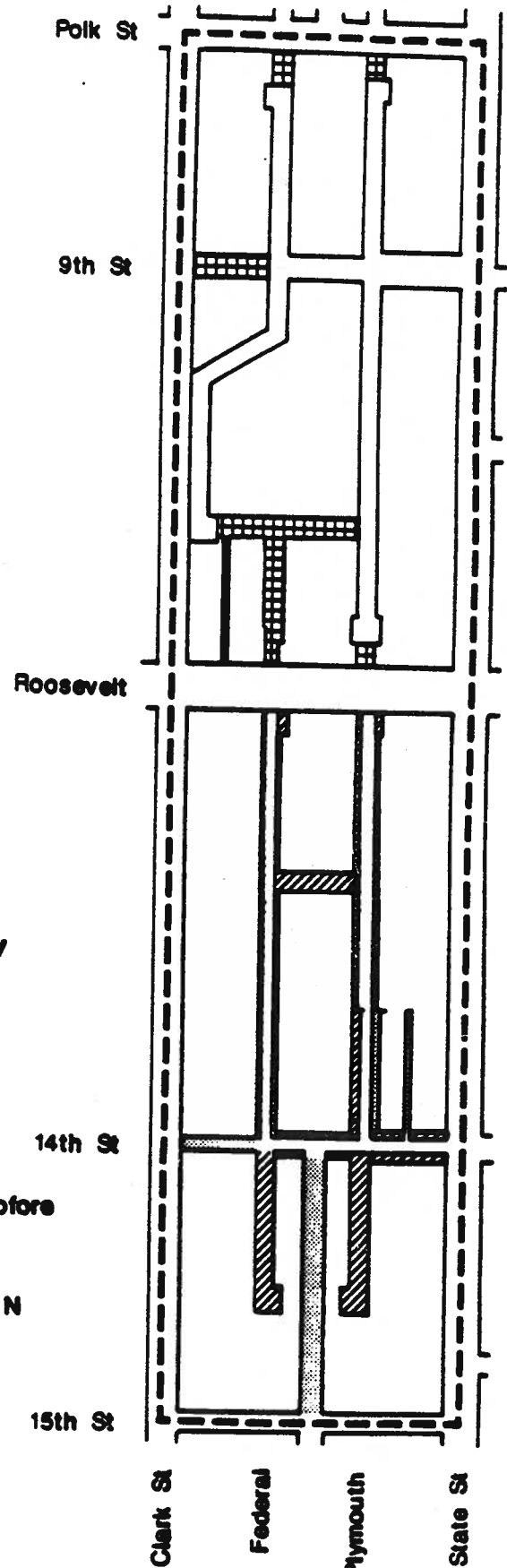
Revised: September 9, 1980

Revised: June 1, 1988

RESIDENTIAL PLANNED DEVELOPMENT NO. 169

AS AMENDED

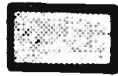
BOUNDARY AND RIGHTS-OF-WAY ADJUSTMENT MAP



LEGEND



Planned Development Boundary



Rights-of-way to be Vacated



Rights-of-way to be Dedicated



Rights-of-way to be and heretofore Closed to Traffic



Applicant: Dearborn Park Corporation

Date: May 4, 1977

Revised: September 9, 1980

Revised: June 1, 1988

RESIDENTIAL PLANNED DEVELOPMENT

USE AND BULK REGULATIONS TABLE AND RELATED DATA

SUBAREA	EST. NET SITE AREA*		PERMITTED USES	MAX.# D.U.'S	MAX. % EFFICIENCY D.U.'S	EST. MAX. F.A.R.	MAX. % SITE COVERAGE	EST. # PARKING SPACES	EST. % D.U.'S WITH DIR. ACCESS
	SQ. FT.	ACRES							
A	324,957	7.46	Townhouse Dwelling Units Related Parking	144	0	0.68	40	178	100
B	57,935	1.33	Housing for the Elderly Related Parking	190	30	2.72	40	48	0
C	121,968	2.80	Residential Uses Retail and Commercial Spaces Service Space Related Parking Recreation Space	470	21	4.42	50	257	6
D	43,995	1.01		120	0	3.93	50	100	0
E	186,872	4.29		235	0	2.39	39	144	29
F	73,180	1.68	Residential Uses Related Parking	297	9.4	5.46	40	125	2.6
M	44,792 64,773	1.00 1.49	Educational, Recreational, Retail, and Service Space	0	0	2.5	90	0	0
SUB-TOTAL	853,699 873,480	19.60 20.06		1,456	12.7	2.4	44	852	18.0

July 7, 1977

5565

On motion of Alderman Frost the committee's recommendations were *Concurred In*, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Kenner, Evans, Lathrop, Sawyer, Wilinski, Humes, Adduci, Vrdolyak, Huels, Kwak, Madrzyk, Burke, Jaksy, Shannon, Kellam, Joyce, Kelley, Stewart, Stemberk, Lipinski, Rhodes, Marzullo, Zydlo, Ray, Washington, Cross, Hagopian, Keane, Gabinski, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Gutstein, Pucinski, Natarus, Oberman, Simpson, Fifielski, Cohen, Schuller, Saperstein, Stone—47.

Nays—None.

Failed to Pass—PROPOSED ORDER FOR CANCELLATION OF WARRANT FOR COLLECTION NO. D-098257.

The Committee on Finance submitted a report recommending that the City Council *Do Not Pass* a proposed order referred to the committee on June 9, 1977, authorizing the Cancellation of Warrant for Collection No. D-098257, Ten dollars (\$10.00) for the maintenance of one Private Fire Alarm Box, charged against the Church Home for the Aged, No. 5445 S. Ingleside Avenue.

Alderman Frost moved to *Concur In* the committee's recommendation. The Chair thereupon stated the pending question to be: "*Shall the proposed order Pass, the recommendation of the committee to the contrary notwithstanding?*"; and the question being put, said proposed order *Failed to Pass*, by yeas and nays as follows: *Yeas*—None; *Nays*—47.

Placed on File—FINANCIAL STATEMENT OF 1977 TAG DAY OF CHILDREN'S BENEFIT LEAGUE OF CHICAGO AND SUBURBS.

The Committee on Finance submitted a report recommending that the City Council *Place on File* a communication from the Children's Benefit League of Chicago and Suburbs transmitting the financial statement for the 1977 Tag Day (referred to the committee on June 10, 1977).

On motion of Alderman Frost the committee's recommendation was *Concurred In*.

At this point in the Proceedings, Honorable Michael A. Bilandic, Mayor, relinquished the Chair to President Pro Tem. Alderman Edward R. Vrdolyak.

PD 169

COMMITTEE ON BUILDINGS AND ZONING.

Chicago Zoning Ordinance Amended to Reclassify Areas Shown on Map Nos. 2-F and 4-F.

The Committee on Buildings and Zoning submitted the following report:

CHICAGO, June 30, 1977.

To the President and Members of the City Council:

Your Committee on Buildings and Zoning begs leave to recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith (referred to Your Committee on May 4, 1977) to amend the Chicago Zoning Ordinance for the purpose of reclassifying particular areas.

This recommendation was concurred in by 10 members of the committee, with no dissenting vote.

Respectfully submitted,
(Signed) EDWARD R. VRDOLYAK,
Chairman.

(Signed) FRED B. ROTI,
Vice-Chairman.

The following is said proposed ordinance submitted with the foregoing committee report:

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 M2-5 General Manufacturing District symbols and indications as shown on Map Nos. 2-F and 4-F in the area bounded by

W. Polk Street; S. State Street; W. 15th Street;

S. Plymouth Court and S. Plymouth Court extended where no street exists

to those of an R6 General Residence District, and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the M2-5 General Manufacturing District symbols and indications as shown on Map Nos. 2-F and 4-F in the area bounded by

W. Polk Street; S. Plymouth Court and S. Plymouth Court extended where no street exists;

W. 15th Street and S. Clark Street

to those of an R5 General Residence District, and a corresponding use district is hereby established in the area above described.

SECTION 3. That the Chicago Zoning Ordinance be amended by changing all the R5 and R6 General Residence District symbols and indications as shown on Map Nos. 2-F and 4-F as hereinbefore established in the area bounded by

W. Polk Street; S. State Street; W. 15th Street and S. Clark 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 thereof and to no others.

[Plan of Development printed on pages 5566 to 5572 of this Journal]

SECTION 4. This ordinance shall be in force and effect from and after its passage and due publication.

Alderman Roti moved to *Pass* said pending proposed ordinance.

Aldermen Simpson, Lathrop, Rhodes, Oberman and Block presented a proposed amendment to Residential Planned Development Statement 6 providing that 20% of the dwelling units be reserved for the elderly and low income families.

(continued on page 5573)

RESIDENTIAL PLANNED DEVELOPMENT, #169

STATEMENTS

1. The area delineated herein as Residential Planned Development is owned and controlled by the Dearborn Park Corporation (Limited Dividend), an Illinois Corporation.
2. All applicable reviews, approvals, or licenses are required to be obtained by the Dearborn Park Corporation, or its successors, assignees, or grantees.
3. Any dedication or vacation of streets and alleys, or easements, or adjustments of rights-of-way, shall require a separate submittal on behalf of the Dearborn Park Corporation, or its successors, assignees, or grantees, and approval by the City Council.
4. The Plan of Development consists of these 13 statements, a Planned Development Boundary and Rights-of-Way Adjustments map, Generalized Land Use Plan and Subarea map, a Zoning and Preferential Streets map, and specific Planned Development Use and Bulk Regulations and Related Data in accordance with Article 11.11-2 Guidelines for Planned Developments of the Chicago Zoning Ordinance.
5. The Plan of Development shall be subject to the "Rules, Regulations, and Procedures in Relation to Planned Developments", as promulgated by the Commissioner of Development and Planning.
6. The use of land within this Residential Planned Development will be residential and related uses as set forth below in the table depicting Use and Bulk Regulations and Related Data, predominantly family-oriented, with a maximum of fifteen (15) percent efficiency dwelling units and a goal of providing approximately 57% of the dwelling units with two or more bedrooms and providing approximately 26% of the dwelling units with 3 or more bedrooms.
7. Public facilities may be permitted in any subarea within this Residential Planned Development, subject to the approval of the Commissioner of Development and Planning. Further, the permitted F.A.R. and the site coverage for the subarea or subareas within which public facilities are to be constructed may be increased by the Commissioner of Development and Planning to accommodate such facilities.

Applicant: Dearborn Park Corporation

Date: May 4, 1977

8. The temporary use of land for parking or other non-residential uses may be permitted, subject to the review and approval of the Commissioner of Development and Planning.

9. Service drives or any other ingress or egress shall be adequately designed and paved in accordance 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.

10. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development as authorized by the Chicago Zoning Ordinance in number, form, and location as determined by and subject to review and approval by the Commissioner of Development and Planning.

11. Permanent identification and other necessary signs may be permitted within the area delineated herein as Residential Planned Development in accordance with the Chicago Zoning Ordinance and subject to the review and approval of the Commissioner of Development and Planning. Exterior signs shall be mounted upon or recessed into the vertical face of a structure, and no advertising signs shall be permitted. Temporary signs, including but not limited to construction signs and marketing signs, may be permitted, subject to the review and approval of the Commissioner of Development and Planning.

12. The height restriction of any building or any appurtenance attached thereto shall be subject to:

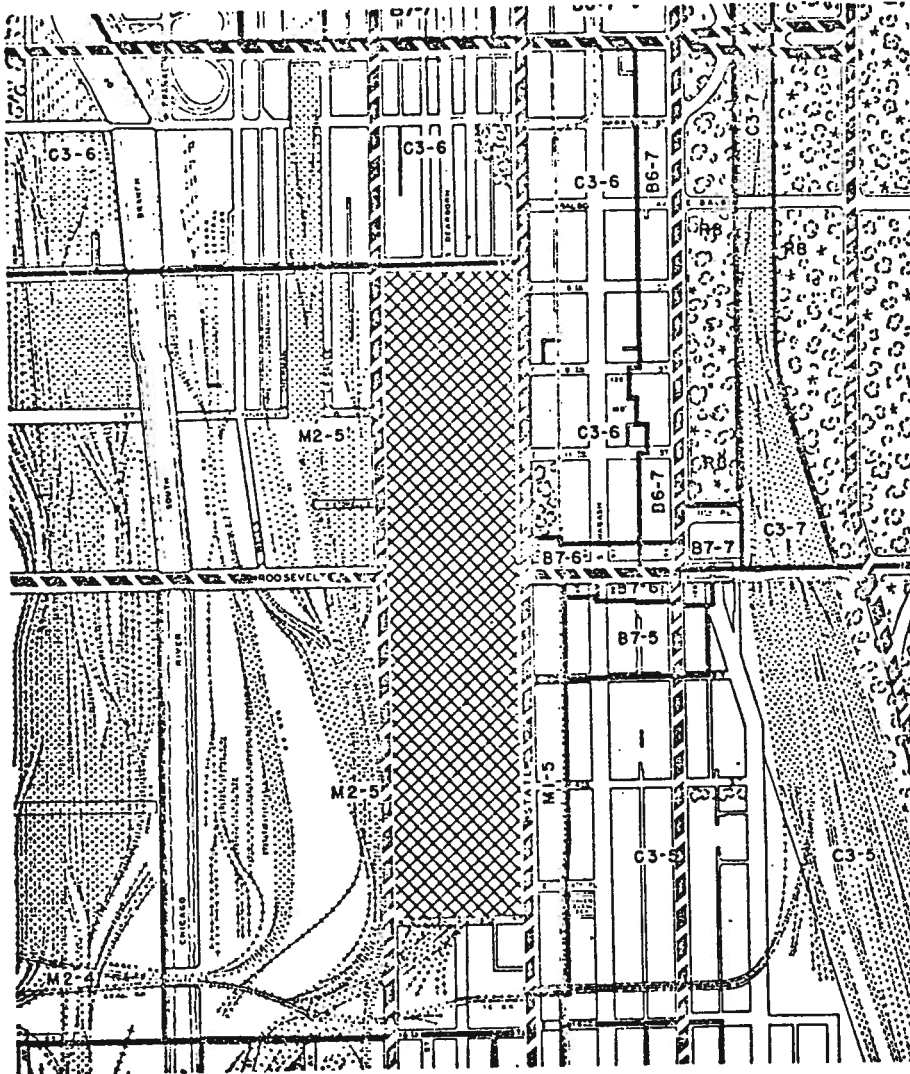
a. height limitations as certified on form FAA-117, or successor forms involving the same subject matter, and approved by the Federal Aviation Administration; and

b. airport zoning regulations as established by the Department of Development and Planning, Department of Aviation, and Department of Law, and approved by the City Council.

13. For purposes of this Plan of Development, dwelling units with direct access shall be those units to or from which access or egress can be made directly to or from ground level without passing through a common lobby or corridor.

RESIDENTIAL PLANNED DEVELOPMENT

ZONING AND PREFERENTIAL STREETS MAP



LEGEND



Planned Development Area



Preferential Streets



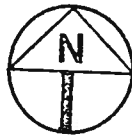
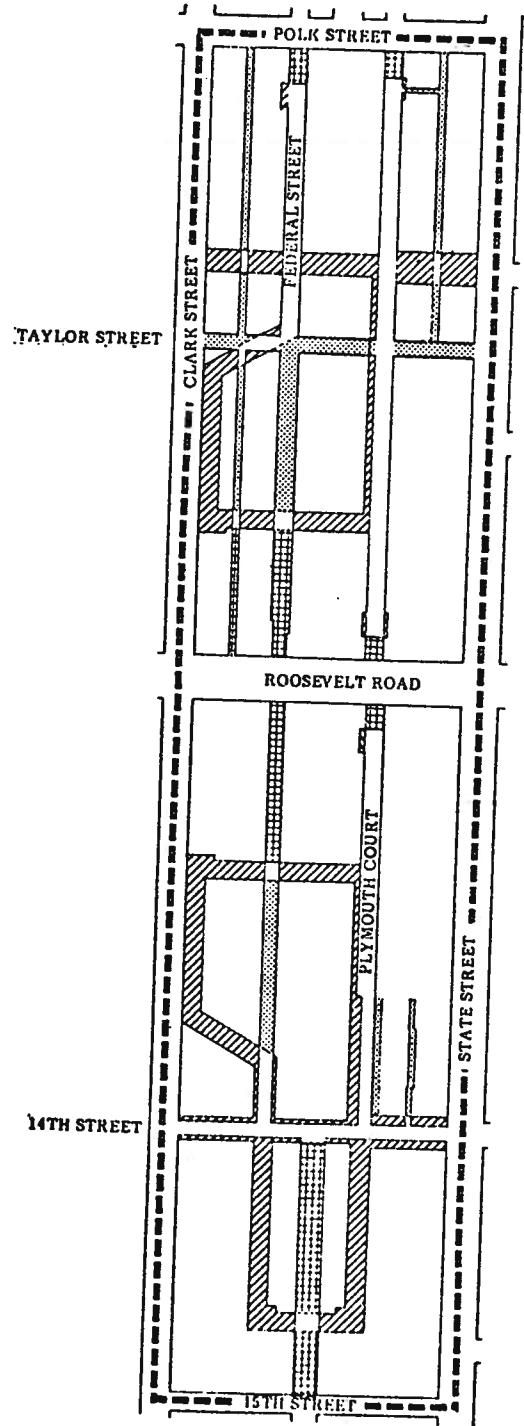
Public Facilities

Applicant: Dearborn Park Corporation





Date: May 4, 1977

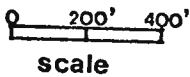
RESIDENTIAL PLANNED DEVELOPMENT

BOUNDARY AND RIGHTS-OF-WAY ADJUSTMENT MAP



LEGEND

-  Planned Development Boundary
-  Rights-of-way Proposed to be Vacated
-  Rights-of-way Proposed to be Dedicated
-  Rights-of-way Proposed to be Closed to Traffic



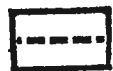


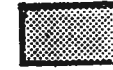


Applicant: Dearborn Park Corporation
 Date: May 4, 1977

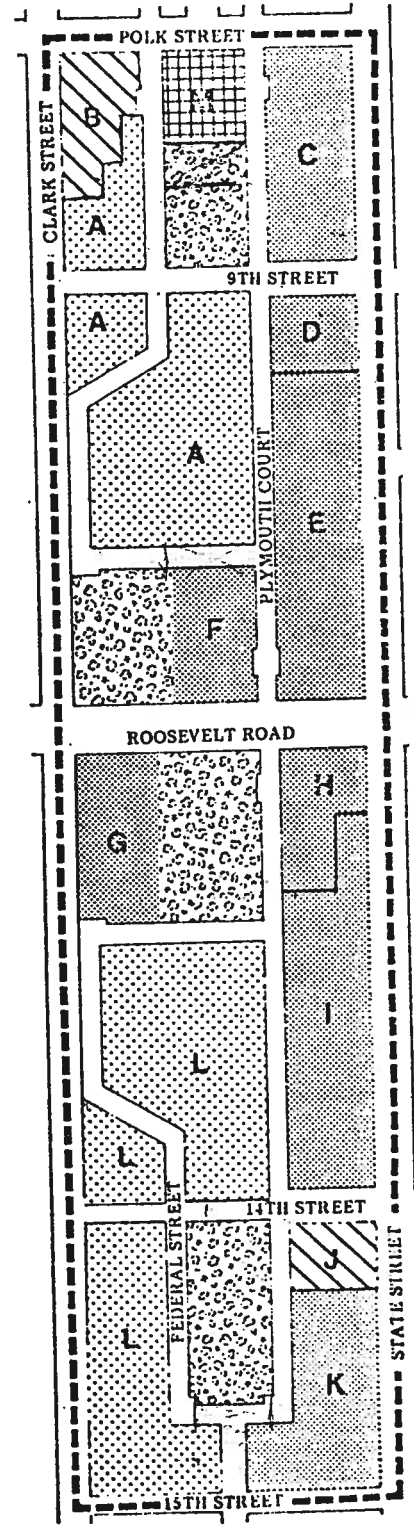
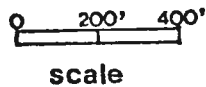
RESIDENTIAL PLANNED DEVELOPMENT

GENERALIZED LAND USE PLAN AND SUBAREA MAP



LEGEND

-  Planned Development Boundary
-  Townhouses
-  Housing for the Elderly
-  All Residential Uses
-  Dearborn Station
-  Public Open Spaces



Applicant: Dearborn Park Corporation

Date: May 4, 1977

RESIDENTIAL PLANNED DEVELOPMENT

USE AND BULK REGULATIONS TABLE AND RELATED DATA

SUBAREA	EST. NET SITE AREA*		PERMITTED USES	MAX. # D.U.'S	MAX. % EFFICIENCY D.U.'S	EST. MAX. F.A.R.	MAX. % SITE COVERAGE	EST. # PARKING SPACES	EST. % D.U.'S WITH DIRECT ACCESS
	SQ. FT.	ACRES							
A	324,957	7.46	Townhouse Dwelling Units; Related Parking	144	0	0.8	40	178	100.
B	57,935	1.33	Housing for the Elderly; Related Parking	190	30	3.0	40	48	0
C	121,968	2.80	Residential Uses; Related Parking	266	0	3.8	50	162	15
D	43,995	1.01	Residential Uses; Parking; Retail and Service Space; Commercial Recreation Space	250	30	6.7	40	90	0
E	186,872	4.29		265	0	2.5	45	224	25
F	73,180	1.68		250	30	3.9	25	150	0
M	44,792	1.03	Educational, Recreational, Retail, and Service Space	0	0	2.5	90	0	--
SUB-TOTAL	853,699	19.60		1365	15	2.4	44	852	18
G	94,089	2.16	Residential Uses; Parking; Retail and Service Space; Commercial Recreation Space	370	30	4.7	25	222	0
H	56,192	1.29		250	30	5.1	25	150	0
I	187,308	4.30		419	0	3.9	50	256	15
J	36,154	0.83	Housing for the Elderly; Related Parking	190	30	4.9	25	48	0
K	131,586	3.03	Residential Uses; Related Parking	215	0	2.9	50	181	30
L	432,550	9.93	Townhouse Dwelling Units; Related Parking	191	0	0.8	40	238	100
SUB-TOTAL	938,279	21.54		1635	15	2.5	41	1095	20
TOTAL	1,791,978	41.74		3000	15	2.5	40	1947	19

* Actual Net Site Areas for or within Subareas to be confirmed in all Part II Applications in accordance with the Rules, Regulations, and Procedures in relation to Planned Development Amendments.

GROSS SITE AREA (3,138,052 sq. ft. = 72.04 acres) = NET SITE AREA (1,791,978 sq. ft. = 41.14 acres) + AREA IN PUBLIC RIGHTS-OF-WAY (998,515 sq. ft. = 22.92 acres) + AREA IN PUBLIC SPACE AND FACILITIES (347,559 sq. ft. = 7.98 ACRES)

Applicant: Dearborn Park Corporation

P.1 of 2

Date: May 4, 1977

RESIDENTIAL PLANNED DEVELOPMENT

USE AND BULK REGULATIONS TABLE AND RELATED DATA

Maximum Total Number of Dwelling Units, Net Site:	3000 D.U.
Maximum Percentage of Total Dwelling Units which may be Efficiency Units:	15 %
Maximum Floor Area Ratio, Net Site:	2.5
Maximum Amount of Retail and Service Space, exclusive of Subarea M:	50,000 Sq. Ft.
Maximum Amount of Commercial Recreation Space, exclusive of Subarea M:	60,000 Sq. Ft.
Minimum Number of Off-Street Parking Spaces:	1750
Maximum Percentage of Site Coverage at Ground Level, Net Site:	40 %
Maximum Density: 77 Dwelling Units per net acre	
Minimum setback from peripheral streets:	
from Polk Street	10 Ft.
from State Street	5 Ft.
from Clark Street	20 Ft.
from 15th Street	5 Ft.
Minimum setback from Roosevelt Road:	5 Ft.
Minimum setback from interior streets:	0 Ft.
Minimum distance between facing walls with living room windows:	40 Ft.
Minimum distance between other facing walls:	
Townhouses	4 Ft.
Other	25 Ft.

Within this Plan of Development, the building types and the location and number of dwelling units in subareas G,H,I,J, and K may be varied, subject to the approval of the Commissioner of Development and Planning, provided that there is no increase in the total number of permitted dwelling units or in the total Floor Area Ratio (F.A.R.) for these subareas combined and provided that such variation does not constitute a substantial change in the character of the development.

Minimum Number of Off-Street Loading Berths shall be provided as determined by the Commissioner of Development and Planning in accordance with the Chicago Zoning Ordinance.

Setback and yard requirements may be adjusted where required to permit conformance to the patterns of, or architectural arrangement related to, existing structures or when necessary because of technical reasons, subject to the approval of the Commissioner of Development and Planning.

Applicant: Dearborn Park Corporation

P.2 of 2

Date: May 4, 1977