

July 6, 2021

Berry Manor Owner LP
122 E. 42nd St., Suite 4900
New York, NY 10168

Re: 737 E. 69th St.

To whom it may concern:

In response to a recent request from The NHP Foundation, please be advised that the subject property is zoned Institutional Planned Development No. 178 ("PD 178"). Pursuant to PD 178, residential and related uses-57 apartments (elderly and disabled), community room and off-street parking are permitted at the subject site.

Sincerely,



Patrick Murphey
Zoning Administrator

PM:tm

C: PD 178 Main file

(Continued from page 3975)

*Institutional Planned Development No. 178,
As Amended*

Plan Of Development

Statements.

1. The area delineated herein as "Institutional Planned Development" is owned or controlled by the Department of Urban Renewal of the City of Chicago.
2. Off-street parking and loading will be provided in compliance with this Plan of Development as authorized by the Chicago Zoning Ordinance.
3. Any dedication or vacation of streets and alleys or adjustments of rights-of-way or consolidation of resubdivision of parcels shall require a separate submittal on behalf of the Department of Urban Renewal or its successors and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the Department of Urban Renewal or its successors for all land conveyed or controlled pursuant to the East 69th Street-South Chicago Redevelopment Plan, as amended.
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 the City 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 the church; related meeting rooms; administrative offices; classrooms; church off-street parking; residential (57-unit elderly and disabled apartments); and residential off-street parking.
7. The following information sets forth data concerning the property included in said Planned Development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to an R5 General Residence District.
8. Identification and other signs may be permitted, subject to the review of and approval by the Department of Planning and the Department of Inspectional Services.

9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as promulgated by the Commissioner of the Department of Planning.
10. Subarea will be developed in two phases: Phase I will be the construction of approximately 18,000 square feet, which will be used for the church, related meeting rooms, administrative offices, classrooms, plus the development of 48 off-street parking spaces; Phase II will consist of the development of approximately 4,000 square feet of additional classroom and related church uses to be constructed as an annex to the structure built in Phase I. Landscaping of the area to be developed in Phase II will be provided during the interim period.

[Property Line Map and Right-of-Way Adjustment and Generalized Land Use Plan printed on pages 3985 through 3986 of this Journal.]

Use and Bulk Regulations and Data attached to this Plan of Development reads as follows:

*Institutional Planned Development No. 178,
As Amended*

Planned Development Use And Bulk

Regulations And Data.

Sub-Area	Net Site Area		General Description Of Land Use	Number Of Dwelling Units	Maximum Floor Area Ratio	Maximum Percent Of Land Covered
	Sq. Ft.	Acres				
A	79,775.7	1.83	Institutional and related uses -- church, meeting rooms, office, classrooms and off-street parking.	0	0.5	45%

Sub-Area	Net Site Area	Sq. Ft.	Acres	General Description Of Land Use	Number Of Dwelling Units	Maximum Floor Area Ratio	Maximum Percent Of Land Covered
B		21,287.5	0.49	Residential and related uses -- 57 apartments (elderly and disabled), community room, and off-street parking.	57	2.3	30%
TOTAL:	101,063.2		2.32		57	0.88	42%

Gross Site Area = Net Area + Area of Public Streets and Alleys

3.29 2.32 0.97

Maximum Permitted for Floor Area Ratio for Total Net Site Area:

Subarea "A" 0.5

Subarea "B" 2.3

Maximum Number of Dwelling Units Per Acre:

Subarea "A" 0

Subarea "B" 57

Minimum Number of Off-Street Parking Spaces:

Subarea "A" 48

Subarea "B" 14

Minimum Number of Off-Street Loading Spaces:

Loading requirements for the proposed site shall be provided as required by an R3 General Residence District of the Chicago Zoning Ordinance.

Minimum Setbacks:

Subarea "A"	East 15 feet	North 20 feet
	West 16 feet 9 inches	South 216 feet
Subarea "B"	East 3 feet	North 25 feet
	West 45 feet	South 18 feet

Maximum Percent of Land Covered:

Subarea "A"	45%
Subarea "B"	30%

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 Development and Planning.

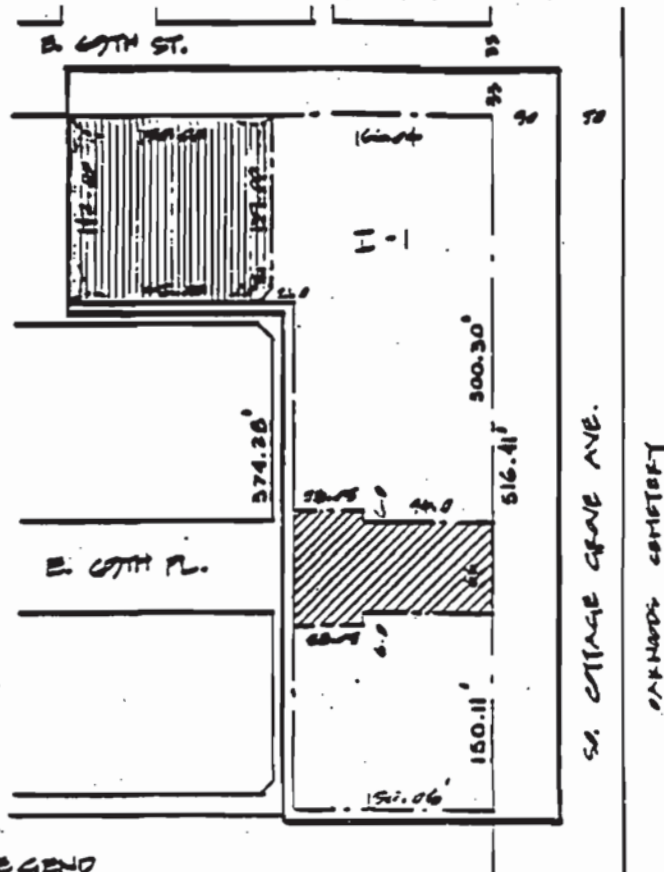
Reclassification Of Area Shown On Map No. 24-H.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R1 Single-Family Residence District symbols and indications as shown on Map No. 24-H in area bounded by

a line 344.73 feet south of and parallel to West 95th Street; the C.R.I. & P. Railroad right-of-way also known as South Wood Street; a line 438.02 feet south of and parallel to West 95th Street; a line 180.48 feet west of and parallel to the C.R.I. & P. Railroad right-of-way also known as South Wood Street,

INSTITUTIONAL PLANNED DEVELOPMENT NO. 173 AS AMENDED
PROPERTY LINE MAP & RIGHT-OF-WAY ADJUSTMENT



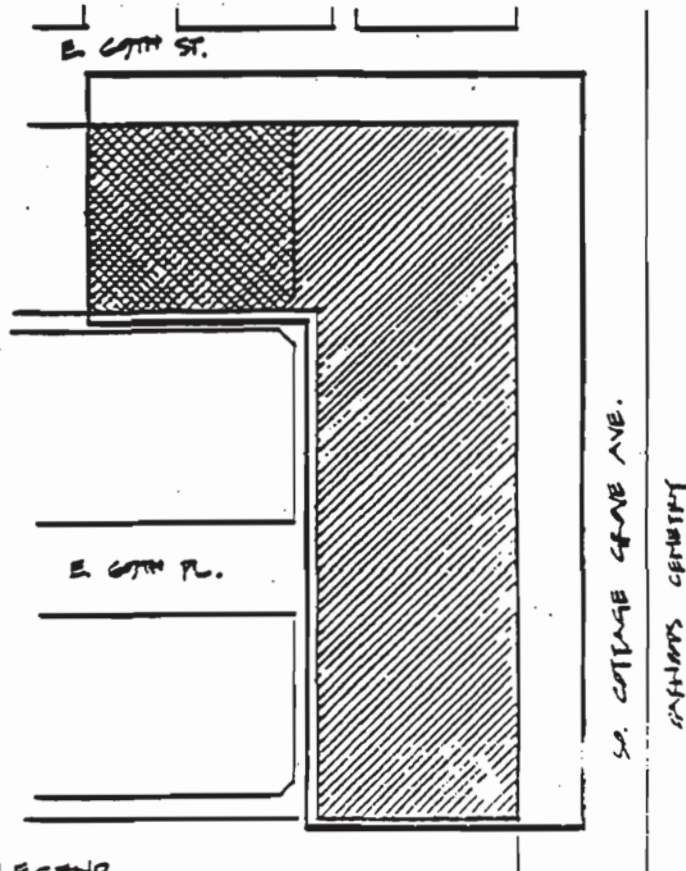
LEGEND

- PLANNED DEVELOPMENT BOUNDARY
- - - 67TH-SOUTH CHICAGO DISPOSITION PARCEL
- ▨ RESIDENTIAL PROPERTY TO BE VACATED





APPLICANT: DEPARTMENT OF URBAN RENOVATION - CITY OF CHICAGO
DATE: 6/22/89

INSTITUTIONAL PLANNED DEVELOPMENT NO. 118 AS AMENDED
GENERALIZED LAND USE PLAN



LEGEND

-  RESIDENTIAL AND RELATED USES
-  CHURCH - SCHOOL, OFF STREET PARKING AND RELATED USES



SCALE: 1"=100'

APPLICANT: DEPARTMENT OF URBAN REDEVELOPMENT - CITY OF CHICAGO

(Continued from page 3075)

to those of an R4 General Residence District and a corresponding use district is hereby established in the area above described.

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

Reclassification Of Area Shown On Map No. 16-E.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Institutional Planned Development No. 178 symbols and indications as shown on Map No. 16-E in the area bounded by

East 69th Street; South Cottage Grove Avenue; a line 150.11 feet south of East 69th Street; the alley next west of South Cottage Grove Avenue; the alley next south of East 69th Street; a line 316.04 feet west of South Cottage Grove Avenue,

to those of an Institutional Planned Development No. 178, 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 attached to this ordinance reads as follows:

*Institutional Planned Development No. 178,
As Amended*

Plan Of Development

Statements.

1. The area delineated herein as "Institutional Planned Development" is owned and controlled by the Department of Urban Renewal of the City of Chicago.

2. Off-street parking and loading will be provided in compliance with this Plan of Development as authorized by the Chicago Zoning Ordinance.
3. Any dedication or vacation of streets and alleys or adjustments of right-of-way or consolidation of re-subdivision of parcels shall require a separate submittal on behalf of the Department of Urban Renewal or its successors and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the Department of Urban Renewal or its successors for all land conveyed or controlled pursuant to the East 69th Street-South Chicago Redevelopment Plan, as amended.
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 the City 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 the church; related meeting rooms; administrative offices; classrooms; church off-street parking; residential (57-unit elderly and disabled apartments); residential off-street parking.
7. The following information sets forth data concerning the property included in said Planned Development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to an R5 General Residence District.
8. Identification and other signs may be permitted, subject to the review of and approval by the Department of Planning and the Department of Inspectional Services.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as promulgated by the Commissioner of the Department of Planning.
10. Subarea will be developed in two phases: Phase I will be the construction of approximately 18,000 square feet, which will be used for the church, related meeting rooms, administrative offices, classrooms, plus the development of 48 off-street parking spaces; Phase II will consist of the development of approximately 4,000 square feet of additional classroom and related church uses to be constructed as an annex to the structure built in Phase I. Landscaping of the area to be developed in Phase II will be provided during the interim period.

[Property Line Map and Right-of-Way Adjustment and Generalized Land Use Plan printed on pages 3085 through 3086 of this Journal.]

Use and Bulk Regulations and Data attached to this Plan of Development reads as follows:

*Institutional Planned Development No. 178,
As Amended*

Planned Development Use And Bulk

Regulations And Data.

Sub- Area	Net Site Area		General Description Of Land Use	Number Of Dwelling Units	Maximum Floor Area Ratio	Maximum Percent Of Land Covered
	Sq. Ft.	Acres				
A	79,775.7	1.83	Institutional and related uses - church, meeting rooms, office, classrooms and off-street parking.	0	0.5	45%
B	21,287.5	0.49	Residential and related uses - 57 apartments (elderly and disabled), community room, and off-street parking.	57	2.3	30%
TOTAL:		101,063.2	2.32			

Gross Site Area = Net Area + Area of Public Streets and Alleys

3.29 2.32 \ 0.97

Maximum Permitted for Floor Area Ratio for Total Net Site Area:

Subarea "A"	0.5
Subarea "B"	2.3

Maximum Number of Dwelling Units Per Acre:

Subarea "A"	0
Subarea "B"	57

Minimum Number of Off-Street Parking Spaces:

Subarea "A"	48
Subarea "B"	14

Minimum Number of Off-Street Loading Spaces:

Loading requirements for the proposed site shall be provided as required by an R3 General Residence District of the Chicago Zoning Ordinance.

Minimum Setbacks:

Subarea "A"	East 15 feet	North 20 feet
	West 16 feet 9 inches	South 216 feet
Subarea "B"	East 3 feet	North 25 feet
	West 45 feet	South 18 feet

Maximum Percent of Land Covered:

Subarea "A"	45%
Subarea "B"	30%

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 Development and Planning.

Reclassification Of Area Shown On Map No. 24-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 the R1 Single-Family Residence District symbols and indications as shown on Map No. 24-H in area bounded by

a line 344.73 feet south of and parallel to West 95th Street; the C.R.I. & P. Railroad right-of-way also known as South Wood Street; a line 438.02 feet south of and parallel to West 95th Street; a line 180.48 feet west of and parallel to the C.R.I. & P. Railroad right-of-way also known as South Wood Street,

to those of a B4-2 Restricted Service District and a corresponding use district is hereby established in the area above described.

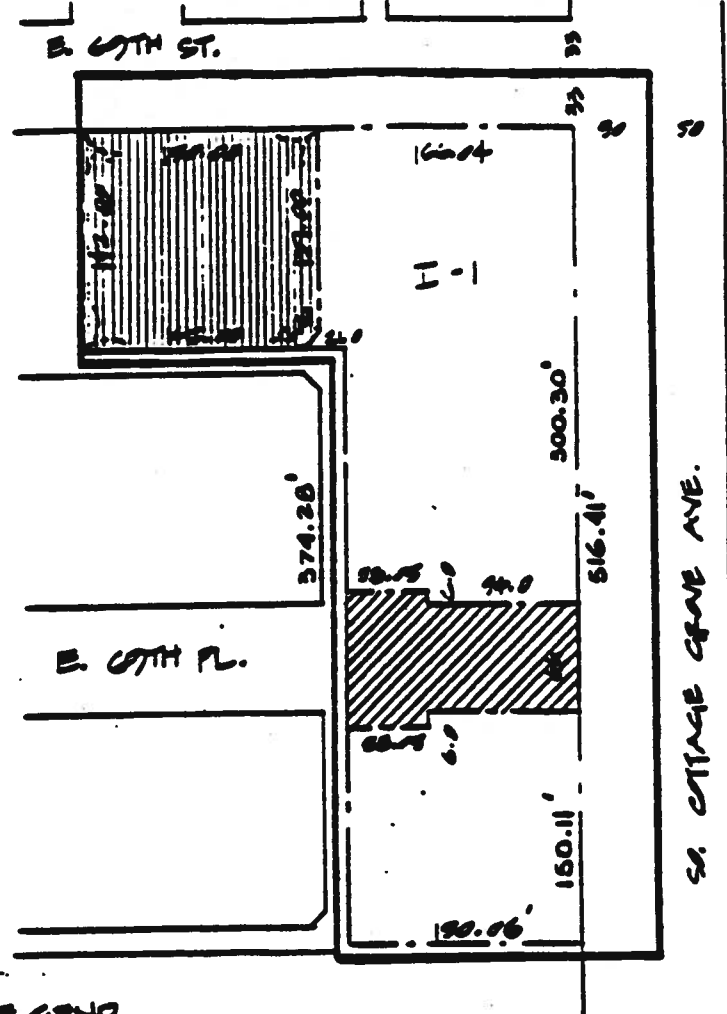
SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification Of Area Shown On Map No. 26-E.

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

(Continued on page 3087)

INSTITUTIONAL PLANNED DEVELOPMENT NO. 178 AS AMENDED
PROPERTY LINE MAP & RIGHT-OF-WAY ADJUSTMENT



EXISTING CONFLICT

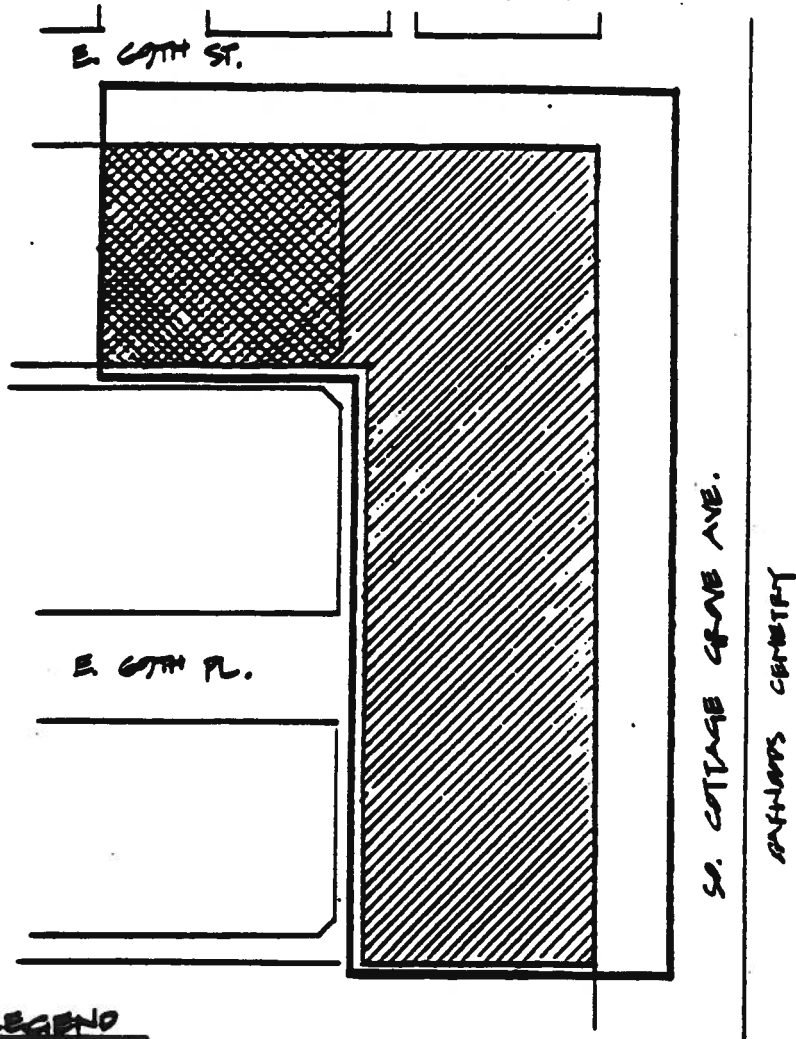
LEGEND

- PLANNED DEVELOPMENT BOUNDARY
- - - - 67TH-SOUTH CHICAGO DISPOSITION PARCEL
- ▤ RESIDENTIAL PROPERTY
- ▨ TO BE VACATED



APPLICANT: DEPARTMENT OF URBAN RENOVATION - CITY OF CHICAGO
DATE: 6/28/89

INSTITUTIONAL PLANNED DEVELOPMENT NO. 178 AS AMENDED
GENERALIZED LAND USE PLAN



LEGEND



RESIDENTIAL AND RELATED USES



CHURCH - SCHOOL, OFF STREET PARKING
AND RELATED USES



SCALE: 1"=100'

APPLICANT: DEPARTMENT OF URBAN RENOVATION - CITY OF CHICAGO

Reclassification of Area Shown on Map No. 7-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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 7-G in the area bounded by

the alley next north of and parallel to W. Montana Street; a line 112.92 feet east of and parallel to N. Sheffield Avenue; W. Montana Street and N. Sheffield Avenue

to those of a R4 General Residence District, and a corresponding use district is hereby established in the area above described.

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

Reclassification of Area Shown on Map No. 8-E.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C1-3 Restricted Commercial District symbols and indications as shown on Map No. 8-E in the area bounded by

E. 36th Street; the alley next east of and parallel to S. State Street; E. 37th Street and S. State Street

to those of a C2-3 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. 10-E.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District and Residential Planned Development Number 159 symbols and indications as shown on Map No. 10-E in the area bounded by

E. Bowen Avenue; a line 432.45 feet east of S. Dr. Martin Luther King Jr. Drive; the alley next south of and parallel to E. Bowen Avenue; a line 303 feet east of S. Dr. Martin Luther King Jr. Drive; E. 42nd Street and S. Dr. Martin Luther King Jr. Drive

to the designation of a Residential Planned Development Number 159 (as amended) which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the plan of development herewith attached and made a part hereof and to no others.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the Residential Planned Development symbols and indication as shown on Map No. 10-E in the area bounded by

the alley next south of and parallel to E. Bowen Avenue; a line 332 feet east of S. Dr. Martin Luther King Jr. Drive; E. 42nd Street and a line 303 feet east of S. Dr. Martin Luther King Jr. Drive

to those of an R4 General Residence District, and a corresponding use district is hereby established in the area above described.

[Plan of Development printed on pages 6073-6077 of this Journal]

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Reclassification of Area Shown on Map No. 12-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 C1-1 Restricted Commercial and R3 General Residence District symbols and indications as shown on Map No. 12-M in the area bounded by

S. Archer Avenue; a line 88.54 feet northeasterly of S. Menard Avenue; a line 242.63 feet south of and parallel to S. Archer Avenue and S. Menard Avenue

to those of an R4 General Residence District, and a corresponding use district is hereby established in the area above described.

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

Reclassification of Area Shown on Map No. 16-E.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C2-2 General Commercial District, M1-2 Restricted Manufacturing District and R3 General Residence District symbols and indication as shown on the attached existing Zoning and Preferential Street System Map in the area bounded by

E. 69th Street; S. Cottage Grove Avenue; a line 150.11 feet south of E. 69th Place; the alley next west of S. Cottage Grove Avenue; the alley next south of E. 69th Street and a line 316.04 feet west of S. Cottage Grove Avenue

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

[Plan of Development printed on pages 6078-6082 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. 17-O.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-1 Restricted Service District symbols and indications as shown on Map No. 17-O in the area bounded by

a line 271.72 feet northeasterly of and parallel to N. Northwest Highway; a line 112.33 feet southeasterly of and parallel to a line 257.33 feet northwesterly of the point of intersection of W. Devon Avenue and N. Northwest Highway, a line 276.72 feet northeasterly of and parallel to N. Northwest Highway; the alley next west of and parallel to N. Harlem Avenue; W. Devon Avenue; N. Northwest Highway; a line 257.33 feet northwest of the point of intersection of N. Northwest Highway and W. Devon Avenue and perpendicular to N. Northwest Highway

(continued on page 6083)

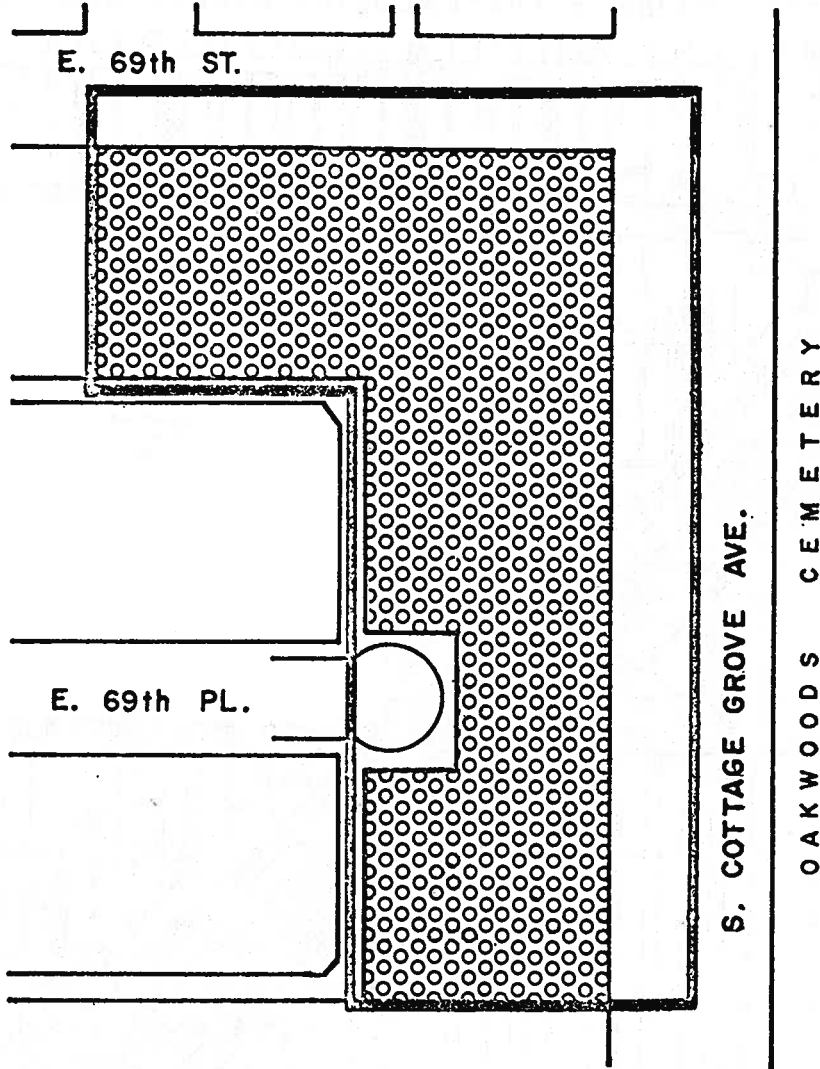
INSTITUTIONAL PLANNED DEVELOPMENT # 178PLAN OF DEVELOPMENT

1. The area delineated hereon as "Institutional Planned Development" is owned or controlled by the Department of Urban Renewal of the City of Chicago.
2. Off-street parking and loading will be provided in compliance with the Plan of Development as authorized by the R4 General Residence District of the Chicago Zoning Ordinance.
3. Any dedication or vacation of streets and alleys or adjustments of right-of-way or consolidation of re-subdivision of parcels shall require a separate submittal on behalf of the Department of Urban Renewal or its successors and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the Department of Urban Renewal or its successors upon conveyance on 69th South Chicago disposition parcels R-1A and R-1B.
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.
6. Use of land will consist of office space, therapy, class, activity and craft rooms, family rooms, 50 bedrooms, plus on site parking.
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 a R4 General Residence District.
8. Identification and other signs, if necessary, may be permitted, subject to the review of and approval by the Department of Development and Planning and the Department of Building.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development", as promulgated by the Commissioner of the Department of Development and Planning.

APPLICANT: DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO

DATE: JUNE 9, 1977

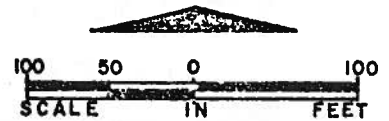
INSTITUTIONAL PLANNED DEVELOPMENT
GENERALIZED LAND USE PLAN



LEGEND

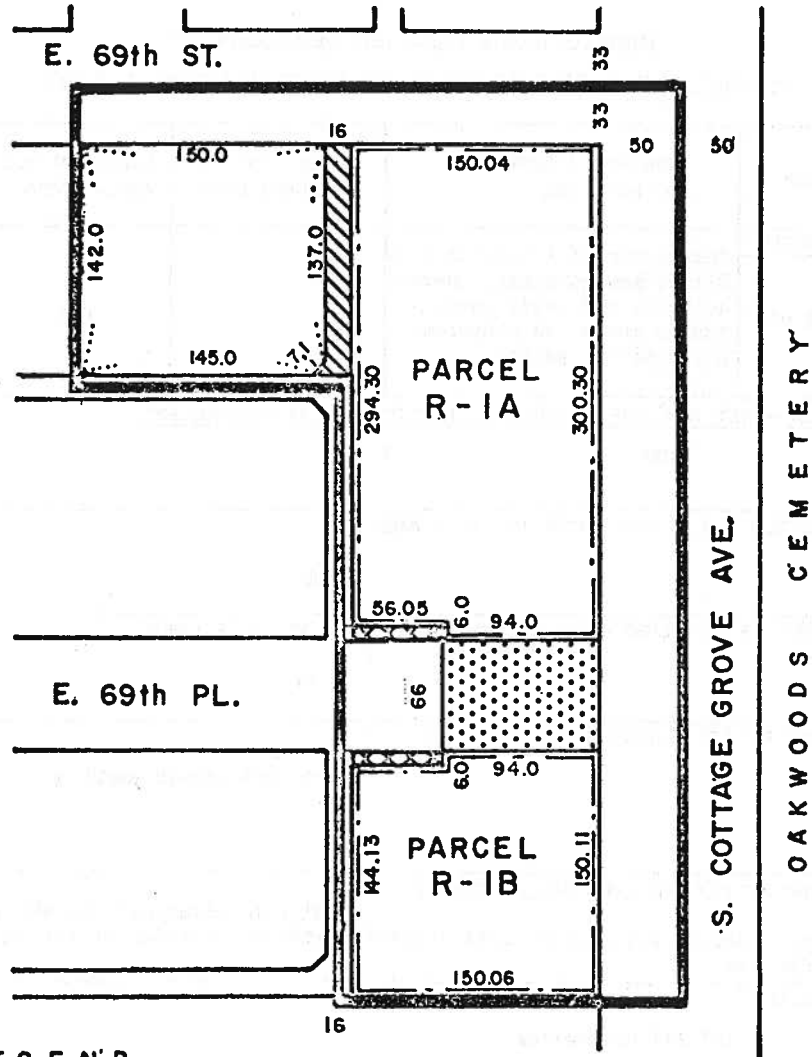


INSTITUTION & RELATED USES

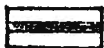
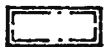





APPLICANT: DEPARTMENT OF URBAN RENEWAL-CITY OF CHICAGO
DATE: JUNE, 1977

INSTITUTIONAL PLANNED DEVELOPMENT
PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENT



LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  69th - SOUTH CHICAGO DISPOSITION PARCEL R-IA & R-IB
-  TO BE VACATED
-  TO BE DEDICATED
-  TO BE CLOSED TO VEHICULAR TRAFFIC



APPLICANT: DEPARTMENT OF URBAN RENEWAL-CITY OF CHICAGO
 DATE: JUNE, 1977

INSTITUTIONAL 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 LAND COVERED
SQUARE FEET	ACRES				
88,550	2.03	Institutional & Related Uses Office space, class, therapy activity and craft rooms, family rooms, 50 bedrooms, & off-street parking.		1:2	45%

GROSS SITE AREA = NET SITE AREA + AREA OF PUBLIC STREETS AND ALLEYS

3.40

2.03

1.37

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

1.2

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

N/A

MINIMUM NUMBER OF OFF-STREET PARKING SPACES :

25 Off-street parking

MINIMUM NUMBER OF OFF-STREET LOADING SPACES :

Loading requirements for the proposed site
shall be provided as required by a R4 General Residence District of the Chicago
Zoning Ordinance

MINIMUM SETBACKS :

15' All Boundaries

MAXIMUM PERCENT OF LAND COVERED :

45%

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 DEVELOPMENT AND PLANNING.

APPLICANT: DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO

DATE: June 9, 1977