

PD 184

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

November 18, 2020

Steve D. Friedland
Applegate & Thorne-Thomsen
425 S. Financial Place, Suite 1900
Chicago, IL 60605

Re: PD 184, Subarea E Parking, North Park Village Senior Apts.

Dear Mr. Friedland:

In response to your recent request, please be advised that we have reviewed the parking requirements for Subarea E of Residential-Institutional-Cultural Planned Development No. 184 ("PD 184"). According to your request letter and pursuant to a minor change granted January 24, 2014, Subarea E is improved with a total of 590 senior dwelling units in 5 buildings (North Park Village Apts. - 180 units, Edward Marx Apts. - 31 units, Senate Apts. - 241 units, Prete Apts. - 75 units and Fitzgerald Apts. - 63 units).

On behalf of your client, Elderly Housing Development & Operations Corporation and its affiliates EHDOC North Park Village Charitable Corporation and EHDOC North Park Village Limited Partnership, you are seeking confirmation that the existing parking in Subarea E exceeds the City's requirements and specifically that 195 parking spaces is the minimum required for the Subarea.

Pursuant to PD 184, Statement No. 8 and its Bulk Table, the number and location of required and/or permitted off-street parking spaces shall be determined by our Commissioner, and no parking shall be permitted in Subareas A, B or D. Pursuant to Section 17-10-0207-D of the Zoning Ordinance, elderly housing requires a minimum of 0.33 off-street automobile parking spaces per unit. Therefore, these 590 existing senior units are required to provide a minimum of 195 parking spaces. According to your request letter, 321 parking spaces currently exist within Subarea E, exceeding the minimum amount required.

Sincerely,

Patrick Murphey
Zoning Administrator
Bureau of Zoning

C: Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

January 24, 2014

Steven D. Friedland
Applegate & Thorne-Thomsen, P.C.
626 West Jackson Blvd.
Suite 400
Chicago, IL 60661

Re: Administrative Relief request for Residential-Institutional-Cultural Planned Development No. 184, as amended, Subarea E, North Park Village, 5801 North Pulaski Road

Dear Mr. Friedland:

Please be advised that your request for a minor change to Residential-Institutional-Cultural Planned Development No. 184 ("PD 184") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

Your law firm represents J. Michael Fitzgerald Apartments, who will own a proposed 63-unit residential apartment building for seniors (the "Fitzgerald Apartments") on the North Park Village campus in Subarea E of PD 184. The entire Subarea is owned by the City of Chicago, who will enter into a long-term ground lease for the development of the Fitzgerald Apartment site.

You are requesting an administrative relief to increase the height from two stories to four and five stories for the Fitzgerald Apartments. Pursuant to Statement No. 10b of PD 184, new residential structures shall not exceed two stories in height. However, several existing buildings in Subarea E, including the Senate and Prete Apartments, are four story buildings. The Fitzgerald Apartments is the last residential building to be built in the Planned Development. To date, 527 dwelling units have been built (including 240 HUD subsidized units and 1 manager's unit in the Senate Apartments). Therefore, the additional 63 dwelling units in the Fitzgerald Apartments will result in 590 total dwelling units, less than the permitted total of 600 dwelling units.

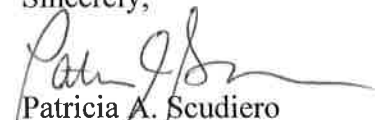
The following drawings, prepared by Harley Ellis Devereaux and dated June 25, 2013, shall be inserted into the main file: Site Overview, Proposed Site Plan, View from South-East, 1st Floor Plan, 2nd - 4th Floor Plan, 5th Floor Plan, West and East Elevations, Southwest and Northeast Isometric Views. The Department of Transportation ("CDOT") has reviewed the Proposed Site Plan, which includes a new entry road. However, since there is no work within the public way that involves CDOT, their stamped approval is not necessary.

With regard to your request, the Department of Planning and Development has determined that allowing a height increase for the proposed Fitzgerald Apartments will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential-Institutional-Cultural Planned Development No. 184, as amended, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

This minor change is valid for 12 months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

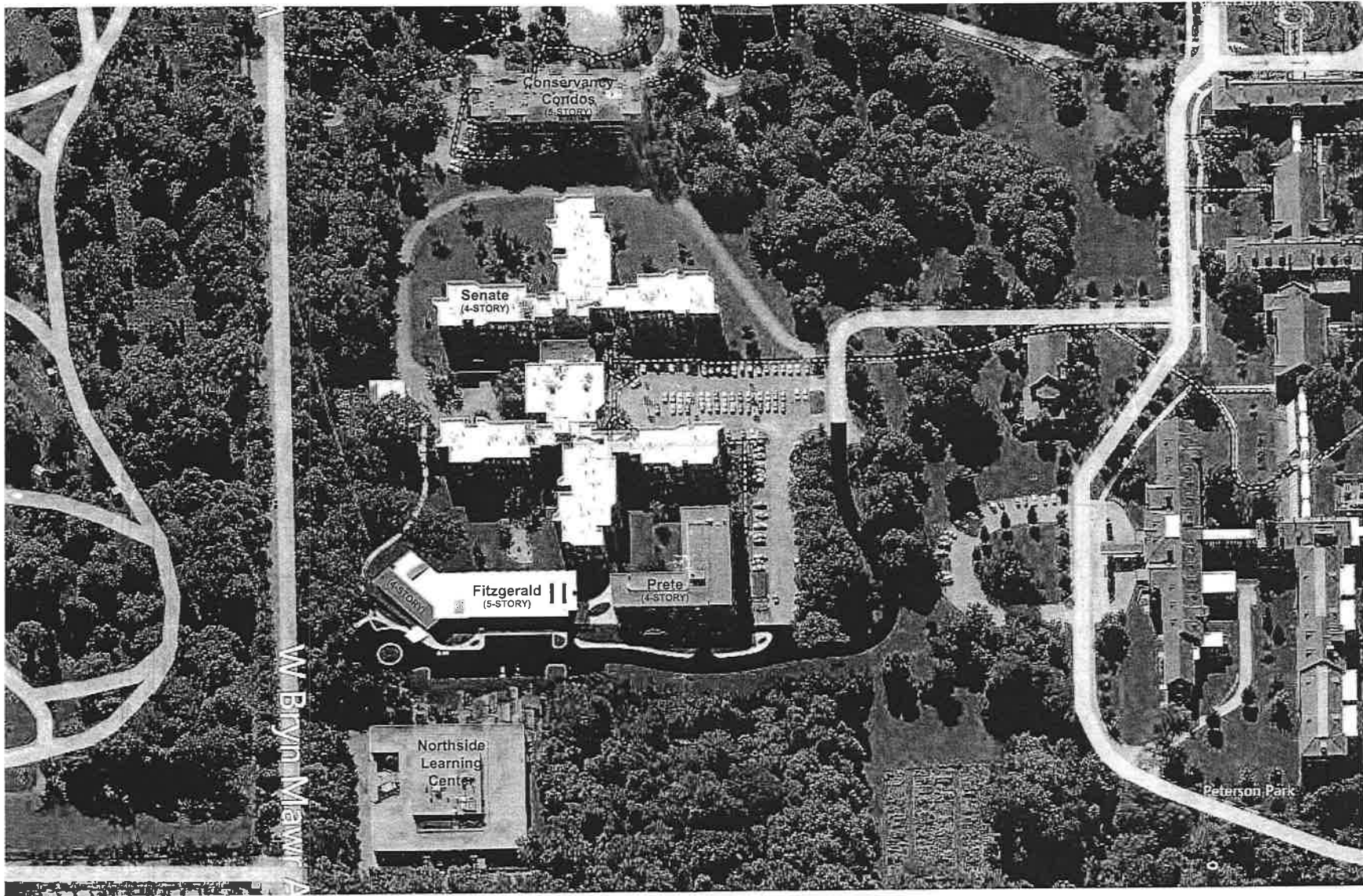
Sincerely,



Patricia A. Scudiero
Zoning Administrator

PAS: HG: tm

C: Mike Marmo, Erik Glass, Main file



Site Overview

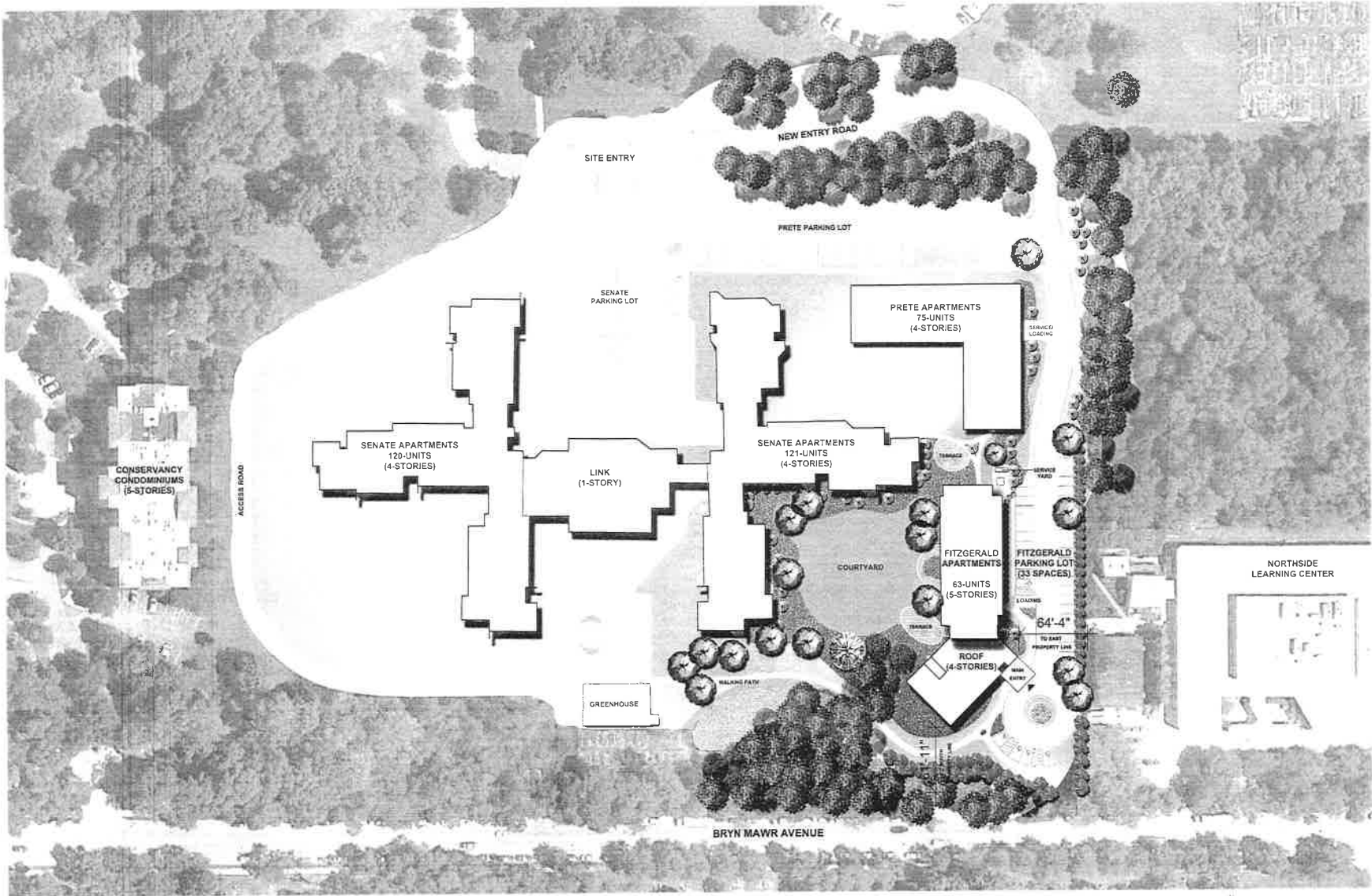


HARLEY ELLIS DEVEREAUX

401 West Superior
Chicago, Illinois
60604 USA

J. Michael Fitzgerald Apartments
5801 N. Pulaski Road, Chicago, IL

06.25.13



Proposed Site Plan



HARLEY ELLIS DEVEREAUX

201 West Superior
Chicago, Illinois
60604 USA

J. Michael Fitzgerald Apartments

5801 N. Pulaski Road, Chicago, IL

05.25.13



View from South-East



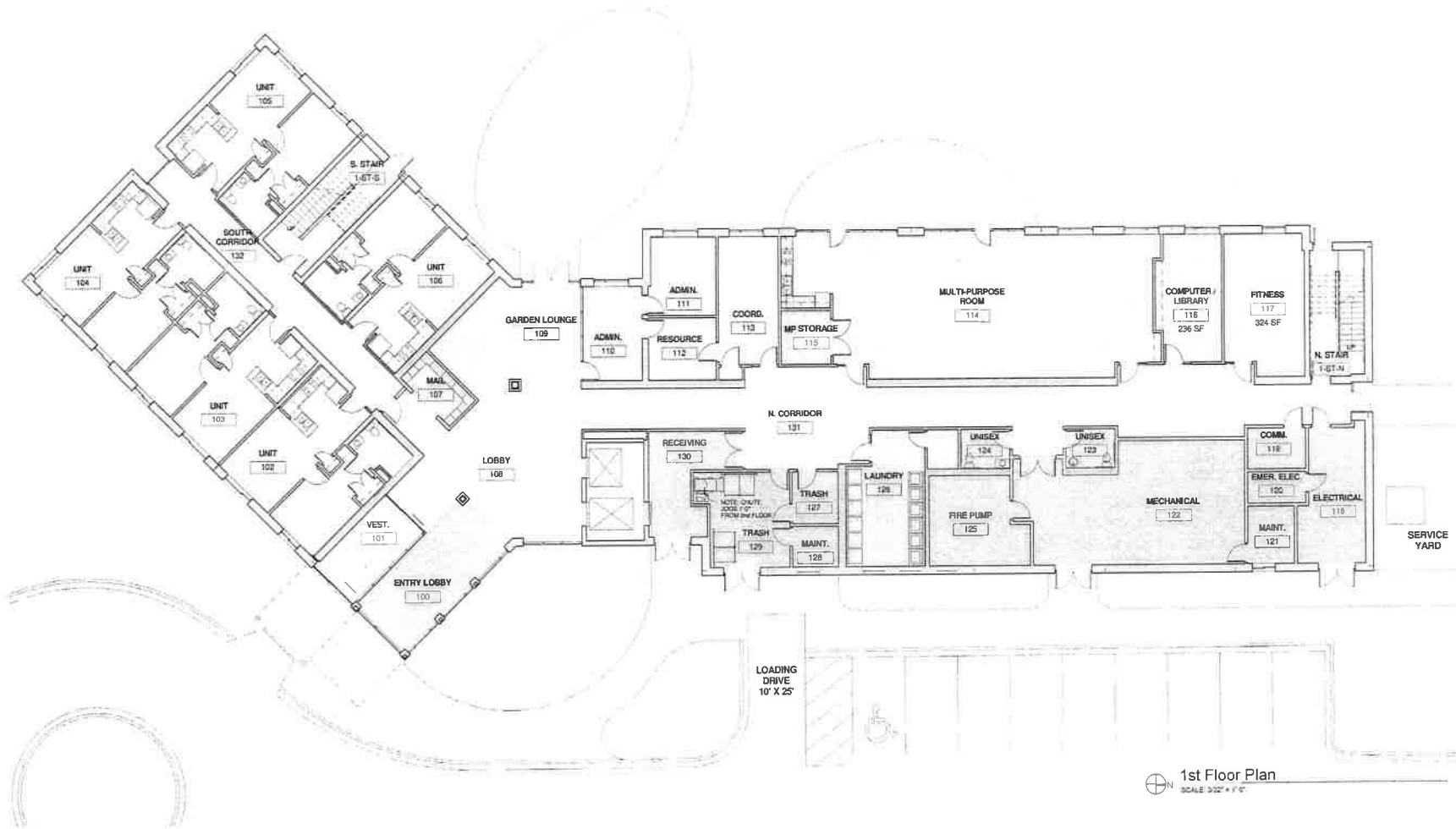
HARLEY ELLIS DEVEREAUX

811 West Superior
Chicago, Illinois
60607 USA

J. Michael Fitzgerald Apartments

5801 N. Pulaski Road, Chicago, IL

06.25.13



1st Floor Plan
SCALE 3/32" = 1' 0"



HARLEY ELLIS DEVEREAUX
All Work Subject
To Our Terms
and Conditions

J. Michael Fitzgerald Apartments
5801 N. Pulaski Road, Chicago, IL

05.25.13



⊕ 2nd - 4th Floor Plan
SCALE 3/32" = 1'-0"



HARLEY ELLIS DEVEREAUX

401 East Broadway
Chicago, Illinois
312.467.1100

J. Michael Fitzgerald Apartments
5801 N. Pulaski Road, Chicago, IL

06.25.13



West Elevation



East Elevation

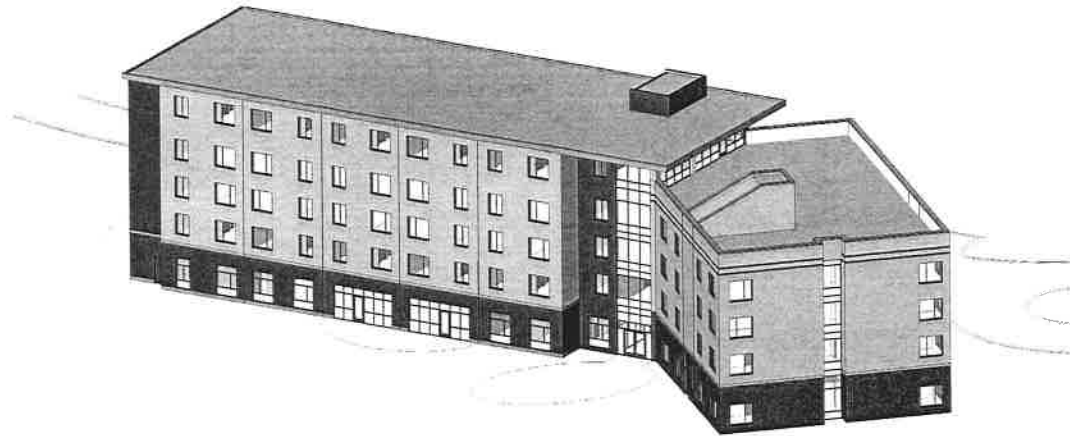


HARLEY ELLIS DEVEREAUX

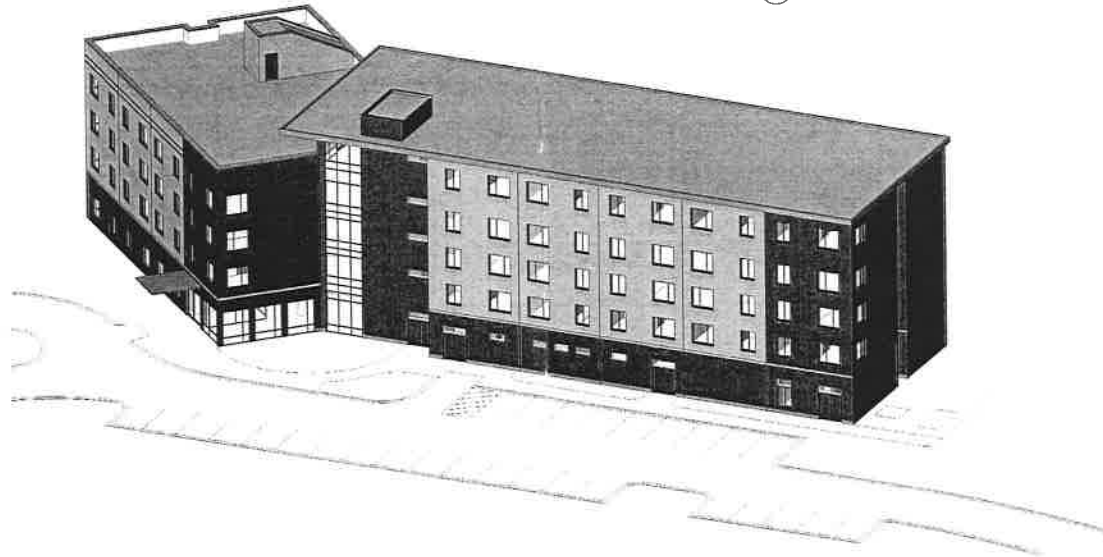
221 West Superior
Chicago, Illinois
60604 USA

J. Michael Fitzgerald Apartments
5801 N. Pulaski Road, Chicago, IL

06.25.13



2 SOUTHWEST ISOMETRIC VIEW



1 NORTHEAST ISOMETRIC VIEW



HARLEY ELLIS DEVEREAUX
228 West Superior
Chicago, Illinois
60604-3124

J. Michael Fitzgerald Apartments
5801 N. Pulaski Road, Chicago, IL

06.25.13

11175

1/12/94

UNFINISHED BUSINESS

44947

Reclassification Of Area Shown On Map Number 15-J.

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 Residential-Institutional-Cultural Planned Development No. 184 symbols and indications as shown on Map No. 15-J in the area bounded by:

West Peterson Avenue; North Central Park Avenue; West Bryn Mawr Avenue; a line 833.0 feet east of and parallel with the east line of North Pulaski Road; a line 583.0 feet north of and parallel with the north line of West Bryn Mawr Avenue; and North Pulaski Road,

to the designation of a Residential-Institutional-Cultural 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.

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:

*Residential-Institutional-Cultural
Planned Development No. ~~184~~ AS Amended*

Plan Of Development Statements.

1. The area delineated herein as a Residential-Institutional-Cultural Planned Development consists of approximately 6,161,500 square feet or 141.4 acres of real property in its net site area. The boundaries of the Property are shown on the attached Property Line and Planned Development Boundary Map. The subject property is owned or controlled for the purposes of this ordinance by the City of Chicago, an Illinois home rule municipality.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. The approval of the Commissioner of the Department of Planning and Development shall be required in addition to any other approval required by law.

3. Pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the subject property shall remain under the ownership or designated control of the City of Chicago unless and until this ordinance is legally amended and an appropriate zoning classification for any property removed is established by law.
4. This Plan of Development consists of fifteen (15) statements; an Existing Zoning and Land Use Map; a Property Line and Planned Development Boundary Map; a Generalized Land Use Map; a Table of Use and Bulk Regulations and Related Controls; and all approved Plans related to the property as maintained in the Department of Planning and Development. This Planned Development is applicable to the area delineated herein and these and no other controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.
5. The Planned Development is organized in eight subareas. The permitted uses in each of these subareas are as follows:
 - A. Nature Preserve.
Public open space with controlled access, predominantly undeveloped and preserved and retained in a natural state; related educational uses.
 - B. Community Park.
Public open space developed as a community park with tennis courts, picnic areas, ice skating facilities, play fields, bike paths, playground areas, and related indoor and outdoor facilities.
 - C. Service Core.
Powerhouse and related utility and service facilities; off-street parking.
 - D. Nature Study.
Public open space with controlled access, predominantly undeveloped and preserved and retained in a natural state; greenhouses; and related educational uses.

E. Senior Housing.

Residential and related uses for senior citizens, including congregate housing and restricted convenience retail space; off-street parking.

F. Congregate Use And Public Facilities.

Congregate use facilities including communal dining facilities, auditorium and theater facilities, public agency service offices, restricted convenience retail space, public health care facilities, related off-street parking and loading.

G. Fire Station And Bus Turnaround.

Public fire station and related off-street parking; bus turnaround.

H. Public School.

Academic, educational and related uses; off-street parking. Security fencing, walkways, bicycle paths, necessary service drives, lighting and similar improvements may be developed in any subarea of this Planned Development, subject to the review and approval of the Commissioner of the Department of Planning and Development.

Laboratories or research facilities located within this Planned Development shall be subject to the performance standards applicable to the M1 Restricted Manufacturing District classification of the Chicago Zoning Ordinance.

Subarea definition in this ordinance is generalized. The boundaries of and total land area in each subarea within the Planned Development may be adjusted by or with the approval of the Commissioner of Planning and Development upon a determination that such variation advances the purposes of the Planned Development.

6. Identification signs shall be permitted within the Planned Development subject to the review and approval of the Commissioner of Planning and Development. Temporary signs such as construction and marketing signs shall be permitted subject to the same approval. Advertising signs are not permitted.

7. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction, and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including fire and other emergency vehicles. There shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Bureau of Traffic Engineering and Operations and of the Commissioner of the Department of Planning and Development.
8. All off-street parking and loading facilities will be provided in compliance with this Planned Development as authorized by the Chicago Zoning Ordinance, in number and location as determined by, and subject to the review and approval of, the Commissioner of the Department of Planning and Development.
9. Any dedication or vacation of streets, alleys or easements or any adjustments of right-of-way shall require a separate submittal on behalf of the Applicant and approval by the City Council.
10. The height restriction of the improvements and any appurtenances attached thereto shall be subject to:
 - a. Height limitations as certified and approved by the Federal Aviation Administration; and
 - b. No new structure or addition to an existing structure shall be permitted to rise more than 40 feet above grade in any subarea of this Planned Development. New structures containing residential units shall not exceed two stories in height.
11. For purposes of Floor Area Ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
12. Rehabilitation and maintenance of existing structures shall be permitted in all subareas of this Planned Development. However, no new buildings shall be permitted in Subareas A, B or D.
13. No street or roadway for general public uses shall be permitted to access the Planned Development to or through Subareas A, B, C, D or E. Controlled service driveways may be permitted for Subareas C and E subject to the review and approval of the Commissioner of the Department of Planning and Development.

14. For purposes of any expiration provisions, this Planned Development is deemed substantially completed and will expire only upon its lawful amendment or replacement.
15. This Planned Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendment" as promulgated by the Commissioner of the Department of Planning and Development and in effect on the date hereof.

[Existing Zoning and Land Use Map, Property Line and Planned Development Boundary Map and Generalized Land Use Map attached to this Plan of Development printed on pages 44954 through 44956 of this Journal.]

Table of Use and Bulk Regulations and Related Controls attached to this Plan of Development reads as follows:

*Residential-Institutional-Cultural
Planned Development No. _____.*

Use And Bulk Regulations And Related Controls.

Subarea Designation	Net Site Area Square Feet Acres	Description Of Permitted Uses	Maximum Floor Area Ratio	Maximum No. Of Dwelling Units	Maximum Percent Of Site Coverage
A Nature Preserve	<u>1,957,000</u> 45.0	See Statement Number 5 A	0.01	-0-	1
B Community Park	<u>1,026,000</u> 23.5	See Statement Number 5 B	0.1	-0-	5

1/12/94

UNFINISHED BUSINESS
(Revised per Administrative Relief 11-20-96)

44951

14. For purposes of any expiration provisions, this Planned Development is deemed substantially completed and will expire only upon its lawful amendment or replacement.
15. This Planned Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendment" as promulgated by the Commissioner of the Department of Planning and Development and in effect on the date hereof.

[Existing Zoning and Land Use Map, Property Line and
Planned Development Boundary Map and Generalized
Land Use Map attached to this Plan of Development
printed on pages 44954 through 44956
of this Journal.]

Table of Use and Bulk Regulations and Related Controls attached to this Plan of Development reads as follows:

*Residential-Institutional-Cultural
Planned Development No. 184. As Amended*

Use And Bulk Regulations And Related Controls.

Subarea Designation	Net Site Area	Description Of Permitted Uses	Maximum Floor Area Ratio	Maximum No. Of Dwelling Units	Maximum Percent Of Site Coverage
	<u>Square Feet</u> Acres				
A					
Nature Preserve	<u>1,957,000</u> 45.0	See Statement Number 5 A	0.01 0.004	-0-	1
B					
Community Park	<u>1,026,000</u> 23.5	See Statement Number 5 B	0.1	-0-	5

Subarea Designation	Net Site Area <u>Square Feet</u> Acres	Description Of Permitted Uses	Maximum Floor Area Ratio	Maximum No. Of Dwelling Units	Maximum Percent Of Site Coverage
C Service Core	<u>180,000</u> 4.1	See Statement Number 5 C	0.3	-0-	25
D Nature Study	<u>515,500</u> 11.8	See Statement Number 5 D	0.05	-0-	5
E Senior Housing	<u>1,577,500</u> 36.2	See Statement Number 5 E	0.4	600	20
F Congregate Use + Public Facilities	<u>801,000</u> 18.4	See Statement Number 5 F	0.15	-0-	10
G Fire Station + Bus Turnaround	<u>22,500</u> 0.5	See Statement Number 5 G	0.3	-0-	15
H Public School	<u>82,000</u> 1.9	See Statement Number 5 H	0.5	-0-	50
TOTAL:	<u>6,161,500</u> 141.4	See Statement Number 5	0.2	600	10

Gross Site Area = Net Site Area, 6,161,500 square feet (141.4 acres) plus Area in Public Right-of-Way, 322,000 square feet (7.4 acres) = 6,483,500 square feet (148.8 acres)

Subarea Designation	Net Site Area	Description Of Permitted Uses	Maximum Floor Area Ratio	Maximum No. Of Dwelling Units	Maximum Percent Of Site Coverage
	Square Feet Acres				
C Service Core	<u>180,000</u> 4.1	See Statement Number 5 C	0.3	-0-	25
D Nature Study	<u>515,500</u> 11.8	See Statement Number 5 D	0.05	-0-	5
E Senior Housing	<u>1,577,500</u> 36.2	See Statement Number 5 E	0.4	600	20
F Congregate Use + Public Facilities	<u>801,000</u> 18.4	See Statement Number 5 F	0.15- 0.164	-0-	10
G Fire Station + Bus Turnaround	<u>22,500</u> 0.5	See Statement Number 5 G	0.3	-0-	15
H Public School	<u>82,000</u> 1.9	See Statement Number 5 H	0.5	-0-	50
TOTAL:	<u>6,161,500</u> 141.4	See Statement Number 5	0.2	600	10

Gross Site Area = Net Site Area, 6,161,500 square feet (141.4 acres) plus Area in Public Right-of-Way, 322,000 square feet (7.4 acres) = 6,483,500 square feet (148.8 acres)

Maximum Floor Area Ratio for Total Net Site Area = 2.0.

Maximum Number of Dwelling Units = 600.

Maximum Percent of Total Site Coverage = 10.

Convenience Retail Space:

The maximum amount of convenience retail business space primarily intended to serve residents of North Park Village shall be limited to a total of 20,000 square feet. Such space may be located in Subarea E and/or F subject to the review and approval of the Commissioner of Planning and Development.

Minimum Required Off-Street Parking Spaces:

The number and location of required and/or permitted Off-Street Parking Spaces shall be determined by the Commissioner of the Department of Planning and Development.

Note: No parking shall be permitted in Subareas A, B or D.

Minimum Required Off-Street Loading Berths:

The number and location of required and/or permitted Off-Street Loading Berths shall be determined by the Commissioner of the Department of Planning and Development.

Building Height:

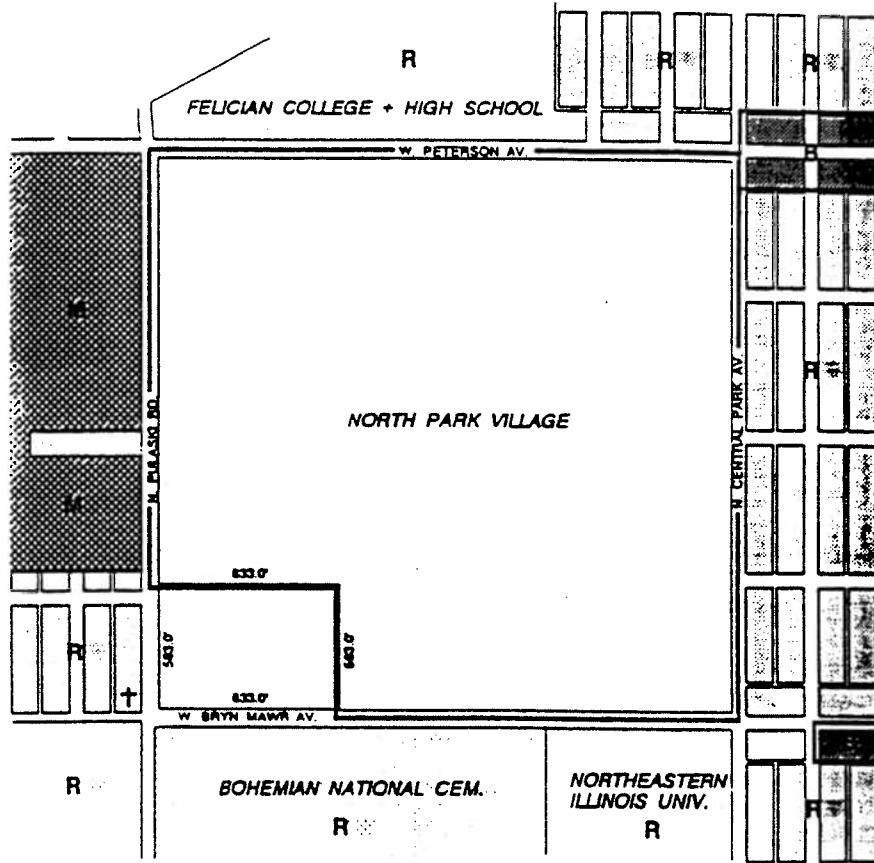
No new structure or addition to an existing structure shall be permitted to rise more than 40 feet above grade. New structures containing residential units shall not exceed two stories in height.

Building Setbacks:







Every Permit Application for the construction of a new building or addition to an existing building shall be subject to a determination by the Commissioner of Planning and Development that the siting of said improvement advances the purposes of the Planned Development. As a general guideline, existing buildings, landscaping and vistas should be respected and a minimum perimeter setback of 50 feet is appropriate.

Existing Zoning And Land Use Map.

RESIDENTIAL - INSTITUTIONAL - CULTURAL
PLANNED DEVELOPMENT NO. _____



LEGEND:

-  PLANNED DEVELOPMENT BOUNDARY
-  ZONING CLASS
-  RESIDENTIAL USE
-  CEMETERY USE
-  BUSINESS USE
-  INDUSTRIAL USE

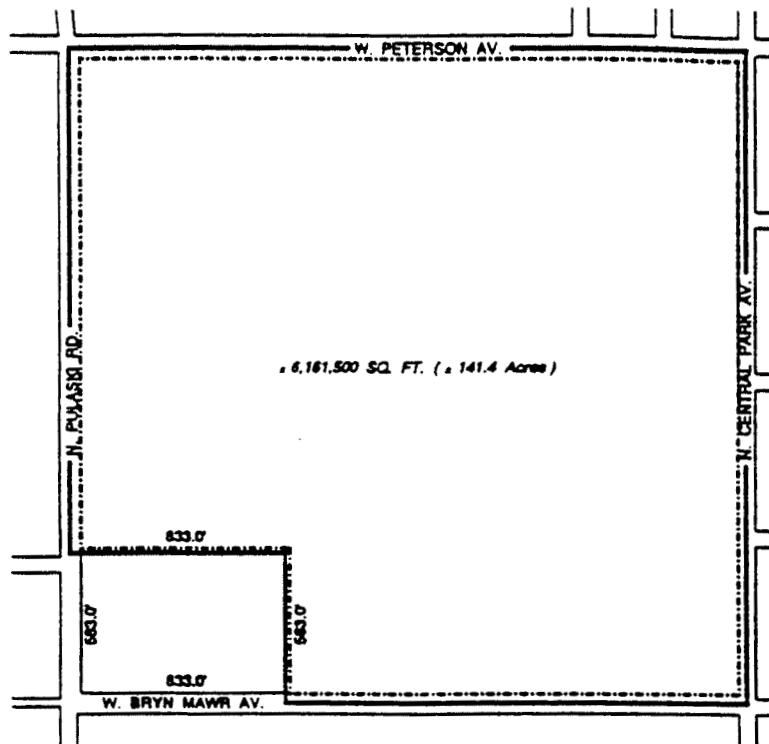


APPLICANT: THE CITY OF CHICAGO

DATE: OCTOBER 6, 1993

Property Line And Planned Development Boundary Map.

RESIDENTIAL - INSTITUTIONAL - CULTURAL
PLANNED DEVELOPMENT NO. _____



LEGEND:

- PLANNED DEVELOPMENT BOUNDARY
- - - PROPERTY LINE

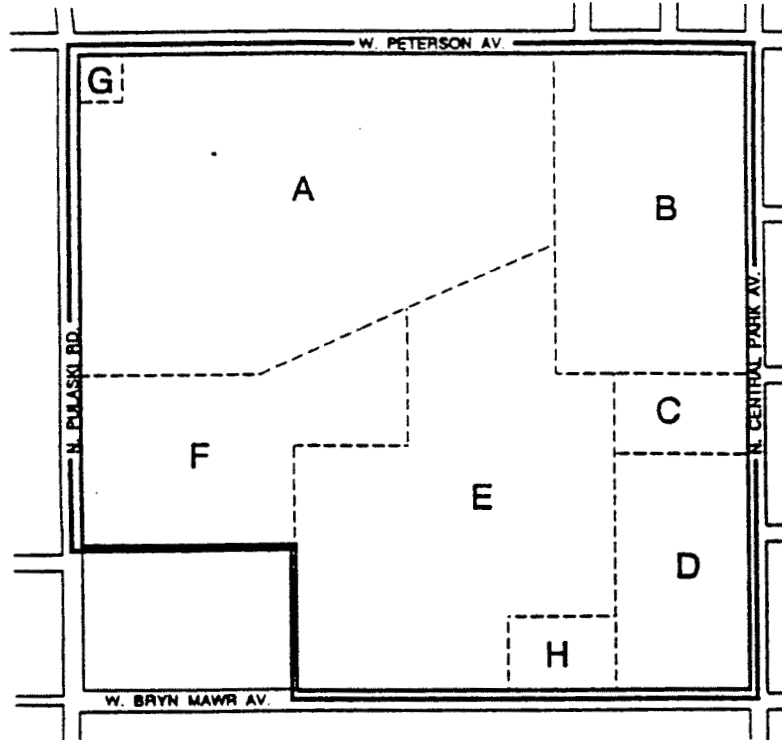


APPLICANT: THE CITY OF CHICAGO

DATE: OCTOBER 8, 1993

Generalized Land Use Map.

RESIDENTIAL - INSTITUTIONAL - CULTURAL
PLANNED DEVELOPMENT NO. _____



LEGEND:

———— PLANNED DEVELOPMENT BOUNDARY

A SUBAREA DESIGNATION



NOTE: For detail see Statement Number 5; Use and Bulk Regulations and Related Controls; and approved plans maintained by the Department of Planning and Development.

APPLICANT: THE CITY OF CHICAGO

DATE: OCTOBER 6, 1993

Failed to Pass—PROPOSED AMENDMENT TO 1978 APPROPRIATION ORDINANCE RELATING TO REFUSE COLLECTION FOR CONDOMINIUM UNITS.

The Committee on Finance submitted the following report:

CHICAGO, December 19, 1977.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration a proposed Amendment to the 1978 Appropriation Ordinance relating to refuse collection for condominium units having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Do Not Pass* the proposed Amendment transmitted herewith.

This recommendation was concurred in by 18 members of the committee with one dissenting vote.

Respectfully submitted,
(Signed) WILSON FROST,
Chairman.

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

Yeas—Aldermen Roti, Barnett, Kenner, Evans, Sawyer, Wilinski, Humes, Adduci, Vrdolyak, Huels, Kwak, Madrzyk, Burke, Jaksy, Barden, Shannon, Kellam, Joyce, Kelley, Stewart, Stemberk, Lipinski, Rhodes, Marzullo, Ray, Washington, Cross, Hagopian, Keane, Gabinski, Mell, Frost, Laskowski, Aiello, Casey, Cullerton, Natarus, Fifeiski, Schuller, Saperstein, Stone—41.

Nays—Aldermen Lathrop, Laurino, Pucinski, Oberman, Simpson—5.

Placed on File—MONTHLY PROGRESS REPORT No. 366 SHOWING PROGRESS OF CONSTRUCTION ON SEWER BOND ISSUE PROJECTS.

The Committee on Finance submitted a report recommending that the City Council *Place on File* a communication from the Department of Public Works dated December 13, 1977, transmitting therewith Progress Report No. 366 for the month ending October 31, 1977, showing progress of construction on Sewer Bond Issue Projects authorized by the City Council.

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

COMMITTEE ON BUILDINGS AND ZONING.

Zoning Reclassification of Map No. 15-J Amended.

Alderman Roti presented an ordinance amending the zoning reclassification of Map No. 15-J, as passed on November 14, 1977, C.J.P. pp. 6329, 6340-6347, amending the Planned Development Bulk Regulations to provide for school and related facilities for handicapped children.

On motion of Alderman Roti, the proposed amandatory ordinance was *Passed*, by yeas and nays as follows:

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

Nays—None.

Said ordinance, as amended, reads as follows:

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R2 Single Family Residence District symbols and indications as shown on Map No. 15-J in the area bounded by

W. Peterson Avenue; N. Central Park Avenue; W. Bryn Mawr Avenue and N. Pulaski Road

to the designation of a Residential-Institutional-Cultural 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 7044 to 7051 of this Journal]

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

Action Deferred—ON PROPOSED ORDINANCE TO AMEND CHAPTER 43 OF THE MUNICIPAL CODE CONCERNING VARIOUS BUILDING PERMIT FEES.

The Committee on Buildings and Zoning submitted the following report which was, on motion of Alderman Roti and Alderman Barnett, *Deferred* and ordered published:

CHICAGO, December 20, 1977.

To the President and Members of the City Council:

Your Committee on Buildings and Zoning having had under consideration a proposed ordinance (referred November 14, 1977) to amend Chapter 43 of the Municipal Code of Chicago Concerning Various Building Permit Fees, begs leave to recommend that Your Honorable Body *Pass* said proposed ordinance attached herewith.

This recommendation was concurred in by 12 members of the Committee, with no dissenting vote.

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

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

The proposed ordinance transmitted with the foregoing committee report reads as follows:

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

Section 1. The Municipal Code of Chicago, Chapter 43, Section 43-26 is hereby amended by deleting the language in brackets and by adding the language in Italics as follows:

43-26. Permit fees shall be charged as follows:

Permit Fees

(a) Single-car garage, two-car garage, sheds and shelter sheds:

Per 1,000 cubic feet of volume \$ 6.25

Minimum charge 15.50

(continued on page 7052)

PD
184

RESIDENTIAL-INSTITUTIONAL-CULTURAL PLANNED DEVELOPMENT No. 184, AS AMENDED

STATEMENTS

1. The area delineated herein as "Residential-Institutional-Cultural Planned Development" is owned by the City of Chicago. The entire 155.6 acre net site area of this Planned Development shall remain the property of the City of Chicago with the possible exception of Subarea C as defined herein. If, in order to realize the planned purpose for Subarea C, a transfer of ownership of property within that subarea to the State of Illinois or other public body would be necessary and were to be carried out, the controls provided in this Plan of Development shall remain in effect.
2. All applicable reviews, approvals or permits must be submitted by the agency contemplating the related activity to the Commissioner of Development and Planning, whose approval shall be required in addition to any other approval required by law.
3. The Plan of Development consists of these 11 statements, a Property Line and Right-Of-Way map, generalized Land Use Plan, and specific Planned Development Use and Bulk Regulations and Related Data in accordance with Article II.11-2, Guidelines, of the Chicago Zoning Ordinance.
4. The Plan of Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", promulgated by the Commissioner of Development and Planning.
5. 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.
6. The use of land will be permitted in accordance with the provisions of the Chicago Zoning Ordinance and the following schedule, by subareas; subject to the approval of the Department of Development and Planning:

Subarea

Uses Permitted

A

Public open space with controlled access, predominately undeveloped and preserved and retained in a natural state; related educational uses.

APPLICANT: CITY OF CHICAGO

DATE: August 31, 1977

RESIDENTIAL-INSTITUTIONAL-CULTURAL PLANNED DEVELOPMENT

STATEMENTS

<u>Subarea</u>	<u>USES PERMITTED</u>
B	Public open space developed as a community park with tennis courts, picnic areas, ice skating facilities, playfields, bike paths, playground areas, and related indoor and outdoor facilities.
C	Powerhouse and related utility and service facilities; parking.
D	Public open space with controlled access, predominately undeveloped and preserved and retained in a natural state; greenhouses; related educational uses.
E	Residential and related uses for senior citizens; including congregate housing and restricted convenience retail space; parking.
F	Congregate use facilities, including communal dining facilities, auditorium and theater facilities, public agency service offices, restricted convenience retail space; public health care facilities; parking.
G	Academic, educational and related uses, including residential school and boarding school facilities; parking.
H	Public fire station and related parking; bus turnaround.
I	Academic, educational and related uses; parking.

Security fencing, walkways, bicycle paths, necessary service drives, lighting, and similar improvements may be developed in any subarea of this Planned Development, subject to the review and approval by the Department of Development and Planning.

Laboratories or research facilities contained in subareas of this Planned Development shall be governed by performance standards as authorized under the M1 zoning classifications of the Chicago Zoning Ordinance.

To ensure proper interrelationships among spaces and uses in the Planned Development and to achieve the purposes of this Plan of Development, continuing overall management and coordination of the Planned Development, its several subareas, and facilities developed therein shall be the responsibility of the Commissioner of the Department of Development and Planning. Subarea definition in this ordinance is generalized. The boundaries and total land for each subarea within the Planned Development may be varied by or with the approval of The Commissioner of Development and Planning upon a determination that such variation advances the purpose of the Planned Development as applied to the overall Plan of Development.

7. Identification and other necessary signs may be permitted within the area delineated herein as "Residential-Institutional-Cultural" Planned Development in accordance with the Chicago Zoning Ordinance and subject to review and approval by the Department of Development and Planning. There shall be no advertising signs permitted.

APPLICANT: CITY OF CHICAGO
DATE: AUGUST 31, 1977

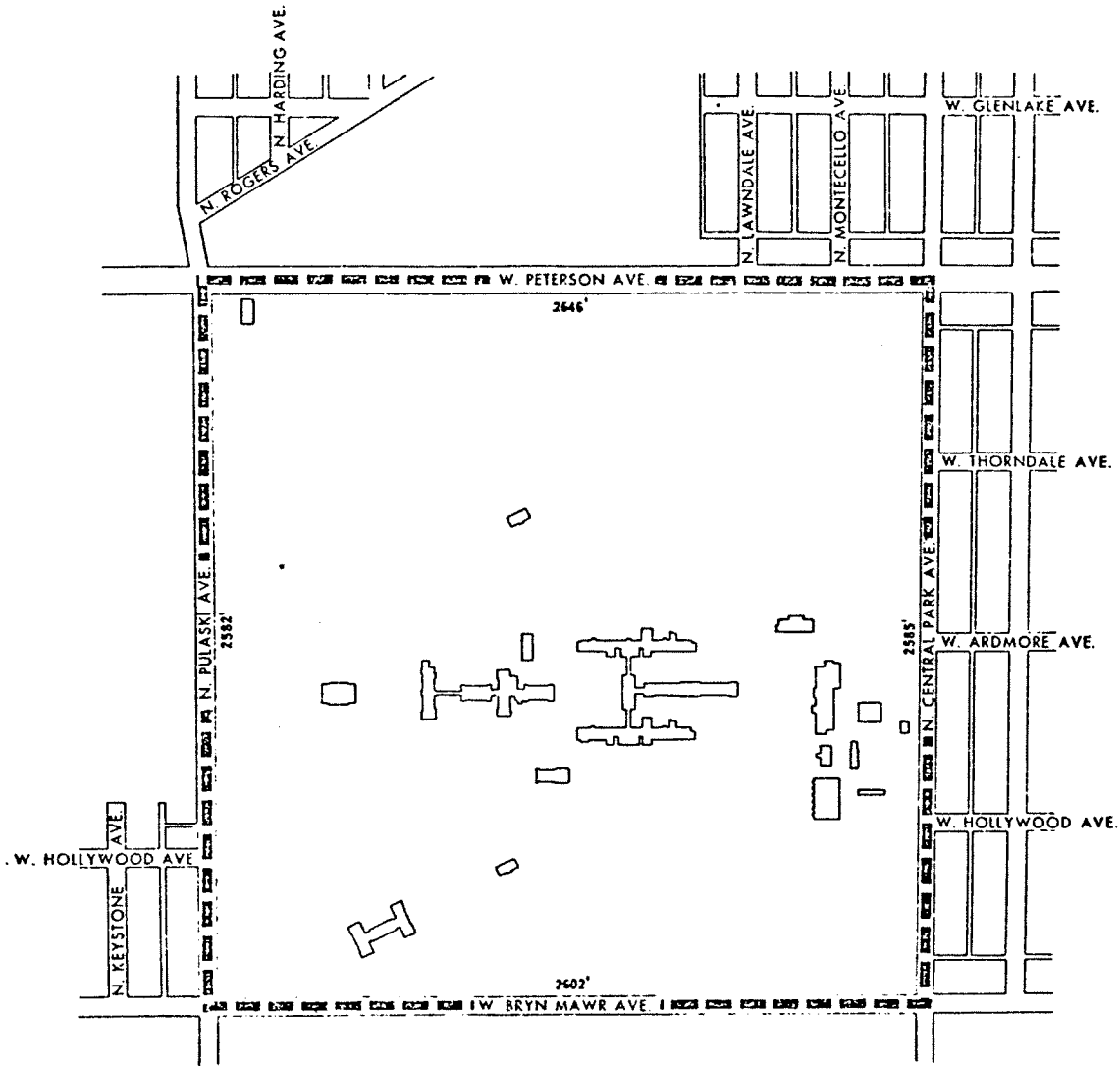
RESIDENTIAL-INSTITUTIONAL-CULTURAL PLANNED DEVELOPMENT

STATEMENTS



8. 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 and location as determined by, and subject to review and approval by, the Department of Development and Planning.
9. Rehabilitation and maintenance of existing structures shall be permitted in all subareas of this Planned Development, subject to the approval of the Department of Development and Planning. New structures shall be permitted only in subareas E, F, G, and I in accordance with this Plan of Development. No new additional structures shall be permitted in subareas A, B, or D.
10. No new structure or addition to an existing structure shall be constructed to rise more than 40 feet above existing grade in any subarea of this Planned Development. Residential units constructed in accordance with this Plan of Development shall not be provided in new structures greater than two stories in height.
11. No street or roadway for general public use which would serve to connect any of the public streets on the perimeter of the Planned Development shall be permitted. Vehicular access to the Planned Development from North Central Park Avenue shall be prohibited, except for emergency vehicles and vehicles necessary for maintenance and supply operations. Further, vehicular access shall not be provided from any perimeter street (Peterson, Central Park, Bryn Mawr or Pulaski) directly into the following subareas of this Planned Development: Subareas A, B, or D.

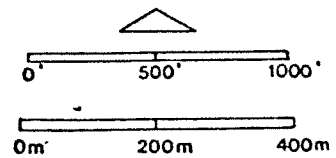
RESIDENTIAL-INSTITUTIONAL-CULTURAL PLANNED DEVELOPMENT

PROPERTY LINES AND PUBLIC RIGHTS-OF-WAY



LEGEND

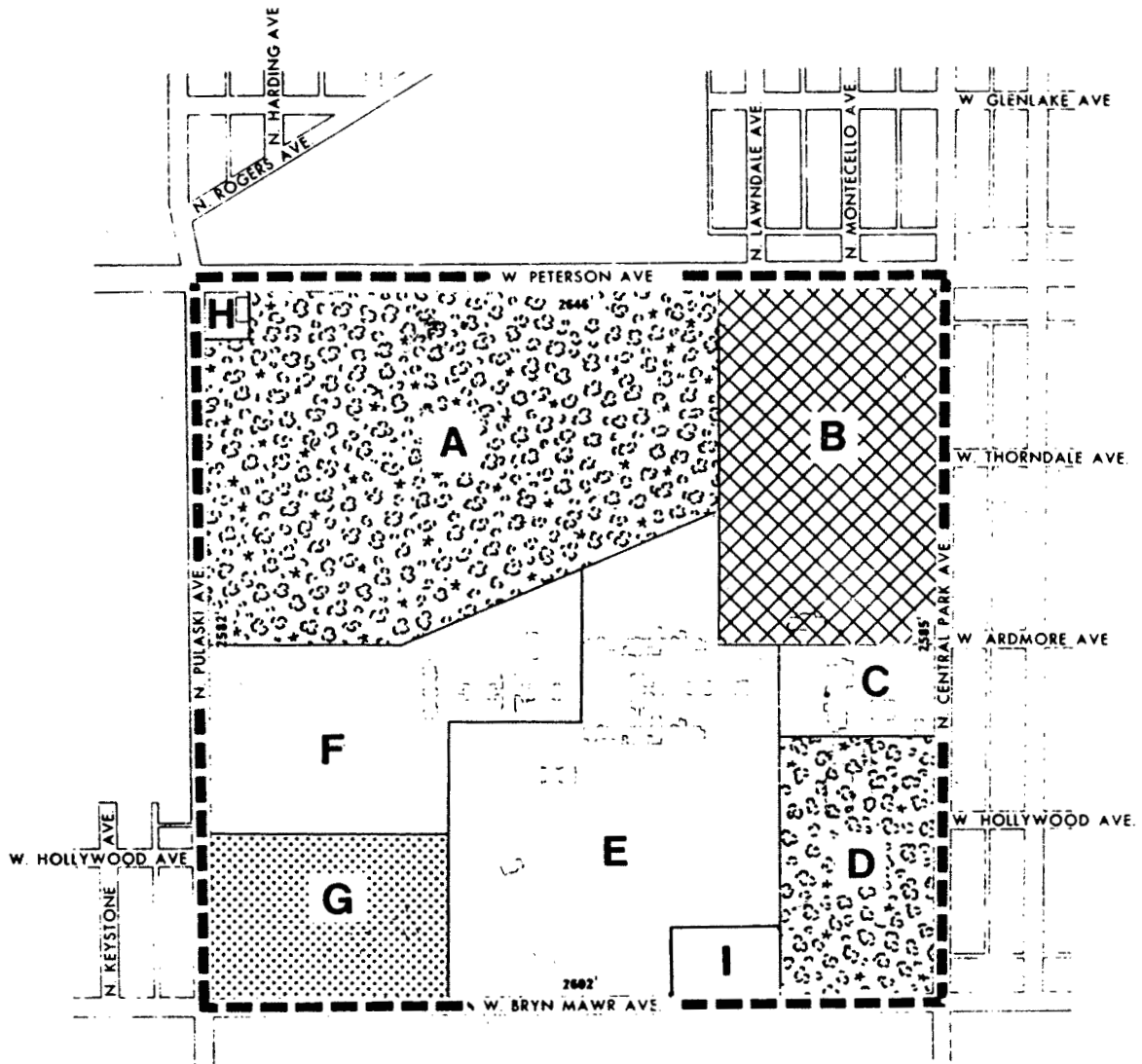
-  PLANNED DEVELOPMENT BOUNDARY
-  EXISTING STRUCTURES



APPLICANT: CITY OF CHICAGO
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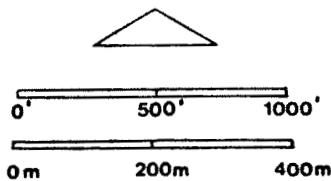
RESIDENTIAL – INSTITUTIONAL – CULTURAL PLANNED DEVELOPMENT

GENERALIZED LAND USE PLAN



LEGEND

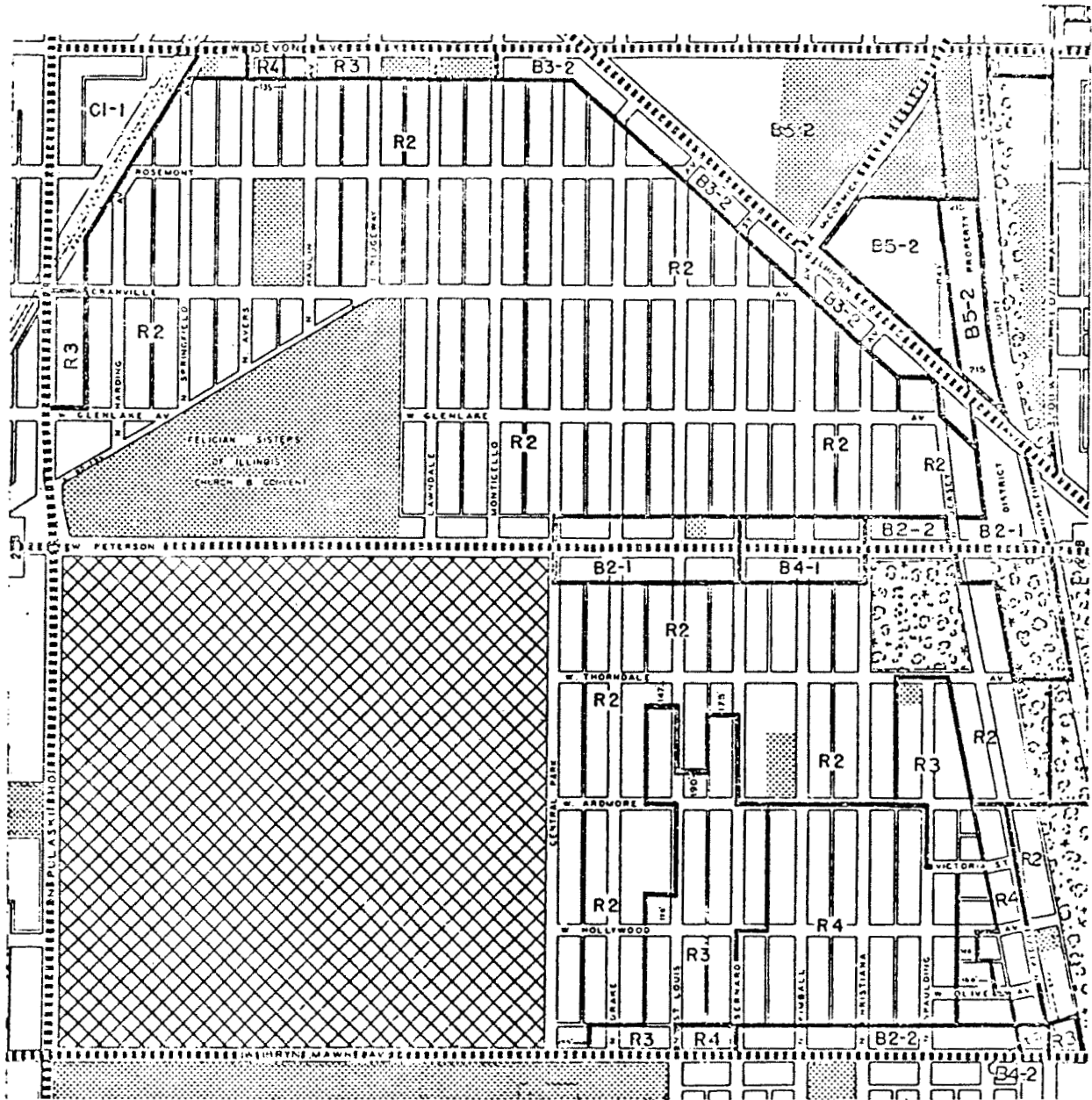
- A - NATURE PRESERVE
- B - COMMUNITY PARK
- C - SERVICE CORE
- D - NATURE STUDY AREA
- E - HOUSING FOR SENIOR CITIZENS
- F - CONGREGATE USES AND PUBLIC FACILITIES
- G - SCHOOL FOR DEAF / BLIND CHILDREN
- H - FIRE STATION AND BUS TURNAROUND
- I - SCHOOL FOR THE HANDICAPPED




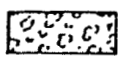

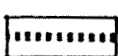
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 DATE: AUGUST 31, 1977

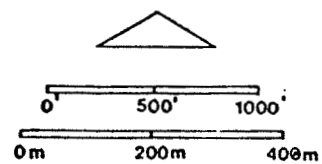
RESIDENTIAL-INSTITUTIONAL-CULTURAL PLANNED DEVELOPMENT

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



LEGEND

-  RESIDENTIAL - CULTURAL - INSTITUTIONAL PLANNED DEVELOPMENT
-  PARKS AND PLAYGROUNDS
-  PUBLIC AND QUASI-PUBLIC FACILITIES
-  PREFERENTIAL STREETS



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RESIDENTIAL-INSTITUTIONAL-CULTURAL PLANNED DEVELOPMENT

USE AND BULK REGULATIONS AND RELATED DATA

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SUB AREAS	NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	MAX. F.A.R.	MAX. SITE COVER	MAX. ESTIMATED DWELLING UNITS
	SQ. FT.	ACRES				
A NATURE PRESERVE	2,003,000	46.0	Public open space; Predominantly undeveloped and retained in a natural state; related educational uses	0.01	1%	0
B COMMUNITY PARK	1,040,000	23.9	Public open space developed as a community park with related indoor and outdoor facilities	0.01	1%	0
C SERVICE CORE	180,000	4.1	Powerhouse and related utility service facilities; parking	0.30	25%	0
D NATURE STUDY AREA	525,000	12.0	Public open space, predominantly undeveloped and retained in a natural state; greenhouses; related educational uses	0.05	1%	0
E HOUSING FOR SENIOR CITIZENS	1,592,500	36.6	Residential and related uses for senior citizens; limited convenience retail space; school facilities; parking	0.41	25%	600
F CONGREGATE USES AND PUBLIC FACILITIES	813,000	18.7	Public health and care facilities; congregate use facilities; limited convenience retail; parking	0.15	10%	0
G SCHOOL FOR DEAF/BLIND CHILDREN	510,000	11.7	Academic, educational and related uses, including residential or boarding school facilities	0.20	15%	0
H FIRE STATION AND BUS TURNAROUND	28,000	0.6	Public Fire Station and related parking; Bus turn-around facility	0.30	15%	0
I SCHOOL FOR THE HANDICAPPED	87,500	2.0	Academic, Educational and related uses; parking	0.45	45%	0
TOTAL	6,779,000	155.6		0.18	10%	600

Gross Site Area (7,173,000 sq. ft. = 164.7 AC.) = Net Site Area (6,779,000 sq. ft. = 155.6 AC.) plus Area in Public Rights-of-Way (394,000 sq. ft. = 9.0 AC.)

Maximum floor area ratio, net site: 0.18

Estimated maximum number of dwelling units: 600

Maximum amount of convenience retail space permitted, net site: 20,000 sq. ft.

Maximum site coverage, net site: 10%

Maximum height above grade of new structures or additions to existing structures: 40 ft.

APPLICANT: CITY OF CHICAGO
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RESIDENTIAL-INSTITUTIONAL-CULTURAL PLANNED DEVELOPMENT

USE AND BULK REGULATIONS AND RELATED DATA

Page 2 of 2

Estimated maximum new or additional floor area permitted per subarea in addition to floor area existing as of the effective date of this plan of development:

Subareas A,B,C,D,H:	0 sq. ft.
Subarea E:	400,000 sq. ft.
Subarea F:	30,000 sq. ft.
Subarea G:	50,000 sq. ft.
Subarea I:	35,000 sq. ft.

Structures or construction will be controlled in the several subareas of this planned development according to the following schedule, subject to the approval of the Department of Development and Planning:

- Subarea A - No new structures or construction; rehabilitation of existing structures only.
- Subarea B - No new structures; park construction only; rehabilitation or replacement of existing structures.
- Subarea C - Rehabilitation or replacement of existing structures.
- Subarea D - No new structures; rehabilitation or replacement of existing structures.
- Subarea E - Rehabilitation of existing structures; construction of both new residential structures and new school structures.
- Subarea F - Rehabilitation of existing structures; construction of new health care and related facilities.
- Subarea G - Construction of new school or residential/school facilities, and related facilities, for deaf and blind children; rehabilitation of existing structures.
- Subarea H - Rehabilitation or replacement of existing structures.
- Subarea I - Construction of new school and related facilities for handicapped children.

However, security fencing, walkways, bicycle paths, necessary service drives, lighting, and similar improvements may be developed in any subarea of this Planned Development, subject to review and approval by the Department of Development and Planning.

The minimum number and location of off-street loading berths and off-street parking spaces will be provided as determined by the Commissioner of Development and Planning in accordance with the Chicago Zoning Ordinance. No parking is to be either provided or permitted in subareas A,B, or D.

Minimum setbacks from peripheral streets in all subareas: 25 ft.

Minimum distance between structures with facing living room windows: 40 ft.

Minimum distance between structures within the same subarea: 20 ft.

Minimum distance between structures located in different subareas: 40 ft.

Setback and yard requirements may be adjusted where necessary to permit conformance to the pattern of, or architectural arrangement related to, existing structures, or when necessary for technical reason, subject to the approval of the Department of Development and Planning.

RESIDENTIAL-INSTITUTIONAL-CULTURAL PLANNED DEVELOPMENT No. 184

STATEMENTS

1. The area delineated herein as "Residential-Institutional-Cultural Planned Development" is owned by the City of Chicago. The entire 155.6 acre net site area of this Planned Development shall remain the property of the City of Chicago with the possible exception of Subarea C as defined herein. If, in order to realize the planned purpose for Subarea C, a transfer of ownership of property within that subarea to the State of Illinois or other public body would be necessary and were to be carried out, the controls provided in this Plan of Development shall remain in effect.
2. All applicable reviews, approvals or permits must be submitted by the agency contemplating the related activity to the Commissioner of Development and Planning, whose approval shall be required in addition to any other approval required by law.
3. The Plan of Development consists of these 11 statements, a Property Line and Right-Of-Way map, generalized Land Use Plan, and specific Planned Development Use and Bulk Regulations and Related Data in accordance with Article II.11-2, Guidelines, of the Chicago Zoning Ordinance.
4. The Plan of Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", promulgated by the Commissioner of Development and Planning.
5. 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.
6. The use of land will be permitted in accordance with the provisions of the Chicago Zoning Ordinance and the following schedule, by subareas; subject to the approval of the Department of Development and Planning:

Subarea

Uses Permitted

A

Public open space with controlled access, predominately undeveloped and preserved and retained in a natural state; related educational uses.

APPLICANT: CITY OF CHICAGO
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RESIDENTIAL-INSTITUTIONAL-CULTURAL PLANNED DEVELOPMENT

STATEMENTS

Subarea

Uses Permitted

- B Public open space developed as a community park with tennis courts, picnic areas, ice skating facilities, playfields, bike paths, playground areas, and related indoor and outdoor facilities.
- C Powerhouse and related utility and service facilities; parking.
- D Public open space with controlled access, predominately undeveloped and preserved and retained in a natural state; greenhouses; related educational uses.
- E Residential and related uses for senior citizens; including congregate housing and restricted convenience retail space; school facilities; parking.
- F Congregate use facilities, including communal dining facilities, auditorium and theater facilities, public agency service offices, restricted convenience retail space; public health care facilities; parking.
- G Academic, educational and related uses, including residential school and boarding school facilities; parking.
- H Public fire station and related parking; bus turnaround.

Security fencing, walkways, bicycle paths, necessary service drives, lighting, and similar improvements may be developed in any subarea of this Planned Development, subject to the review and approval by the Department of Development and Planning.

Laboratories or research facilities contained in subareas of this Planned Development shall be governed by performance standards as authorized under the MI zoning classifications of the Chicago Zoning Ordinance.

To ensure proper interrelationships among spaces and uses in the Planned Development and to achieve the purposes of this Plan of Development, continuing overall management and coordination of the Planned Development, its several subareas, and facilities developed therein shall be the responsibility of the Commissioner of Development and Planning.

APPLICANT: CITY OF CHICAGO
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RESIDENTIAL-INSTITUTIONAL-CULTURAL PLANNED DEVELOPMENT

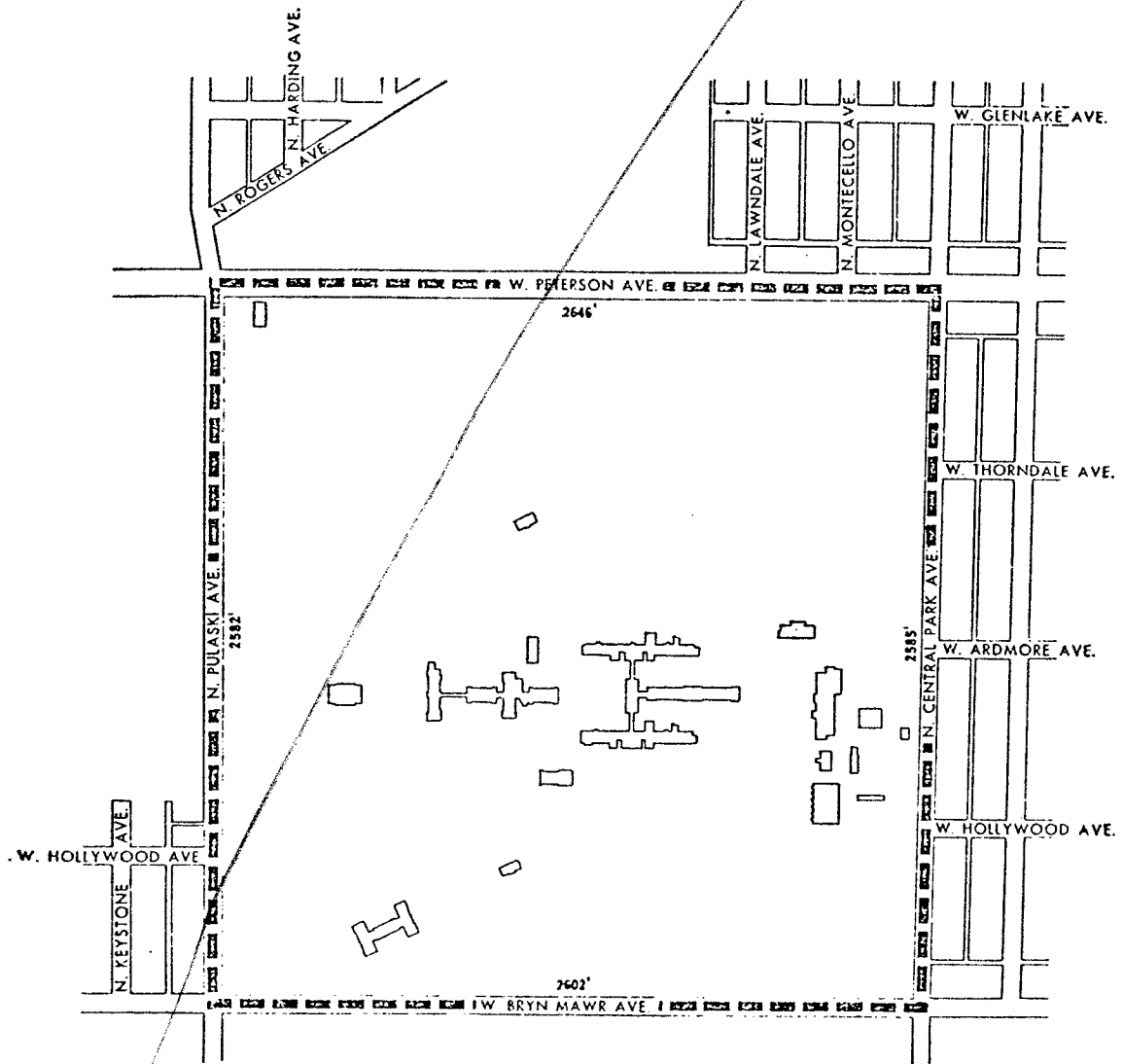
STATEMENTS

7. Identification and other necessary signs may be permitted within the area delineated herein as "Residential-Institutional-Cultural" Planned Development in accordance with the Chicago Zoning Ordinance and subject to review and approval by the Department of Development and Planning. There shall be no advertising signs permitted.
8. 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 and location as determined by, and subject to review and approval by, the Department of Development and Planning.
9. Rehabilitation and maintenance of existing structures shall be permitted in all subareas of this Planned Development, subject to the approval of the Department of Development and Planning. New structures shall be permitted only in Subareas E, F, G, and H in accordance with this Plan of Development. No new additional structures shall be permitted in Subareas A, B, or D.
10. No new structure or addition to an existing structure shall be constructed to rise more than 40 feet above existing grade in any subarea of this Planned Development. Residential units constructed in accordance with this Plan of Development shall not be provided in new structures of greater than two stories in height.
11. No street or roadway for general public use which would serve to connect any of the public streets on the perimeter of the Planned Development shall be permitted. Vehicular access to the Planned Development area from North Central Park Avenue shall be prohibited, except for emergency vehicles and vehicles necessary for maintenance and supply operations. Further, vehicular access shall not be provided from any perimeter street (Peterson, Central Park, Bryn Mawr or Pulaski) directly into the following subareas of this Planned Development: Subareas A, B, or D.



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DATE: August 31, 1977

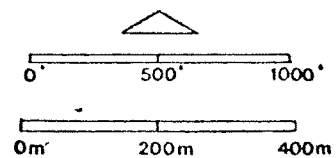
RESIDENTIAL-INSTITUTIONAL-CULTURAL PLANNED DEVELOPMENT

PROPERTY LINES AND PUBLIC RIGHTS-OF-WAY



LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  EXISTING STRUCTURES

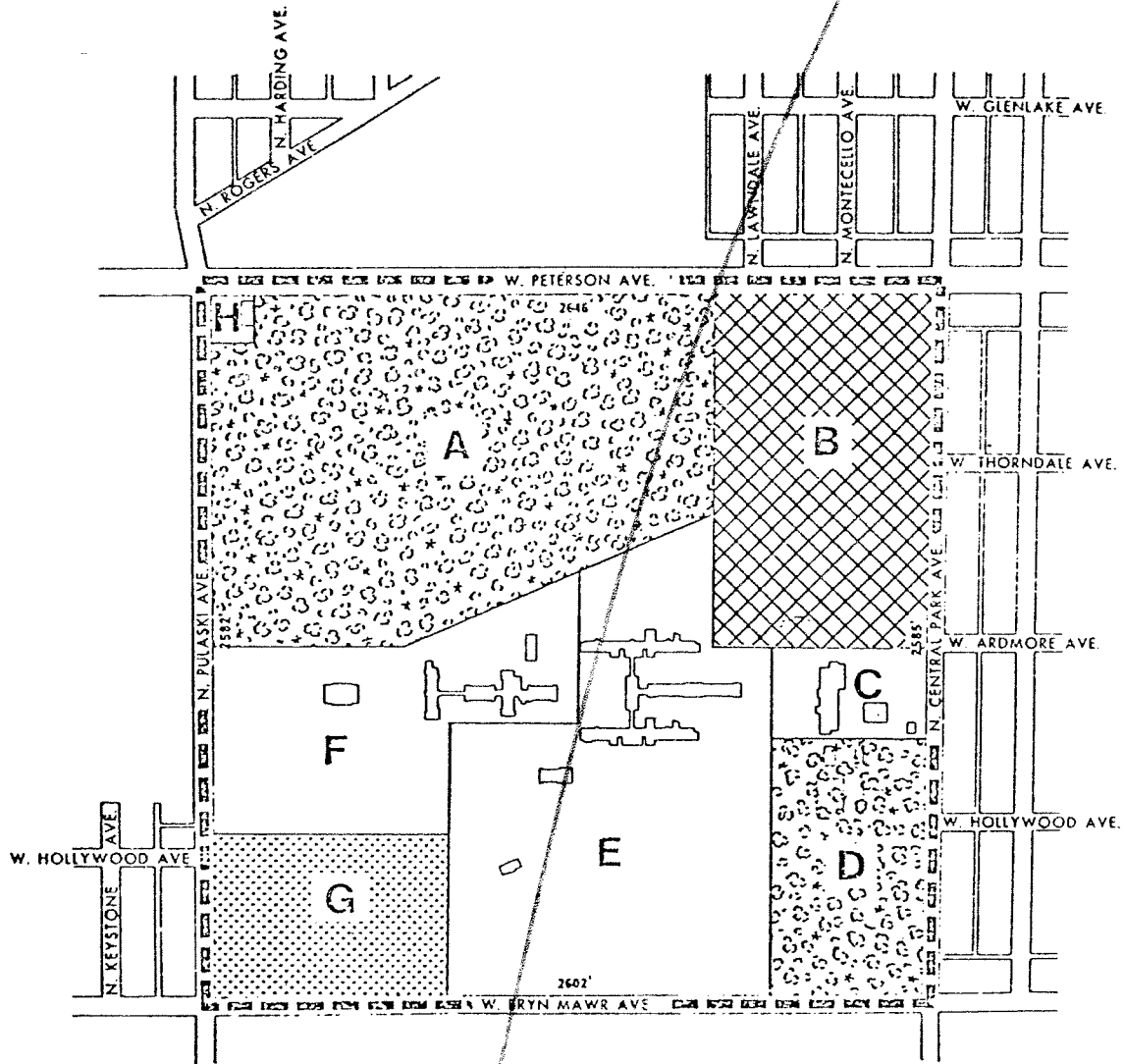


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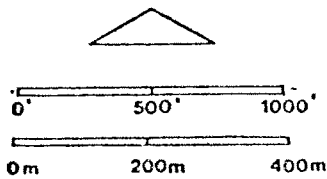
RESIDENTIAL-INSTITUTIONAL-CULTURAL PLANNED DEVELOPMENT

GENERALIZED LAND USE PLAN



LEGEND

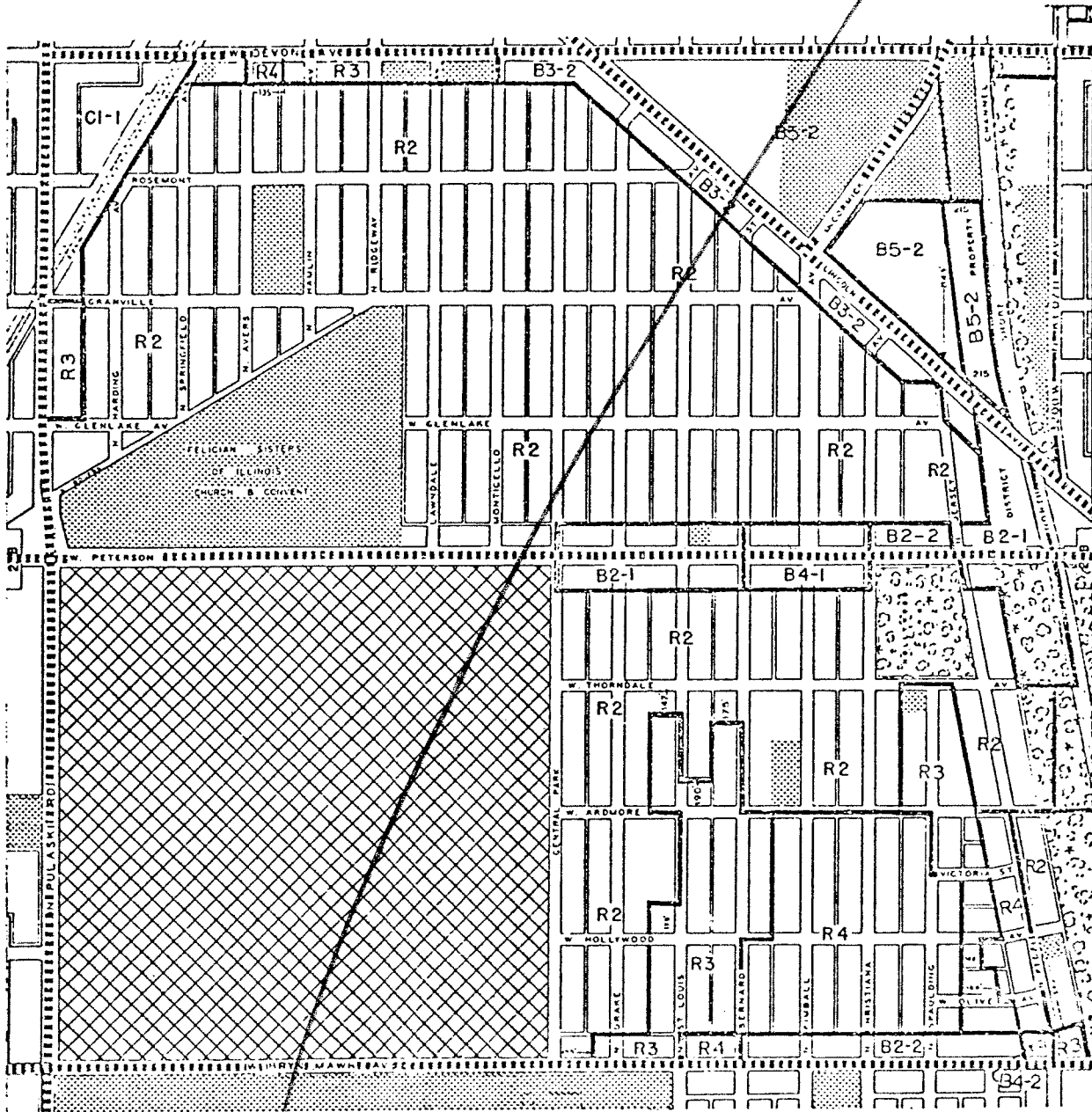
- A - NATURE PRESERVE
- B - COMMUNITY PARK
- C - SERVICE CORE
- D - NATURE STUDY AREA
- E - HOUSING FOR SENIOR CITIZENS
AND SCHOOL FACILITIES
- F - CONGREGATE USES AND PUBLIC FACILITIES
- G - SCHOOL FOR DEAF / BLIND CHILDREN
- H - FIRE STATION AND BUS TURNAROUND




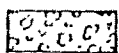

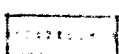
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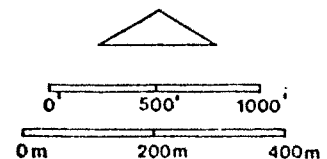
RESIDENTIAL-INSTITUTIONAL-CULTURAL PLANNED DEVELOPMENT

EXISTING ZONING AND PREFERRED STREET SYSTEM



LEGEND

-  RESIDENTIAL - CULTURAL - INSTITUTIONAL PLANNED DEVELOPMENT
-  PARKS AND PLAYGROUNDS
-  PUBLIC AND QUASI-PUBLIC FACILITIES
-  PREFERRED STREETS



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RESIDENTIAL-INSTITUTIONAL-CULTURAL PLANNED DEVELOPMENT

USE AND BULK REGULATIONS AND RELATED DATA

Page 1 of 2

SUB AREAS	NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	MAX. F.A.R.	MAX. SITE COVER	MAX. ESTIMATED DWELLING UNITS
	SQ. FT.	ACRES				
A NATURE PRESERVE	2,003,000	46.0	Public open space; Predominantly undeveloped and retained in a natural state; related educational uses	0.01	1%	0
B COMMUNITY PARK	1,040,000	23.9	Public open space developed as a community park with related indoor and outdoor facilities	0.01	1%	0
C SERVICE CORE	180,000	4.1	Powerhouse and related utility service facilities; parking	0.3	25%	0
D NATURE STUDY AREA	525,000	12.0	Public open space, predominantly undeveloped and retained in a natural state; greenhouses; related educational uses	0.05	5%	0
E HOUSING FOR SENIOR CITIZENS	1,680,000	38.6	Residential and related uses for senior citizens; limited convenience retail space; school facilities; parking	0.38	20%	600
F CONGREGATE USES AND PUBLIC FACILITIES	813,000	18.7	Public health and care facilities; congregate use facilities; limited convenience retail; parking	0.15	10%	0
G SCHOOL FOR DEAF/BLIND CHILDREN	510,000	11.7	Academic, educational and related uses, including residential or boarding school facilities	0.2	15%	0
H FIRE STATION AND BUS TURNAROUND	28,000	0.6	Public Fire Station and related parking; Bus turnaround facility	0.3	15%	0
TOTAL	6,779,000	155.6		0.16	10%	600

Gross Site Area (7,173,000 sq. ft. = 164.7 AC.) = Net Site Area (6,779,000 sq. ft. = 155.6 AC.) plus Area in Public Rights-of-Way (394,000 sq. ft. = 9.0 AC.)

Maximum floor area ratio, net site: 0.16

Estimated maximum number of dwelling units: 600

Maximum amount of convenience retail space permitted, net site: 20,000 sq. ft.

Maximum site coverage, net site: 10%

Maximum height above grade of new structures or additions to existing structures: 40 ft.

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RESIDENTIAL-INSTITUTIONAL-CULTURAL PLANNED DEVELOPMENT

USE AND BULK REGULATIONS AND RELATED DATA

Page 2 of 2

Estimated maximum new or additional floor area permitted per subarea in addition to floor area existing as of the effective date of this plan of development:

Subareas A,B,C,D,H:	0 sq. ft.
Subarea E:	400,000 sq. ft.
Subarea F:	30,000 sq. ft.
Subarea G:	50,000 sq. ft.

Structures or construction will be controlled in the several subareas of this planned development according to the following schedule, subject to the approval of the Department of Development and Planning:

- Subarea A - No new structures or construction; rehabilitation of existing structures only.
- Subarea B - No new structures; park construction only; rehabilitation or replacement of existing structures.
- Subarea C - Rehabilitation or replacement of existing structures.
- Subarea D - No new structures; rehabilitation or replacement of existing structures.
- Subarea E - Rehabilitation of existing structures; construction of both new residential structures and new school structures.
- Subarea F - Rehabilitation of existing structures; construction of new health care and related facilities.
- Subarea G - Construction of new school or residential/school facilities, and related facilities, for deaf and blind children; rehabilitation of existing structures.
- Subarea H - Rehabilitation or replacement of existing structures.

However, security fencing, walkways, bicycle paths, necessary service drives, lighting, and similar improvements may be developed in any subarea of this Planned Development, subject to review and approval by the Department of Development and Planning.

The minimum number and location of off-street loading berths and off-street parking spaces will be provided as determined by the Commissioner of Development and Planning in accordance with the Chicago Zoning Ordinance. No parking is to be either provided or permitted in subareas A,B, or D.

Minimum setbacks from peripheral streets in all subareas: 100 ft.

Minimum distance between structures with facing living room windows: 40 ft.

Minimum distance between structures within the same subarea: 20 ft.

Minimum distance between structures located in different subareas: 40 ft.

Setback and yard requirements may be adjusted where necessary to permit conformance to the pattern of, or architectural arrangement related to, existing structures, or when necessary for technical reason, subject to the approval of the Department of Development and Planning.