



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

August 28, 2024

Carol D. Stubblefield  
Neal & Leroy  
20 S. Clark St., Suite 2050  
Chicago, IL 60603

**Re: Minor change to PD 208, Subarea B  
Parking lot at 1500-1528 E. 63<sup>rd</sup> St. and S. Park Shore East Ct./S. Harper Ave.**

Dear Ms. Stubblefield:

Please be advised that your request for a minor change to Residential Business Planned Development No. 208 ("PD 208") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of PD 208.

Your client, DL3 Jackson Park, LLC, owns the property at 1500-1528 E. 63<sup>rd</sup> St. and S. Park Shore East Ct./S. Harper Ave., and within Subarea B of PD 208. The other property owner within Subarea B, Elm Ventures, LLC, has provided their consent to this request. The property is improved with a one-story commercial building along E. 63<sup>rd</sup> St. and an existing surface parking lot in the rear. Your client is seeking a minor change to allow for modifications to the existing parking lot, including the addition of a curb cut to the south of the existing curb cut along S. Park Shore East Ct./S. Harper Ave. To improve circulation and pedestrian safety, the existing driveway will be changed from both ingress and egress to ingress only and the new driveway will be for egress only. As a result of the modifications, the number of parking spaces will be increased from 31 to 32 spaces. The following drawings are attached: Site Demolition Plan, Overall Site and Landscape Plan, Landscape Details, Fence Details.

The Department of Planning and Development has determined that allowing the proposed parking lot modifications 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. The Department of Transportation and the Mayor's Office For People With Disabilities have reviewed and approved these modifications.

Pursuant to the authority granted by the Chicago Zoning Ordinance and PD 208, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (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,



Noah Szafranec  
Assistant Commissioner

NS:tm  
C: Mike Marmo, Janice Hill, Main file



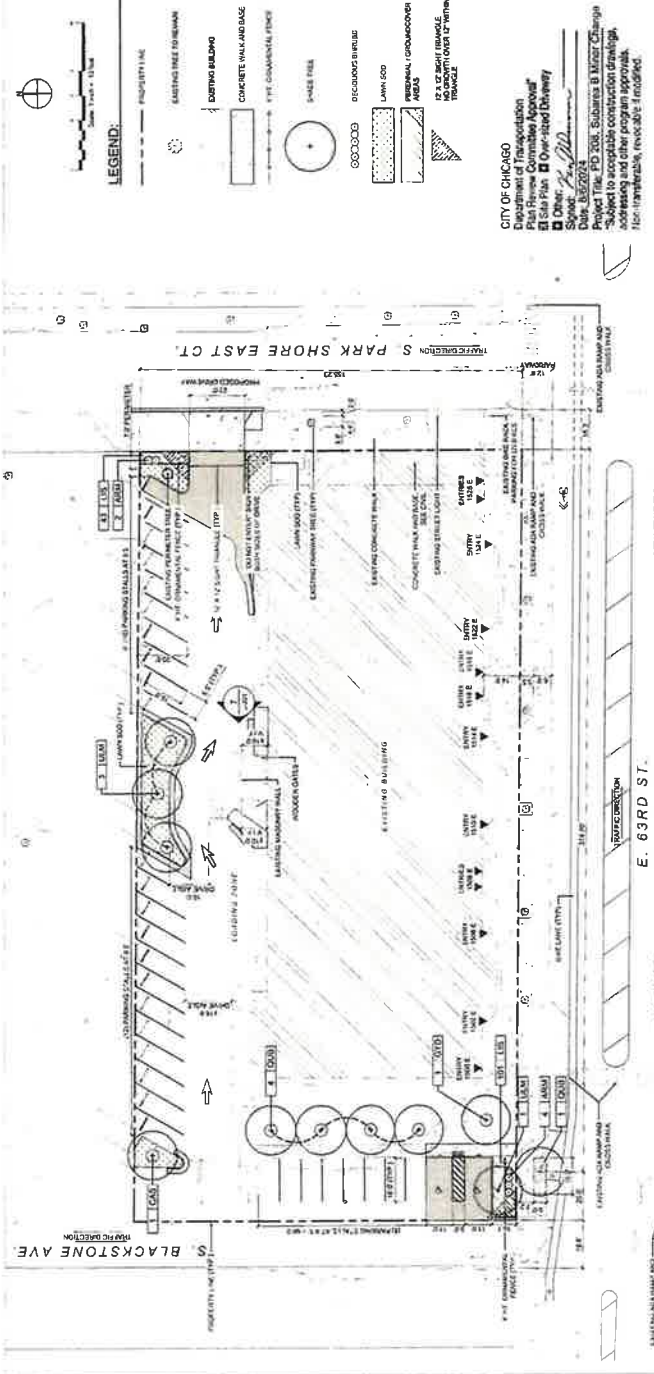
**WOODLAWN SITE**  
1500-1528 E 83RD ST  
CHICAGO, IL 60649



**TERRA ENGINEERING LTD.**  
1500-1528 E 83RD ST  
CHICAGO, IL 60649

**DATE**  
0 - 11/2023  
1 - 04/15/2024  
2 - 06/17/2024  
3 - 08/27/2024  
4 - 07/22/2024

**REVISIONS**  
ISSUE  
0 - 11/2023  
1 - 04/15/2024  
2 - 06/17/2024  
3 - 08/27/2024  
4 - 07/22/2024



**CITY OF CHICAGO**  
Department of Transportation  
Plan Review Committee Approval  
Project Title: PD 206, Subarea B Minor Change  
Site: 1500-1528 E 83RD ST  
Date: 08/27/2024  
Subject to acceptable construction drawings, accessibility and other program approvals.  
Not for construction, (NOT A-C) (Indicated)

**LEGEND:**  
PROPERTY LINE  
EXISTING TIME SURVEY  
DRAINAGE  
CONCRETE WALKWAY  
TYPE: CONCRETE  
SCALE TREE  
DECOMPOSTER  
LAWN SOFT  
PERSONAL GROUNDCOVER AREAS  
12" x 12" BRICK WALKWAY  
TRANSITION OVER CURB

**VEHICULAR USE AREA CALCULATION**  
Proposed Vehicle Use Area:  
TOTAL VEHICLE USE AREA (sq ft)  
TOTAL VEHICLE USE AREA (sq ft)  
TOTAL VEHICLE USE AREA (sq ft)

**LANDSCAPE ORDINANCE ANALYSIS**  
Percent Tree Required:  
Percent Tree Provided:  
Percent Tree Deficient:  
TOTAL LANDSCAPE DEFICIENCY

**SWORN STATEMENTS:**  
I, the undersigned, acknowledge the landscape plan shown on the landscape plan for the property at:  
1500-1528 E 83rd Street, Chicago, Illinois  
has been designed in accordance with the requirements of the Chicago Planning Commission and the Chicago Planning Commission.  
I, the undersigned, acknowledge the landscape plan shown on the landscape plan for the property at:  
1500-1528 E 83rd Street, Chicago, Illinois  
has been designed in accordance with the requirements of the Chicago Planning Commission and the Chicago Planning Commission.

**OVERALL SITE AND LANDSCAPE PLAN**  
SCALE: 1" = 20'-0"

**WOODLAWN RETAIL**  
1500-1528 E 83RD ST  
CHICAGO, IL 60649

**OWNER'S NAME AND SIGNATURE**  
1500-1528 E 83RD ST  
CHICAGO, IL 60649

**DATE**  
08/27/2024



**OVERALL SITE AND LANDSCAPE PLAN**  
Sheet No. L-100

DATE: 08/27/2024

**WOODLAWN SITE**  
1500 S 83RD ST  
CHICAGO, IL 60627

Client:  
**IDL3 REALTY**  
17 W WASHINGTON ST, SUITE 400  
CHICAGO, IL 60604

ON CONTRACTOR:  
**TERRA ENGINEERING LTD**  
251 W. VAN DYKE ST. SUITE 100  
CHICAGO, IL 60640

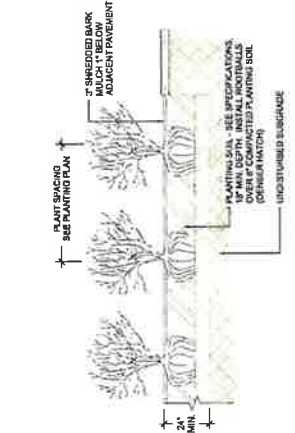
DATE:  
01.11.2020  
01.13.2020  
02.02.2020  
02.23.2020

Revisions  
Date Issue  
0 11.11.2020 OWNER REVIEW  
1 01.13.2020 TO AMENDMENT  
2 02.02.2020 FOR PROVISIONS  
3 02.23.2020 CDD REVIEW  
4 02.23.2020 CDD REVIEW

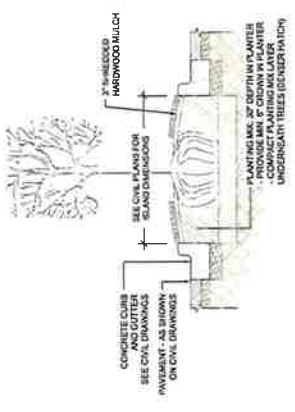


Library  
Title

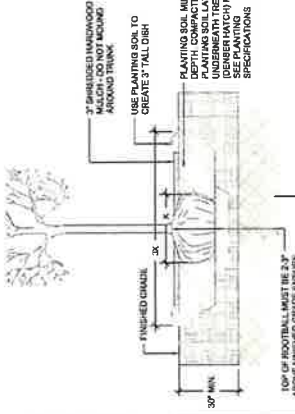
LANDSCAPE DETAILS  
Sheet No  
**L-200**



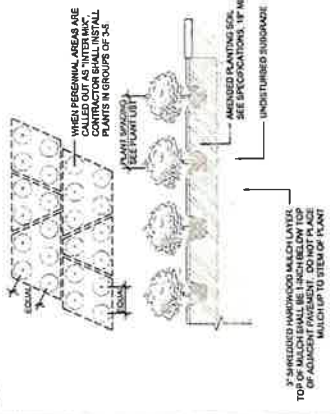
**1 SHADE TREE PLANTING DETAIL**  
SCALE: 1/8\"/>



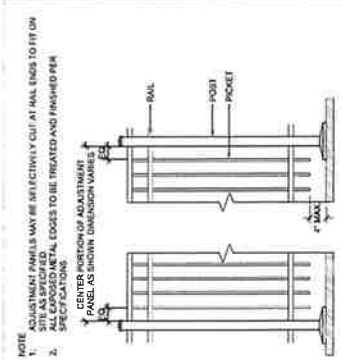
**2 SHADE TREE PLANTING - PARKING LOT ISLAND**  
SCALE: 1/8\"/>



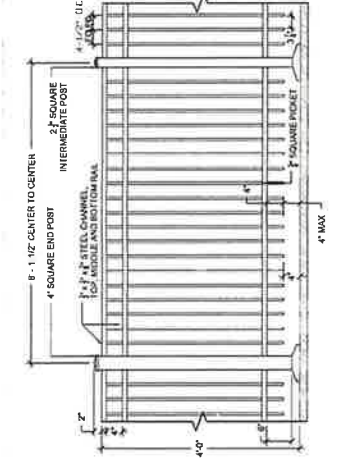
**3 SHRUB PLANTING DETAIL**  
SCALE: 1/8\"/>



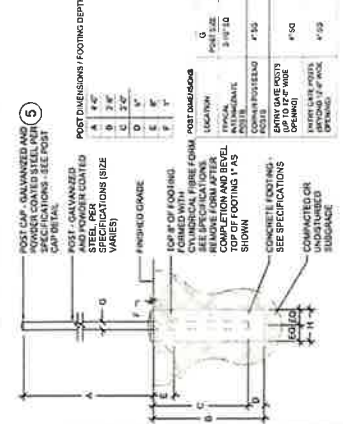
**4 GROUNDCOVER / PERENNIAL PLANTING DETAIL**  
SCALE: 1/8\"/>



**1** ORNAMENTAL FENCE POST AND FOOTING DETAIL  
SCALE: 1/8\"/>



**2** ORNAMENTAL FENCE - TYPICAL PANEL  
SCALE: 1/8\"/>



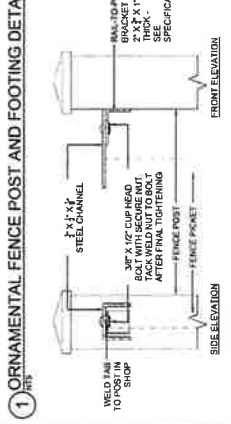
**3** ORNAMENTAL FENCE - ADJUSTMENT PANEL  
SCALE: 1/8\"/>



**4** ORNAMENTAL FENCE - POST TO RAIL CONNECTION  
SCALE: 1/8\"/>



**5** PICKET WELDING DETAIL  
SCALE: 1/8\"/>



**6** WOODEN GATE DETAIL  
SCALE: 1/8\"/>

**POST DIMENSIONS FOOTING DEPTH**

POST SIZE	FOOTING DEPTH
4\"/>	

**POST DIMENSIONS**

POST SIZE	FOOTING DEPTH
4\"/>	

**POST DIMENSIONS**

POST SIZE	FOOTING DEPTH
4\"/>	

**NOTE:** ADJUSTMENT PANELS MAY BE ACTIVELY CUT AT RAIL ENDS TO FIT ON ALL EXPOSED METAL TOES TO BE TREATED AND FINISHED PER SPECIFICATIONS.

**NOTES:**  
1. ALL METAL COMPONENTS SHALL BE FINISHED WITH POLYURETHANE ENAMEL PAINT PER SPECIFICATIONS.  
2. ALL FENCE HARDWARE SHALL BE SUCH IN COLOR.

**NOTE:** SECURE ALL WOOD TO STEEL FRAME WITH 3/16\"/>

**NOTE:** GALVANIZED STEEL END CAP WITH BLUMI PROFILE SIMILAR TO DETAIL SHOWN, SPECIFICATIONS.

**NOTES:**  
1. ALL METAL COMPONENTS SHALL BE FINISHED WITH POLYURETHANE ENAMEL PAINT PER SPECIFICATIONS.  
2. ALL FENCE HARDWARE SHALL BE SUCH IN COLOR.

**5** POST CAP DETAIL  
SCALE: 1/8\"/>

**NOTE:** GALVANIZED STEEL END CAP WITH BLUMI PROFILE SIMILAR TO DETAIL SHOWN, SPECIFICATIONS.

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1. ALL METAL COMPONENTS SHALL BE FINISHED WITH POLYURETHANE ENAMEL PAINT PER SPECIFICATIONS.  
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**6** PICKET WELDING DETAIL  
SCALE: 1/8\"/>

**NOTE:** SECURE ALL WOOD TO STEEL FRAME WITH 3/16\"/>

**7** WOODEN GATE DETAIL  
SCALE: 1/8\"/>

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**5** POST CAP DETAIL  
SCALE: 1/8\"/>

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SCALE: 1/8\"/>

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**7** WOODEN GATE DETAIL  
SCALE: 1/8\"/>

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**6** PICKET WELDING DETAIL  
SCALE: 1/8\"/>

**NOTE:** SECURE ALL WOOD TO STEEL FRAME WITH 3/16\"/>

**7** WOODEN GATE DETAIL  
SCALE: 1/8\"/>

**WOODEN GATE DETAIL**  
SCALE: 1/8\"/>

6. Minimum Number of Off-Street Loading Spaces: 1.
7. Maximum Building Height: 75 feet.
8. Maximum Percentage of Efficiency Units: No limitation.

Reclassification Of Area Shown On Map Number 14-D.  
(As Amended)  
(Application Number 12324)

RBPD #208

*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-Business Planned Development Number 208 symbols and indication as shown on Map Number 14-D in the area bounded by:

East 63<sup>rd</sup> Street on the south; thence north along South Harper Avenue; thence east along East 62<sup>nd</sup> Street; thence north along South Stony Island Avenue; thence west along East 61<sup>st</sup> Street; thence southwesterly along the easterly line of the Illinois Central/Metra Railroad right-of-way; thence east along a line extending east and perpendicular to the easterly line of the Illinois Central/Metra Railroad right-of-way a distance of approximately 160 feet; thence south along a line extending parallel to and approximately 566 feet west of the west line of South Stony Island Avenue a distance of approximately 150 feet; thence west along the north line of East 62<sup>nd</sup> Street to the easterly line of the Illinois Central/Metra Railroad right-of-way; and thence southwesterly along the easterly line of the Illinois Central/Metra Railroad right-of-way to East 63<sup>rd</sup> Street,

to the designation of a Residential-Business Planned Development Number 208, 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 thereof and to no others.

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

(Continued on page 73438)

(Continued from page 73428)

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

*Residential-Business Planned Development Number 208,  
As Amended.*

*Plan Of Development Statements.*

- 1 The area delineated herein as a Residential-Business Planned Development Number 208, as amended (the "Planned Development") consists of approximately six hundred fifty-four thousand eight hundred fourteen (654,814) square feet (fifteen and three hundredths (15.03) acres) of property (the "Property"), which is depicted on the attached Planned Development Boundary and Property Line Map, and for purposes of this Planned Development, is owned by, or under single designated control of, the Applicant, Blackstone Development Consortium L.L.C., an Illinois limited liability company. The Applicant has received the consent of all other property owners within the Planned Development to the Planned Development, as amended.
- 2 The Applicant shall obtain all necessary official reviews, approvals or permits. Any dedication or vacation of streets, alleys or easements or any adjustment of rights-of-way shall require separate submittal on behalf of the Applicant and approval by the City Council.
- 3 The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns (including any condominium or townhome association which is formed) and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns (including any condominium or townhome association which is formed) and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise)

shall be made or authorized by the Applicant, the owners of all property or any property owner's association which if formed to represent property owners.

4. This Planned Development consists of thirteen (13) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; an Existing Land-Use Map; a Site/Landscape Plan; and Building Elevations (all plans and elevations prepared by Ved Gupta & Associates, Inc. and dated June 16, 1998). These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purposes of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The following uses are permitted in the Planned Development:
  - Subarea A: Single-family and multi-family residential dwelling units, accessory uses and accessory parking.
  - Subarea B: Commercial, retail, business office, with accessory uses and accessory parking and loading; together with private recreational /open space.
  - Subarea C: Single-family and multi-family walk-up residential dwelling units, accessory uses and accessory parking; together with private recreational/open space.
6. Identification signs within the residential portions and business identification signs within the business portions shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development. Temporary signs such as construction and marketing signs also shall be permitted subject to the review and approval of the Department of Planning and Development.
7. Off-street parking shall be provided in compliance with the Site/Landscape Plan, subject to the review and approval of the Departments of Transportation and Planning and Development.
8. Any service drive or other ingress or egress shall be adequately designed and paved, in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking

within such paved areas. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development. No Part II approval shall be issued by the Department of Planning and Development until the plan for gated access with respect to the development contemplated within the area designated Subarea C has been approved by the Department of Fire.

9. In addition to the maximum heights of the buildings and any appurtenance attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The improvements on the Property, including landscaping and the landscaping along the adjacent rights-of way, shall be designed, constructed and maintained in substantial conformance with the plans described in Statement 4 hereof. In addition, any parkway trees to be installed in accordance with the Site/Landscape Plan shall be installed and maintained in accordance with the parkway tree planting provisions of the Chicago Zoning Ordinance.
11. The terms, conditions and exhibits of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein and will not result in an increase of the maximum floor area ratio for the total net site area or the maximum number of dwelling units for the total net site area established in this Planned Development. Any such modification shall be deemed a minor change to this Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.

Notwithstanding the provisions of subclauses (4) and (5) of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery setbacks or an increase in the maximum percent of land coverage.

12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards

published by the American Society of Heating, Refrigeration and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S.").

- 13. Unless substantial construction of the improvements contemplated for the Property by this Planned Development has commenced within six (6) years of the effective date hereof and unless completion of those improvements is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to that of the Planned Development in force prior to the effective date of this ordinance. The six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development receives a written request from the Applicant stating the reasons for the extension; and the Commissioner of the Department of Planning and Development determines that good cause for an extension is shown.

[Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 73444 through 73451 of this Journal.]

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

*Residential-Business Planned Development Number 208,  
As Amended.*

*Plan Of Development.*

*Bulk Regulations And Data Table.*

Gross Site Area = Net Site Area + Area Remaining in Public Right-of-Way:

654,814 square feet (15.03 acres) = 514,771 square feet (11.82 acres) + 140,043 square feet (3.21 acres).

Net Site Area Per Subarea:	Subarea A:	395,105 square feet (9.07 acres).
	Subarea B:	67,799 square feet (1.56 acres).
	Subarea C:	51,867 square feet (1.19 acres).
Maximum Permitted Floor Area Ratio:	Subarea A:	.90.
	Subarea B:	.76.
	Subarea C:	.65.
Maximum Number of Dwelling Units:	Subarea A:	353.
	Subarea B:	NA.
	Subarea C:	13.
Maximum Percent Site Coverage:	Subarea A:	21%.
	Subarea B:	NA.
	Subarea C:	43%.
Minimum Building Setbacks:	Subarea A:	15 feet.
	Subarea B:	10 feet.
	Subarea C:	In accordance with the Site/Landscape Plan.
Minimum Number of Off-Street Parking Spaces:	Subarea A:	196.
	Subarea B:	48.
	Subarea C:	26.

Minimum Number of  
Off-Street Loading Berths:

Subarea A: 1.

Subarea B:

1.

Subarea C:

None.

Maximum Building  
Height:

Subarea A: 175 feet.

Subarea B:

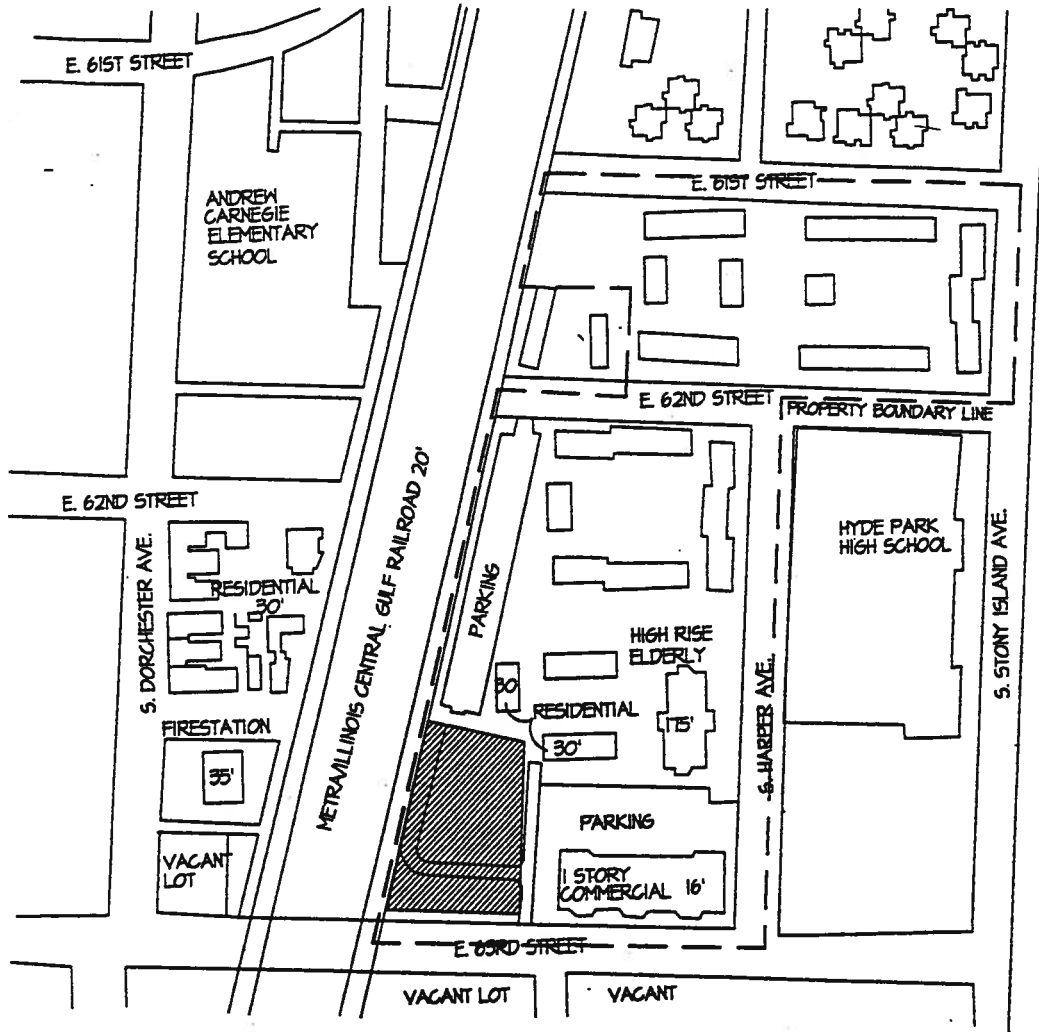
20 feet.

Subarea C:

In accordance with the building  
elevations.

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Existing Land-Use Map.



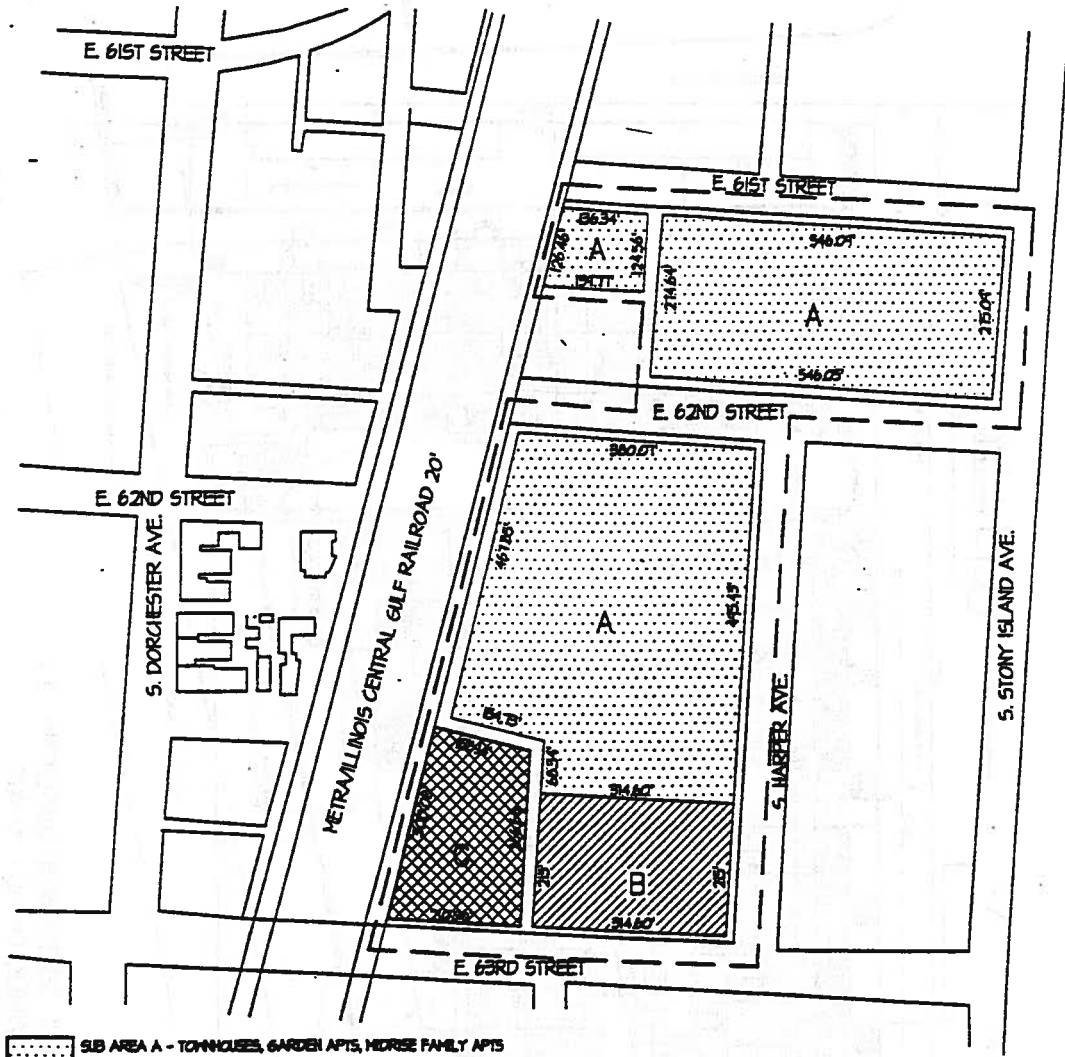
 SUBJECT PROPERTY



**1C EXISTING LAND USE MAP**

APPLICANT: THE BLACKSTONE DEVELOPMENT CONSORTIUM LLC  
 ADDRESS: 6040 SOUTH HARPER, CHICAGO, ILLINOIS  
 DATE: FEBRUARY 24TH 1998  
 REVISED DATE: JUNE 16TH 1998

Planned Development Boundary And Property Line Map.



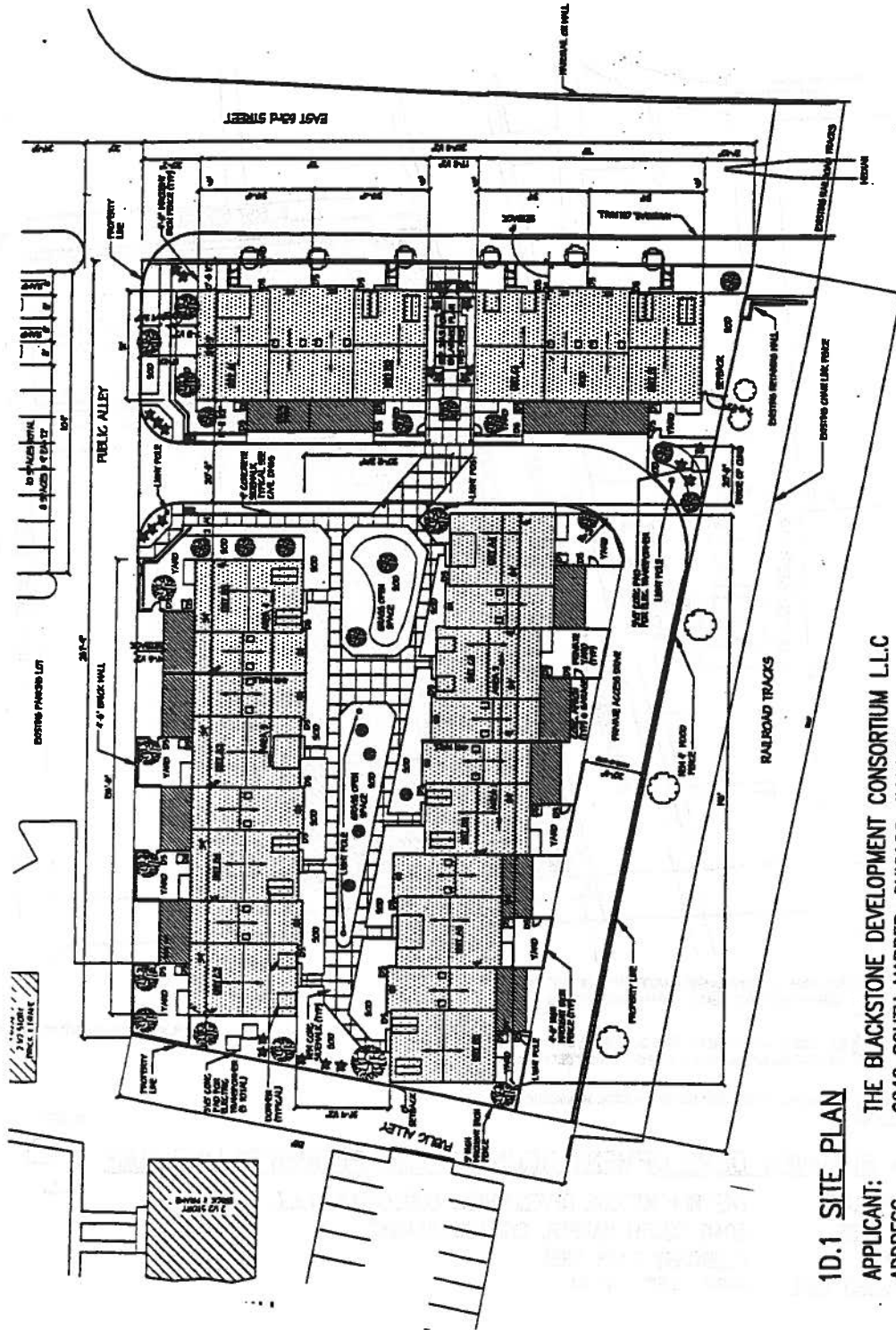
-  SUB AREA A - TOWNHOUSES, GARDEN APTS, MID-RISE FAMILY APTS, HOUSING FOR THE ELDERLY, & OFF-STREET PARKING
  -  SUB AREA B - CONVENIENCE RETAIL, BUSINESS, OFFICES, PRIVATE RECREATING, TOWNHOUSES, SINGLE FAMILY HOMES & OFF STREET PARKING & LOADING
  -  SUB AREA C- PROPOSED HIGH RESIDENTIAL TOWNHOUSES
- - - - - PLANNED DEVELOPMENT BOUNDARY

**1A PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP**

APPLICANT: THE BLACKSTONE DEVELOPMENT CONSORTIUM LLC  
 ADDRESS: 6040 SOUTH HARPER, CHICAGO, ILLINOIS  
 DATE: FEBRUARY 24TH 1998  
 REVISED DATE: JUNE 16TH 1998



Site Plan.



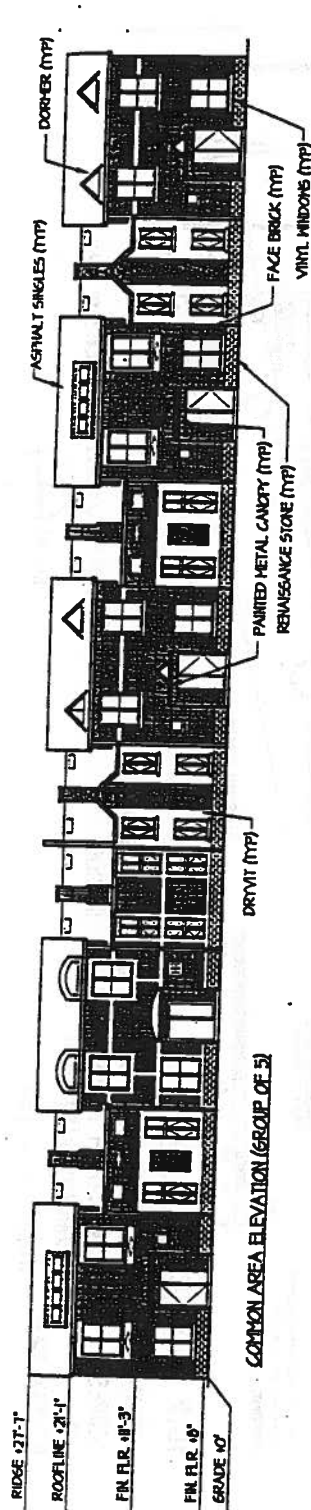
10.1 SITE PLAN

APPLICANT: THE BLACKSTONE DEVELOPMENT CONSORTIUM LLC  
 ADDRESS: 6040 SOUTH HARPER, CHICAGO, ILLINOIS  
 DATE: FEBRUARY 24TH 1998  
 REVISED DATE: JUNE 16TH 1998

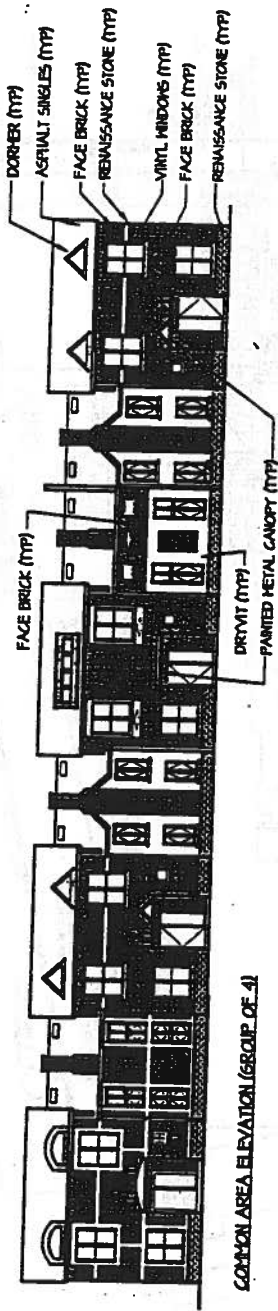
SEE FOLLOWING PAGE D2 FOR LANDSCAPE PLAN



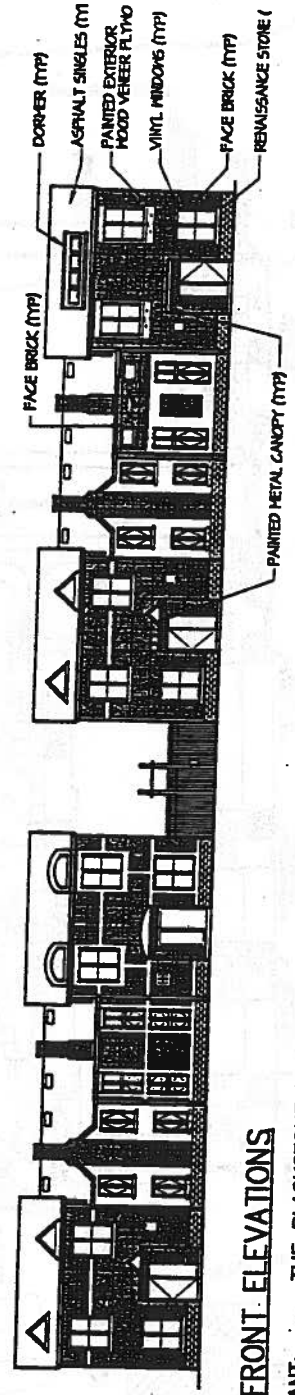
Building Elevation.  
(Front)



COMMON AREA ELEVATION (GROUP OF 5)



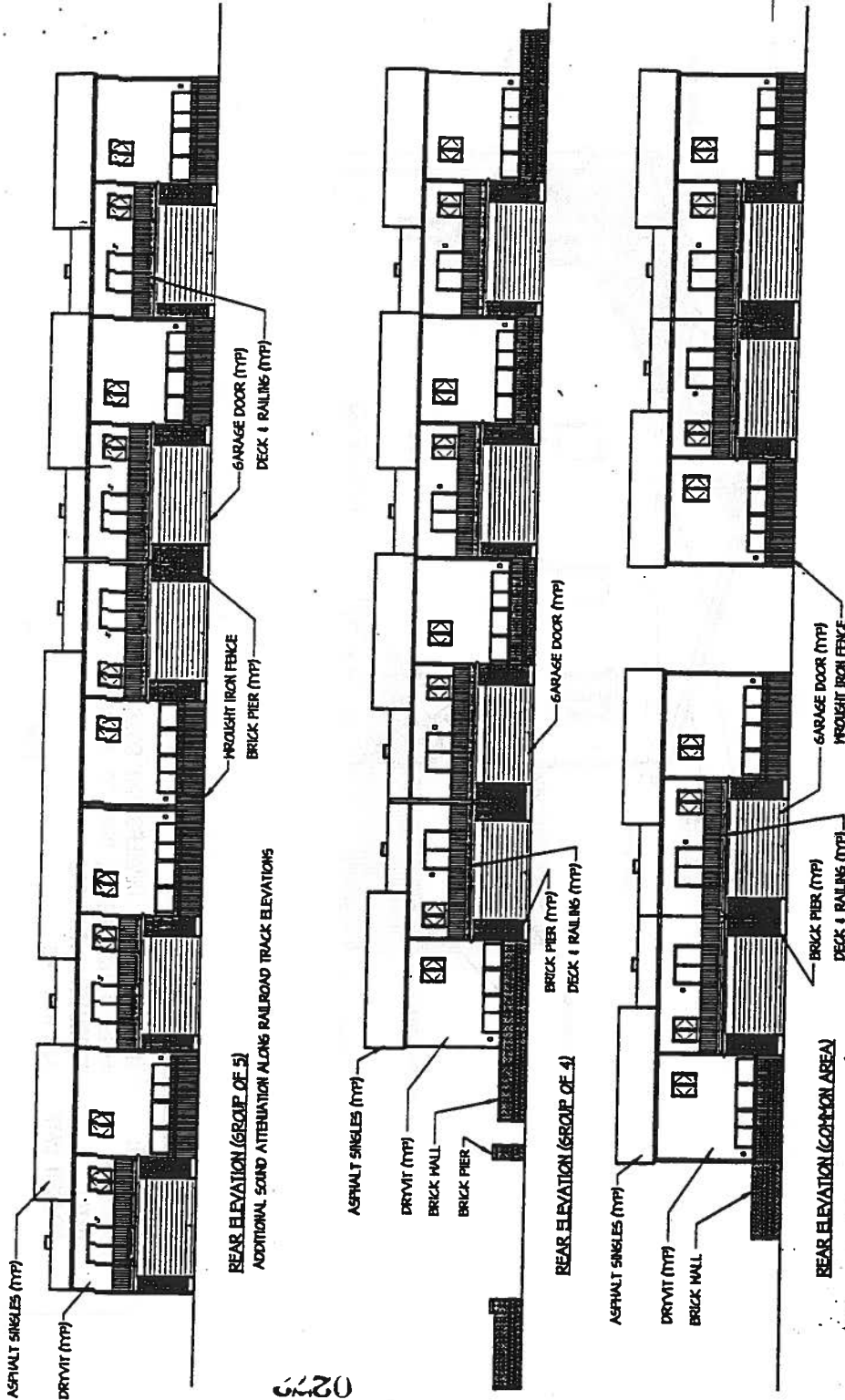
COMMON AREA ELEVATION (GROUP OF 4)



5E.1 FRONT ELEVATIONS

APPLICANT: THE BLACKSTONE DEVELOPMENT CONSORTIUM L.L.C  
 ADDRESS: 6040 SOUTH HARPER, CHICAGO, ILLINOIS  
 DATE: FEBRUARY 24TH 1998  
 REVISED DATE: JUNE 16TH 1998

Building Elevation.  
(Rear)

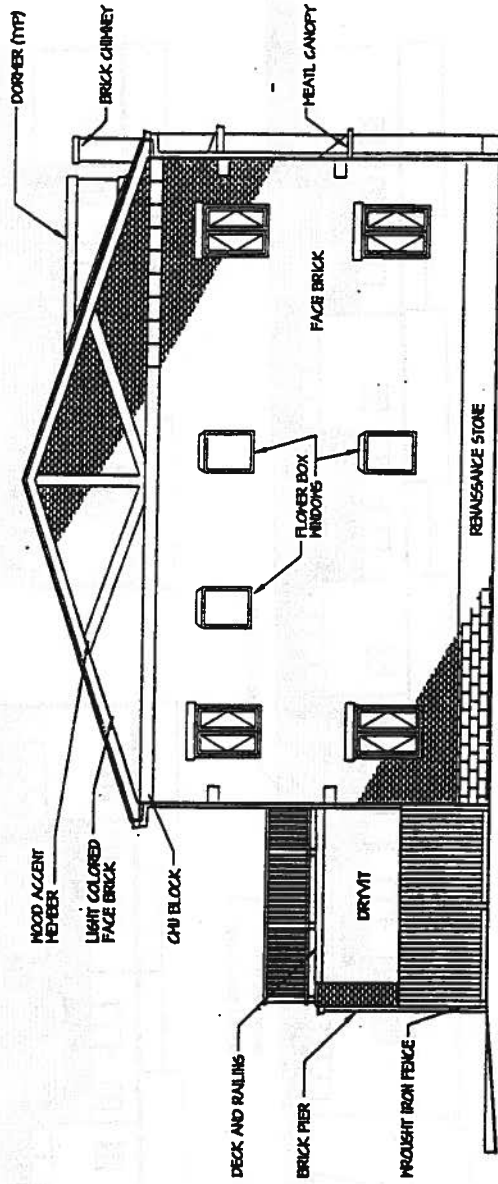


**5E.2 REAR ELEVATIONS**

APPLICANT: THE BLACKSTONE DEVELOPMENT CONSORTIUM L.L.C  
 ADDRESS: 6040 SOUTH HARPER, CHICAGO, ILLINOIS  
 DATE: FEBRUARY 24TH 1998  
 REVISED DATE: JUNE 16TH 1998

0270

Building Elevation.  
(End)



**5E.3 END ELEVATION**

APPLICANT: THE BLACKSTONE DEVELOPMENT CONSORTIUM L.L.C  
 ADDRESS: 6040 SOUTH HARPER, CHICAGO, ILLINOIS  
 DATE: FEBRUARY 24TH 1998  
 REVISED DATE: JUNE 16TH 1998

PLAN OF DEVELOPMENTRESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 208, AS AMENDED,STATEMENTS

1. The area delineated hereon as "Residential-Business Planned Development" is owned or controlled by the Department of Urban Renewal of the City of Chicago.
2. All applicable official reviews, approvals or permits are required to be obtained by the Department of Urban Renewal or its successors upon conveyance of 63rd-Stony Island Disposition Parcel 2.
3. Use of land will consist of housing for elderly in an elevator apartment structure, townhouses, garden apartments, mid-rise family apartments; convenience retail business uses as permitted in the B2 Restricted Retail District; private recreational uses, offices, and off-street parking and loading.
4. Off-street parking and loading facilities will be provided in compliance with this Plan of Development.
5. Any dedication or vacation of streets and alleys or adjustment of right-of-way or consolidation or 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.
6. 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.
7. Identification signs and business identification signs may be permitted within the area delineated as Residential-Business Planned Development, subject to the review and approval of the Commissioner of Planning. There shall be no advertising signs permitted.
8. The following information sets forth data concerning a generalized land use plan illustrating development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance.
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.

APPLICANT: The Department of Urban Renewal

DATE: October 6, 1981

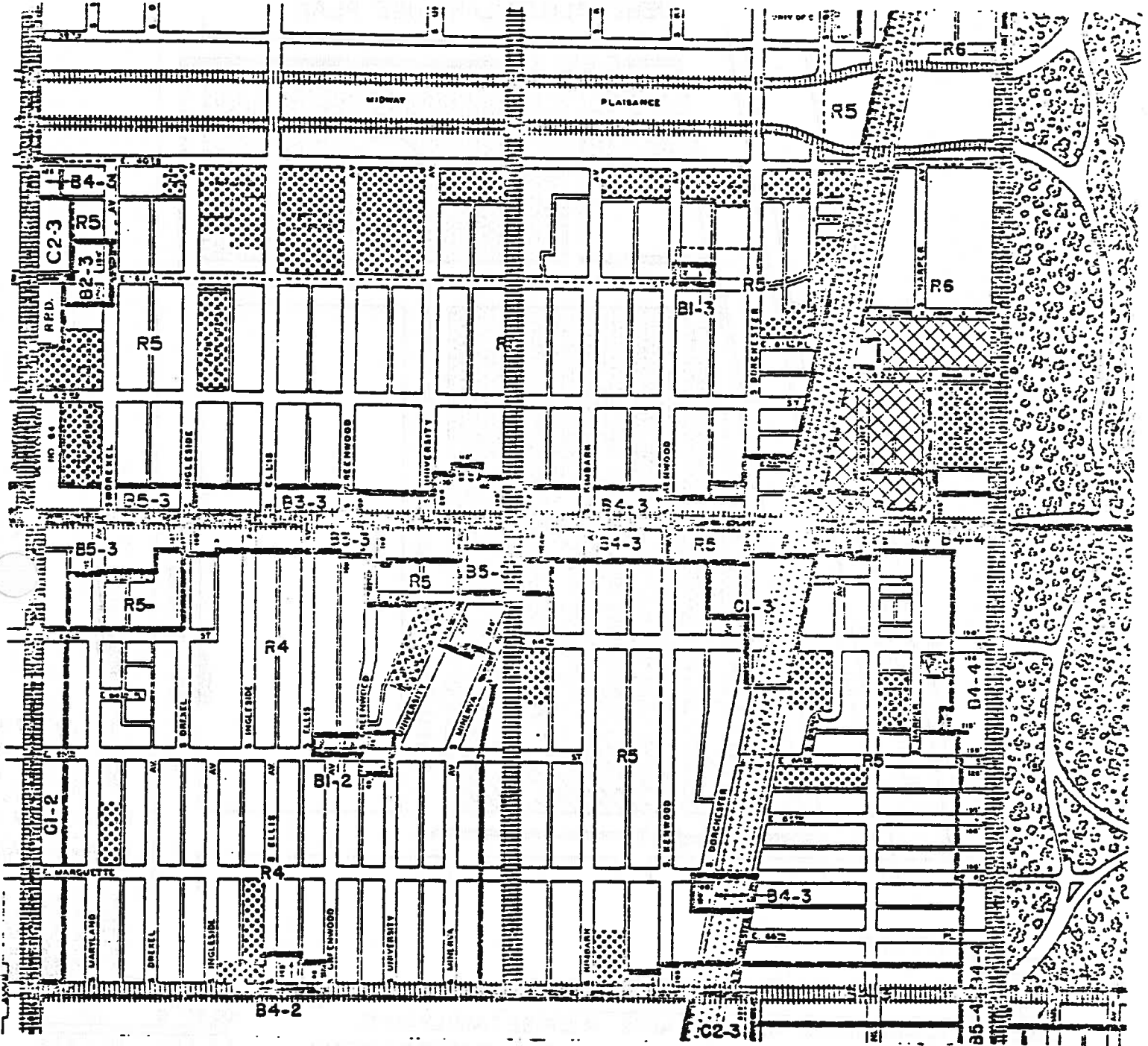


December 11, 1981

UNFINISHED BUSINESS

8339

# RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT No. 208, AS AMENDED EXISTING ZONING & PREFERENTIAL STREET SYSTEM



## LEGEND



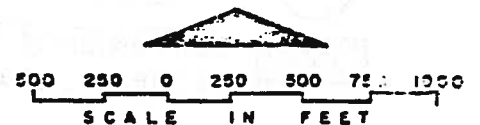
RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT

ZONING DISTRICT BOUNDARIES

PREFERENTIAL STREET PATTERN

PARKS AND PLAYGROUNDS

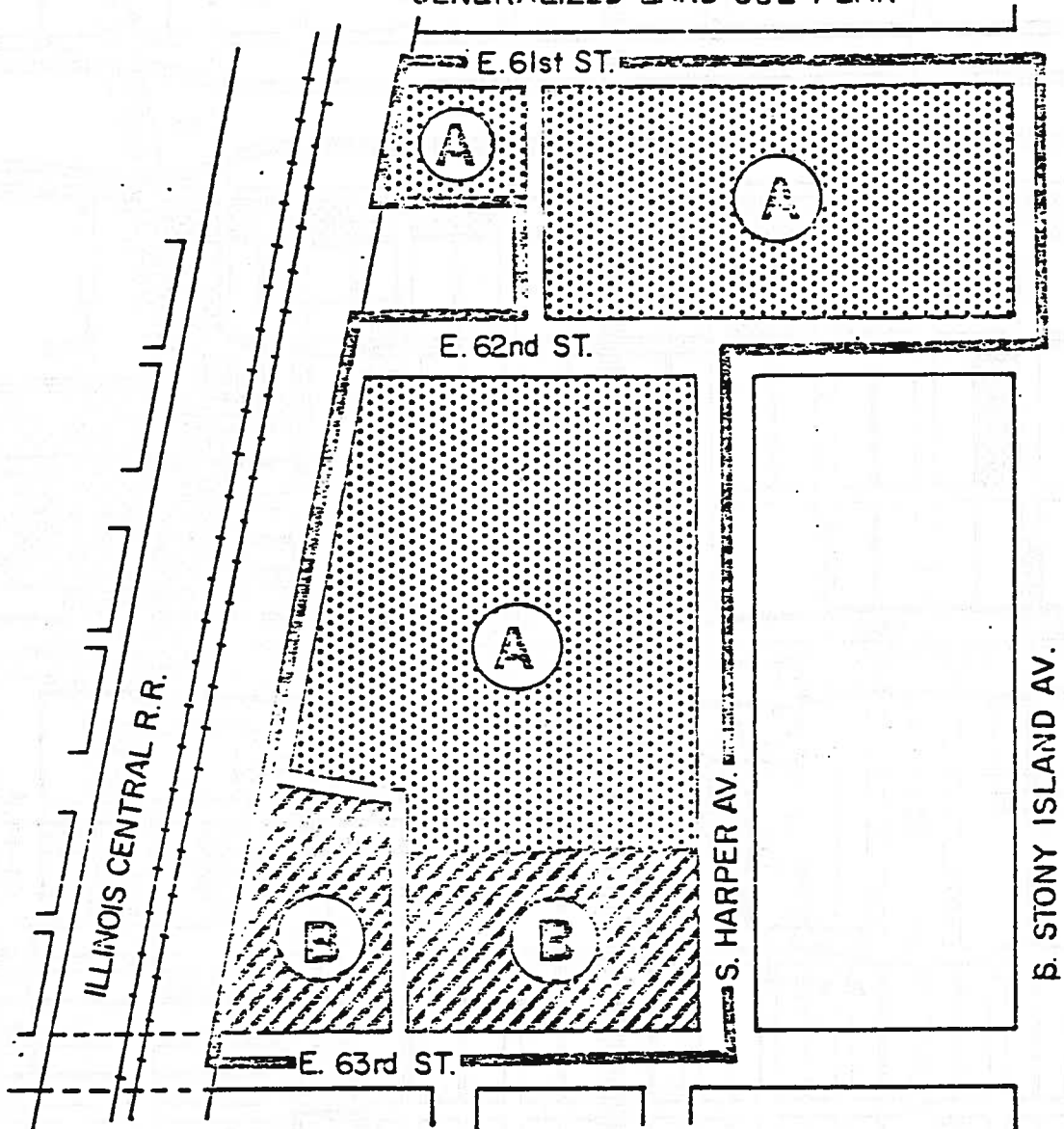
PUBLIC AND QUASI-PUBLIC FACILITIES



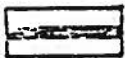
APPLICANT: DEPARTMENT OF URBAN RENEWAL - CITY OF CHICAGO  
DATE: OCTOBER 6, 1981

RESIDENTIAL—BUSINESS PLANNED DEVELOPMENT NO. 203,  
AS AMENDED

GENERALIZED LAND USE PLAN



LEGEND



PLANNED DEVELOPMENT BOUNDARY



TOWNHOUSES, GARDEN APTS, MIDRISE FAMILY APTS,  
HOUSING FOR THE ELDERLY, AND OFF-STREET PARKING



SUB - AREA



CONVENIENCE RETAIL BUSINESS, OFFICES, PRIVATE  
RECREATION, AND OFF-STREET PARKING AND LOADING



RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. 208, AS AMENDED,

USE AND BULK REGULATIONS AND DATA

SUB AREA	NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	NUMBER OF D.U.'S	MAXIMUM FLOOR AREA RATIO	MAXIMUM % OF LAND COVERAGE
	SQUARE FEET	ACRES				
A	395,105	9.07	Residential High-Rise for Elderly, Townhouses, Garden Apts., Mid-Rise Apts., Related Off-Street Parking and Loading	353	0.9	21%
B	119,666	2.75	Convenience Retail Business, Offices, Private Recreation, Off-Street Parking and Loading	N.A.	0.76	76%

Total 514,771 11.82 353 0.85 34%

Gross Site Area 654,814 = Net Site Area 514.771 + Area of Public Streets 140,043 (15.03) (11.82) (3.21)

Minimum Number of Dwelling Units Per Acres of Total of Sub Area "A" = 36

Minimum Number of Parking Spaces Required:	<u>Sub Area "A"</u>	<u>Sub Area "B"</u>
	196	91
	Total	287

Minimum Number of Off-Street Loading Spaces:  
 Sub Area "A" - One (1) for elderly housing structure  
 Sub Area "B" - In accord with the B2 Restricted Retail District

Maximum Percentage of Land Coverage for Total Net Site Area: 34%  
 Maximum Floor Area Ratio for Total Net Site: 0.85

Minimum Periphery Setbacks: Sub Area "A" - 15'  
 Sub Area "B" - south and east boundary - 10'  
 west boundary - 0'

Setback and yard requirements may be adjusted where required to permit conformance to the architectural arrangement of said development, subject to the approval of the Department of Planning.

LICANT: The Department of Urban Renewal of the City of Chicago

DATE: October 6, 1981

*Reclassification of Area Shown on Map No. 11-P.*

*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 and B5-1 General Service District symbols and indications as shown on Map No. 11-P in the area bounded by:

W. Lawrence Avenue; N. Cumberland Avenue; W. Windsor Avenue; N. Patton Avenue; W. Wilson Avenue; the alley next east of and parallel to N. Maria Court; the alley next north of and parallel to W. Wilson Avenue; the alley next east of and parallel to N. Maria Court; the alley next south of and parallel to W. Leland Avenue; the alley next east of and parallel to N. Maria Court; W. Leland Avenue and the alley next west of and parallel to N. Cumberland Avenue.

to the designation of a Residential-Business Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as 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 246 to 250 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. 12-L.*

*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 M1-1 Restricted Manufacturing District symbols and indications as shown on Map No. 12-L in area bounded by:

S. Archer Avenue; the alley next east of S. Luna Avenue; the center line of the vacated alley next south of and parallel to S. Archer Avenue; and S. Luna Avenue.

to those of a C2-1 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. 14-D.*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R6 General Residence District and B4-4 Restricted Service District symbols and indications as shown on Map No. 14-D in the area bounded by:

E. 61st Street; S. Stony Island Avenue; E. 62nd Street; S. Harper Avenue; E. 63rd Street, and the east line of the right of way of the Illinois Central Gulf Railroad; E. 62nd Street; a line

566 feet west of S. Stony Island Avenue; a line 150 feet north of E. 62nd Street; and the east line of the right of way of the Illinois Central Gulf Railroad,

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

[Plan of Development printed on pages 251 to 255 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. 14-N.*

*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. 14-N in area bounded by:

the alley next north of and parallel to W. 63rd Street; S. Rutherford Avenue; W. 63rd Street; a line 116.92 feet west of and parallel to S. Rutherford 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. 15-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 Planned Development symbols and indications as shown on Map No. 15-O in the area bounded by:

W. Talcott Avenue; N. Oketo Avenue; a line drawn from a point 700.99 feet south of W. Talcott Avenue along the west line of N. Oketo Avenue to a point 1,610.27 feet south of W. Talcott Avenue along the east line of N. Oriole Avenue; and N. Oriole 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 thereof and to no others.

[Plan of Development Printed on pages 256 to 260 of this Journal]

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

PD 208

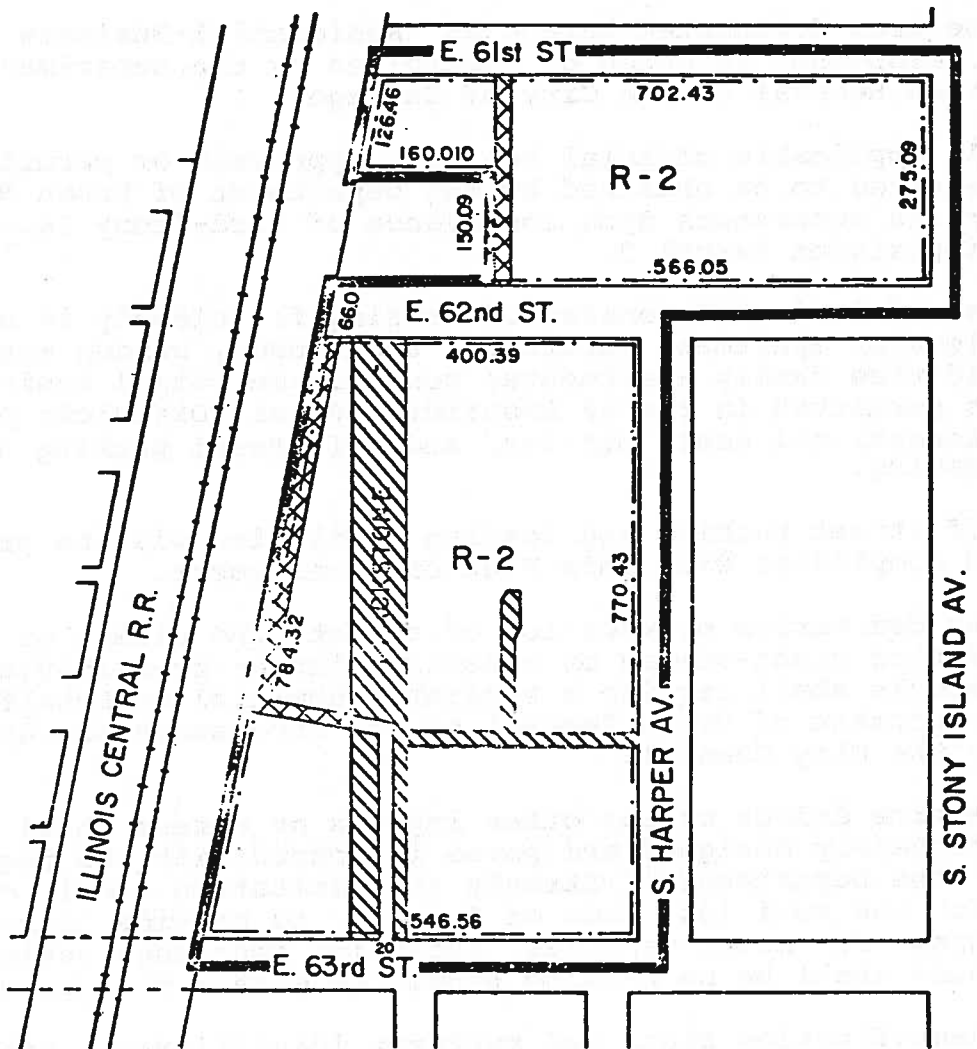
PLAN OF DEVELOPMENTRESIDENTIAL-BUSINESS PLANNED DEVELOPMENT No 208STATEMENTS

1. The area delineated hereon as "Residential-Business Planned Development" is owned or controlled by the Department of Urban Renewal of the City of Chicago.
2. All applicable official reviews, approvals or permits are required to be obtained by the Department of Urban Renewal or its successors upon conveyance of 63rd-Stony Island Disposition Parcel 2.
3. Use of land will consist of housing for elderly in an elevator apartment structure, townhouses, garden apartments, mid-rise family apartments; convenience retail business uses as permitted in the B2 Restricted Retail District; private recreational uses, offices, and off-street parking and loading.
4. Off-street parking and loading facilities will be provided in compliance with this Plan of Development.
5. Any dedication or vacation of streets and alleys or adjustment of right-of-way or consolidation or 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.
6. 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.
7. Identification signs and business identification signs may be permitted within the area delineated as Residential-Business Planned Development, subject to the review and approval of the Commissioner of Planning, City and Community Development. There shall be no advertising signs permitted.
8. The following information sets forth data concerning a generalized land use plan illustrating development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance.
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, City and Community Development.

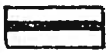
**APPLICANT:** The Department of Urban Renewal

**DATE:** March, 1979

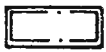
**RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT  
PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENT**



**LEGEND**



PLANNED DEVELOPMENT BOUNDARY



63rd - STONY ISLAND DISPOSITION PARCEL R-2



TO BE VACATED



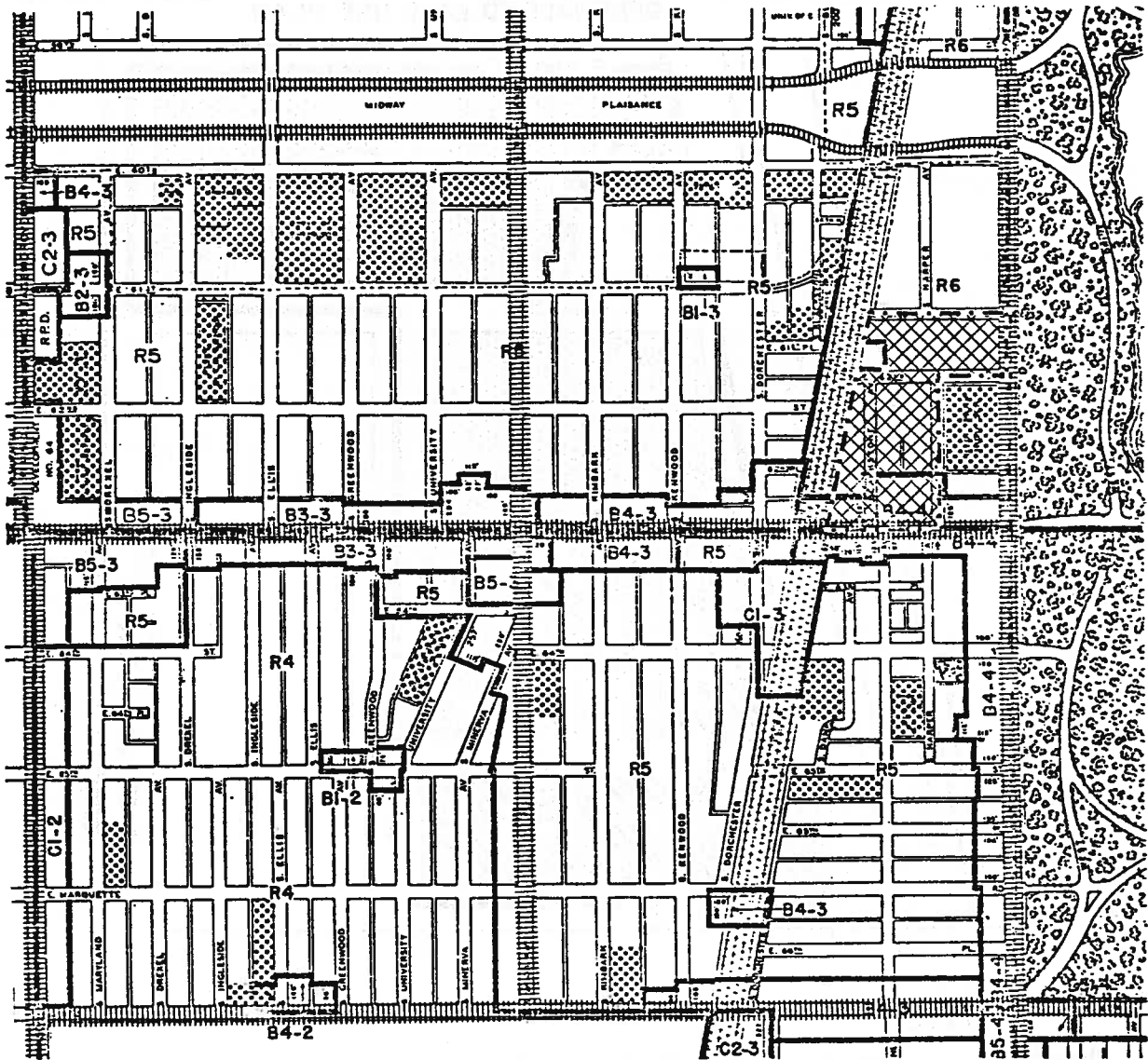
TO BE DEDICATED



APPLICANT: DEPARTMENT OF URBAN RENEWAL - CITY OF CHICAGO

DATE: MARCH 1979

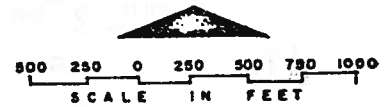
RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT  
EXISTING ZONING & PREFERENTIAL STREET SYSTEM



LEGEND

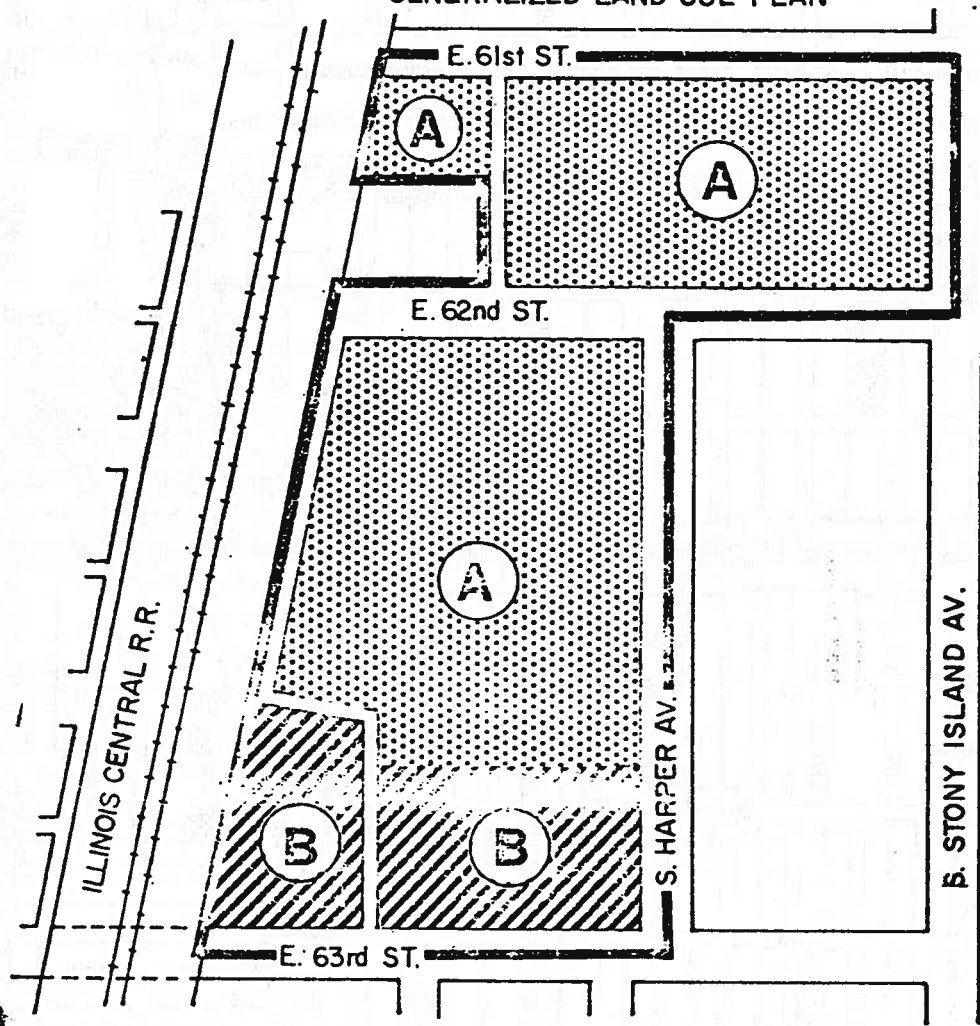


- RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT
- ZONING DISTRICT BOUNDARIES
- PREFERENTIAL STREET PATTERN
- PARKS AND PLAYGROUNDS
- PUBLIC AND QUASI - PUBLIC FACILITIES



APPLICANT: DEPARTMENT OF URBAN RENEWAL - CITY OF CHICAGO  
 DATE: MARCH 1979

**RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT  
GENERALIZED LAND USE PLAN**



**LEGEND**



PLANNED DEVELOPMENT BOUNDARY



TOWNHOUSES, GARDEN APTS, MIDRISE FAMILY APTS,  
HOUSING FOR THE ELDERLY, AND OFF-STREET PARKING



SUB - AREA



CONVENIENCE RETAIL BUSINESS, OFFICES, PRIVATE  
RECREATION, AND OFF-STREET PARKING AND LOADING



APPLICANT. DEPARTMENT OF URBAN RENEWAL - CITY OF CHICAGO  
MARCH 1979

RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT  
USE AND BULK REGULATIONS AND DATA

SUB AREA	NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	NUMBER OF D.U.'S	MAXIMUM FLOOR AREA RATIO	MAXIMUM % OF LAND COVERAGE
	SQUARE FEET	ACRES				
A	395,105	9.07	Residential High-Rise for Elderly, Townhouses, Garden Apts., Mid-Rise Apts., Related Off-Street Parking and Loading.	353 (148 Single Family 205 Elderly)	0.9	16%
B	119,666	2.75	Convenience Retail Business, Offices, Private Recreation, Off-Street Parking and Loading.	N.A.	0.6	60%
Total	514,771	11.82		353	0.9	27.5%

Gross Site Area 654,814 = Net Site Area 514,771 + Area of Public  
(15.03) (11,82) Streets 140,043  
(3.21)

Maximum Number of Dwelling Units Per Acres of Total of Sub Area  
"A" = 36

	<u>Sub Area "A"</u>	<u>Sub Area "B"</u>
Minimum Number of Parking Spaces Required:	196	91
	Total 287 Required	

(Total Proposed 400)

Minimum Number of Off-Street Loading Spaces:  
Sub Area "A" - One (1) for elderly housing structure  
Sub Area "B" - In accord with the B2 Restricted Retail District

Maximum Percentage of Land Coverage for Total Net Site Area: 27.5%

Minimum Periphery Setbacks: Sub Area "A" - 15'  
Sub Area "B" - south and east boundary - 10'  
west boundary - 0'

Setback and yard requirements may be adjusted where required to permit conformance to the architectural arrangement of said development, subject to the approval of the Department of Planning, City and Community Development.

APPLICANT: The Department of Urban Renewal of the City of Chicago

DATE: March, 1979