

PD 23

Table of Contents

10/24/2025 Zoning Letter **2**

06/24/1971 PD Amendment **3**

 Ordinance 3

 Statements 4

 Exhibits 5

07/11/1963 PD Adoption **9**

 Ordinance 9



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

October 24, 2025

Miguel A. Arceo
Senior Project Manager
Studio ARQ
329 W. 18th St., Suite 401
Chicago, IL 60616

Re: PD 23, Dearborn Homes, 2700-3000 S. State St.

Dear Mr. Arceo:

In response to your recent request, please be advised that the subject property is currently zoned Residential Planned Development Number 23 ("PD 23"). The subject property includes 12, six-story residential buildings, 4, nine-story residential buildings, a one-story administration building, and a small building to the west of the administration building.

According to your request, the Chicago Housing Authority ("CHA") is examining upgrading the existing interior elevator systems within the residential buildings. They may either provide new elevators within the existing interior shafts or provide new elevators within a newly constructed elevator shaft along the building exterior. Per your request, using the existing shafts results in structural limitations and spatial constraints due to new building code requirements while the construction of new exterior elevator shafts would result in a total floor area ratio of 1.33 (less than the maximum allowable of 1.41) and a land coverage of 19.76% (less than the maximum allowable of 20%). Your request letter also states the setback from the exterior wall of all the new exterior elevator shafts to the nearest property lines will range from approximately 23' to 37' (greater than the allowed minimum of 15').

The existing residential buildings were constructed prior to the passage of PD 23 in 1963. We have no records identifying the existing floor area or percentage of land coverage. A Part II was issued in 1977 for a one-story brick storage facility, measuring 24' by 30' or 720 SF, to be located to the west of the administration building. We cannot confirm the existing building is the same building as approved in 1977. Based only on these records and the information submitted, we are unable to confirm or identify the PD's total existing floor area or percentage of land coverage.

If the exterior elevator additions comply with the PD, including the Bulk Regulations and Data Table, they would be allowed, subject to review and approval of a minor change. If they do not comply, including exceeding the maximum bulk regulations allowed, then an amendment to the PD would be required. See Section's 17-13-0611 and 17-13-0600 of the Zoning Ordinance for more information.

Sincerely,


Kyle Bartlett
Assistant Zoning Administrator

KB:tm

C: Kyle Bartlett, Noah Szafraniec, Mike Marmo, Scott Hill

Reclassification of Area Shown on Map No. 1-E.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C3-6 Commercial-Manufacturing District symbols and indications as shown on Map No. 1-E in the area bounded by

E. Hubbard Street; N. Rush Street; N. Water Street; and N. Wabash Avenue,

to those of a B6-7 Restricted Central Business 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.

Chicago Zoning Ordinance Amended to Reclassify Particular Area.

On motion of Alderman Fitzpatrick the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of Proceedings of June 4, 1971, page 352, recommending that the City Council pass a proposed ordinance for amendment of the Chicago Zoning Ordinance to reclassify particular area.

Alderman Fitzpatrick moved to *Concur In* the committee's report and pass said proposed ordinance. The motion prevailed, and said proposed ordinance was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Kenner, Holman, Sawyer, Bohling, Adduci, Vrdolyak, Bilandic, Staszczuk, Burke, Shannon, Hines, Fitzpatrick, Kelley, Stewart, Stemberk, Potempa, Rhodes, Marzullo, Zydlo, Ray, Biggs, Filippini, Keane, Gabinski, Sande, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Scholl, Natarus, Fifielski, Cohen, Hedlund, Wigoda, Sperling—39.

Nays—Aldermen Despres, Cousins, Langford, Singer—4.

The following is said ordinance as passed:

Reclassification of Area Shown on Map No. 3-E.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R7 General Residence District symbols and indications as shown on Map No. 3-E in the area bounded by

E. Banks Street; a line 86 feet east of N. Ritchie Court; a line 200 feet south of E. Banks Street; a line 102 feet east of N. Ritchie Court; E. Goethe Street; and N. Ritchie Court,

to those of an R8 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.

Chicago Zoning Ordinance Amended to Reclassify Particular Areas.

On motion of Alderman Fitzpatrick the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and pub-

lished on June 4, 1971, pages 349 and 350 of the Journal of Proceedings, recommending that the City Council pass eight proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

On separate motions made by Alderman Fitzpatrick *each* of the eight proposed ordinances was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Roti, Kenner, Holman, Despres, Sawyer, Bohling, Cousins, Adduci, Vrdolyak, Bilandic, Staszczuk, Burke, Langford, Shannon, Hines, Fitzpatrick, Kelley, Stewart, Stemberk, Potempa, Rhodes, Marzullo, Zydlo, Ray, Biggs, Filippini, Keane, Gabinski, Sande, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Scholl, Natarus, Singer, Fifielski, Cohen, Hedlund, Wigoda, Sperling—43.

Nays—None.

Said eight ordinances, as passed, read respectively as follows (the *Italic* heading in each case not being a part of the ordinance):

Reclassification of Area Shown on Map No. 6-F.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Residential Planned Development No. 23 symbols and indications as shown on Map 6-F in the area bounded by

West 27th Street; South State Street; West 30th Street; the alley next West of and parallel to South State Street; a line parallel to and 58.86 feet North of the North line of West 30th Street; South Dearborn Street; a line parallel to and 80.04 feet North of the North line of West 30th Street; South Dearborn Street; West 30th Street and the East Right-of-Way line of the Lake Shore and Michigan Southern Railroad (except the Chicago Park District property bounded by a line approximately parallel and 431.18 feet South of West 27th Street; a line parallel and 191 feet West of South State Street; a line approximately parallel and 658.18 feet South of West 27th Street and South State Street) and (except the Chicago Park District and Chicago Board of Education property bounded by West 27th Street; South Dearborn Street; an irregular line connecting the following reference points being a given number of feet North of the North property line of West 30th Street and West of the West property line of South State Street: 1436 N—326 W, 1402 N—372.5 W, 1348 N—363.5 W, 1241 N—190.5 W, 1165 N—196 W, 1106 N—196.5 W, 1023.5 N—210.5 W, 944.5 N—246.5 W, 864 N—333 W, 855 N—353 W, 817 N—518 W; West 29th Street; and the East Right-of-Way line of the Lake Shore and Michigan Southern Railroad,

to the designation of a Residential Planned Development No. 23, as amended, which is hereby established in the area above described; subject to such use and bulk regulation as are set forth in the Plan of Development herewith attached and made a part hereof 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 the foregoing ordinance is printed on pages 653 to 657 of this Journal]

RESIDENTIAL PLANNED
DEVELOPMENT

NO. 23
AS AMENDED

A1188

PLAN OF DEVELOPMENT

PASSED

6-29-71

STATEMENTS

1. The area delineated hereon as a "Residential Planned Development" is owned and controlled by the Chicago Housing Authority.
2. Off-Street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the R5 General Residence District of the Chicago Zoning Ordinance.
3. Any dedication of streets or alleys or adjustments of the rights of way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Chicago Housing Authority and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the Chicago Housing Authority.
5. Service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas.

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.

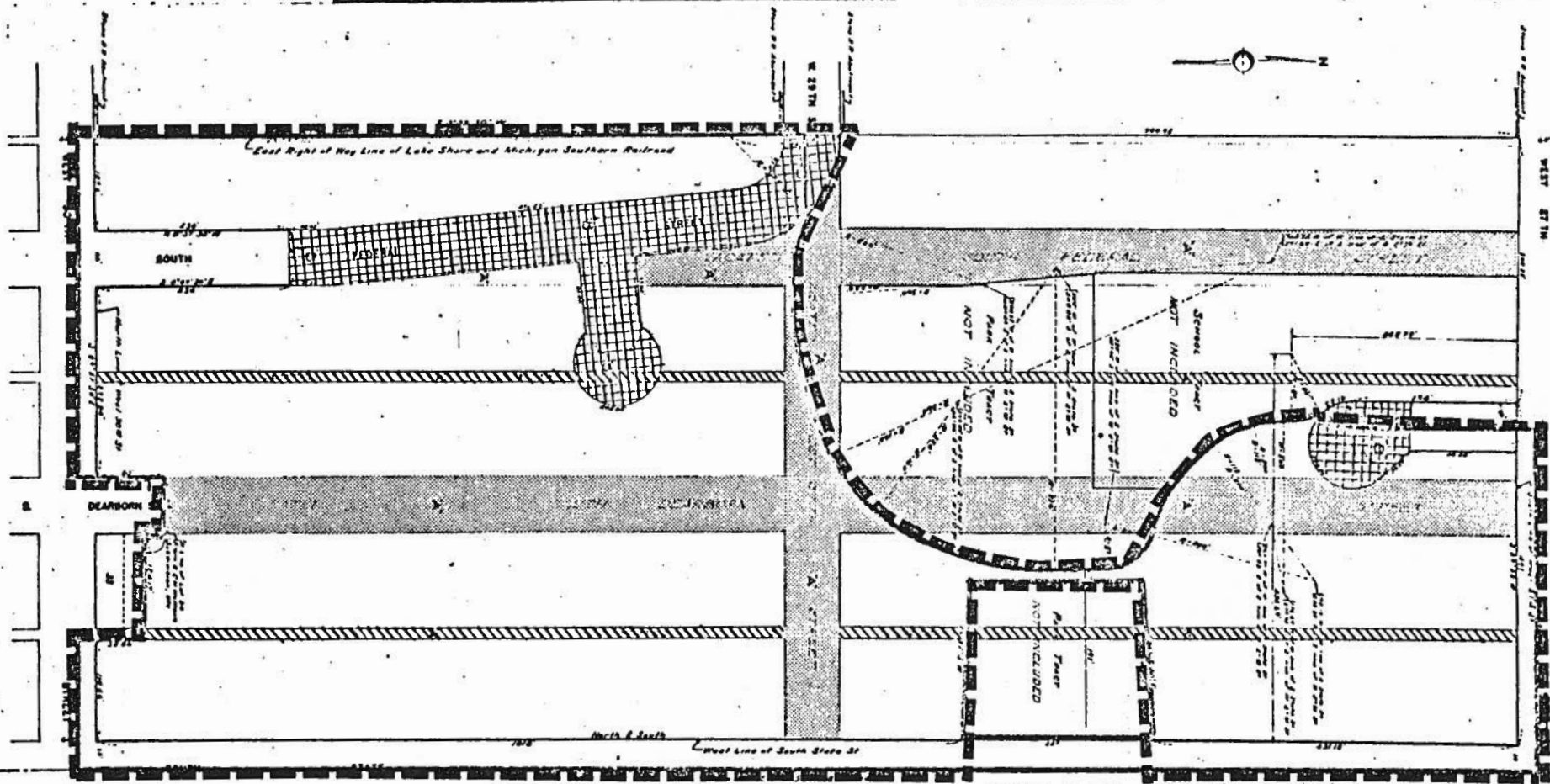
6. Use of land consists of high-rise elevator apartment buildings with related convenience-type business uses on ground floor, an administration building and a Community Building and accessory buildings or uses incidental thereto and recreational areas and facilities.
7. The following information sets forth data concerning the property included in said planned development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance as related to an R5 General Residence District classification and with regulations hereby made applicable thereto.
8. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as adopted by the Commissioner of Development and Planning.

APPLICANT: THE CHICAGO
HOUSING AUTHORITY



DATE:


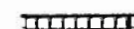
RESIDENTIAL PLANNED DEVELOPMENT

PROPERTY LINE MAP & RIGHT OF WAY ADJUSTMENTS



LEGEND

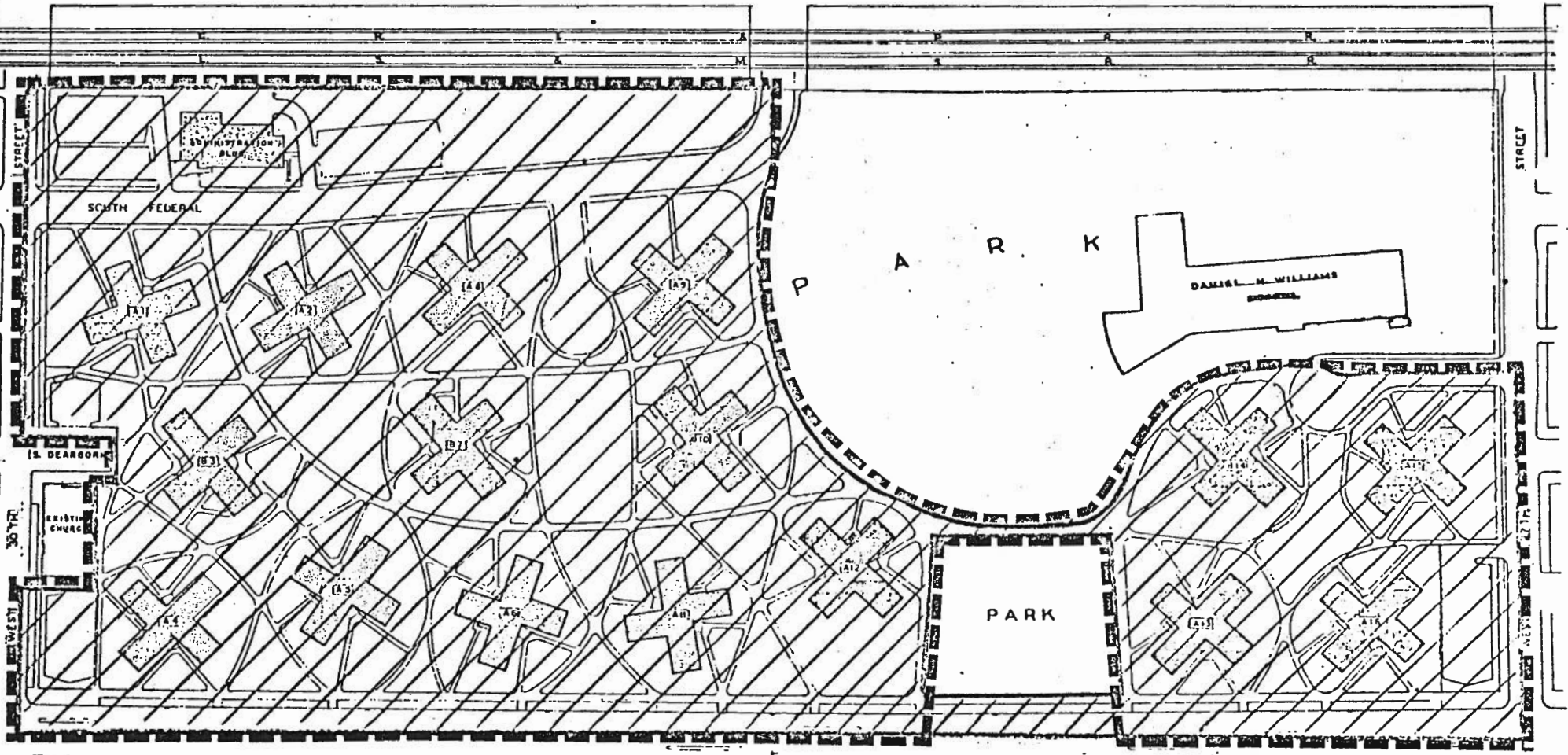
-  PLANNED DEVELOPMENT BOUNDARY
-  STREET R.O.W. VACATED BY ORDINANCE
Approved by City Council Dec. 13, 1948

-  ALLEY R.O.W. VACATED BY ORDINANCE
Approved by City Council December 13, 1948
-  STREET R.O.W. DEDICATED BY PLAT
Accepted by City Council May 12, 1949

APPLICANT: CHICAGO HOUSING AUTHORITY.

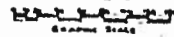
RESIDENTIAL PLANNED DEVELOPMENT

GENERALIZED LAND USE PLAN

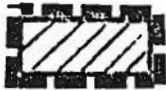


GENERAL SITE PLAN

BLVD. 2-9



LEGEND



PLANNED DEVELOPMENT BOUNDARY
(ELEVATOR APT. BLDGS. WITH RELATED CONVENIENCE-TYPE BUSINESS USES
AN ADMINISTRATION BLDG. AND A COMMUNITY BUILDING)



EXISTING BUILDINGS

APPLICANT: CHICAGO HOUSING AUTHORITY

RESIDENTIAL PLANNED
DEVELOPMENT

PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

NET SITE AREA		GENERAL DESCRIPTION OF LAND	NO. OF D.U.'S	EST. NO. PERSONS PER ACRE	MAXIMUM F. A. R.	MAX. % OF LAND COVERED
SQUARE FEET	ACRES					
705,672.00	16.2	Elevator Apt. Structures with related convenience type business uses, an Administration Bldg. and a Community Bldg.	800	200	1.41	20%

GROSS SITE AREA = NET SITE AREA (16.2 ACRES) + AREA OF PUBLIC STREETS (4.25 ACRES)
20.45 ACRES

MAXIMUM NUMBER OF D. U.'S - 800

MAXIMUM NUMBER OF D. U.'S/ACRES OF TOTAL SITE AREA - 49.38

MAXIMUM PERMITTED F. A. R. FOR TOTAL SITE AREA - 1.41

MINIMUM NUMBER OF PARKING SPACES FOR EXISTING ELEVATOR APT.
STRUCTURES, AN ADMINISTRATION BLDG. AND COMMUNITY BLDG. - 168

MINIMUM PERIPHERY SETBACKS - 15'

MINIMUM DISTANCE BETWEEN BUILDINGS WITH FACING LIVING ROOM WINDOWS - 45'
MINIMUM DISTANCE BETWEEN END WALLS WITH WINDOWS - 20'

MAXIMUM OVER ALL PERCENTAGE OF LAND COVERED - 20%

APPLICANT: THE CHICAGO
HOUSING AUTHORITY

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. 28-G.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M2-2 General Manufacturing District symbols and indications as shown on Map No. 28-G in the area bounded by

W. 117th Street; the alley next east of and parallel to S. Justine Street; W. 118th Street; S. Loomis Street; W. 119th Street; and the alley next west of and parallel to S. Justine Street, or the line thereof if extended where no alley exists,

to those of an R3 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. 6-F.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R5 General Residence District symbols and indications as shown on Map No. 6-F in the area bounded by

W. 27th Street; S. State Street; W. 30th Street; the alley next west of and parallel to S. State Street; a line parallel to and 58.86 feet north of the north line of W. 30th Street; S. Dearborn

Street; a line parallel to and 80.04 feet north of the north line of W. 30th Street; S. Dearborn Street; W. 30th Street and the east right of way line of the Lake Shore and Michigan Southern Railroad (except the Chicago Park District property bounded by a line approximately parallel and 431.18 feet south of W. 27th Street; a line parallel and 191 feet west of S. State Street; a line approximately parallel and 658.18 feet south of W. 27th Street and S. State Street) and (except the Chicago Park District and Chicago Board of Education property bounded by W. 27th Street; S. Dearborn Street; an irregular line connecting the following reference points being a given number of feet north of the north property line of W. 30th Street and west of the west property line of S. State Street: 1436 N—326 W, 1402 N—372.5 W, 1348 N—363.5 W, 1241 N—190.5 W, 1165 N—196 W, 1106 N—196.5 W, 1023.5 N—210.5 W, 944.5 N—246.5 W, 864 N—333 W, 855 N—353 W, 817 N—518 W); W. 29th Street; and the east right of way line of the Lake Shore and Michigan Southern Railroad,

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

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

The following is the Plan of Development attached to the foregoing ordinance:

10
3

File copy

PLAN OF DEVELOPMENT

RESIDENTIAL PLANNED DEVELOPMENT # 23

STATEMENTS

1. The area delineated hereon as "Residential Planned Development" is under ownership and control of the Chicago Housing Authority.
2. Off street parking and loading facilities are provided in compliance with this plan of development as authorized by the Chicago Zoning Ordinance.
3. All dedications or vacations of streets and alleys or adjustments of rights of way or consolidation or resubdivision of parcels have been approved by the City Council on December 13, 1948 and May 12, 1949.
4. Service drives or any other means of ingress or egress are adequately designed for motor vehicles including emergency vehicles. There is no parking within such paved areas.
5. The Chicago Housing Authority is required to obtain all applicable official reviews, approvals or permits.
6. Use of land consists of high-rise elevator apartment buildings with related convenience-type business uses on ground floor and an administration building.
7. The following information sets forth data concerning the property included in said planned development and data concerning a generalized land use plan (site plan) illustrating the development of said property in accordance with the regulations hereby made applicable thereto.
8. 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 City Planning.

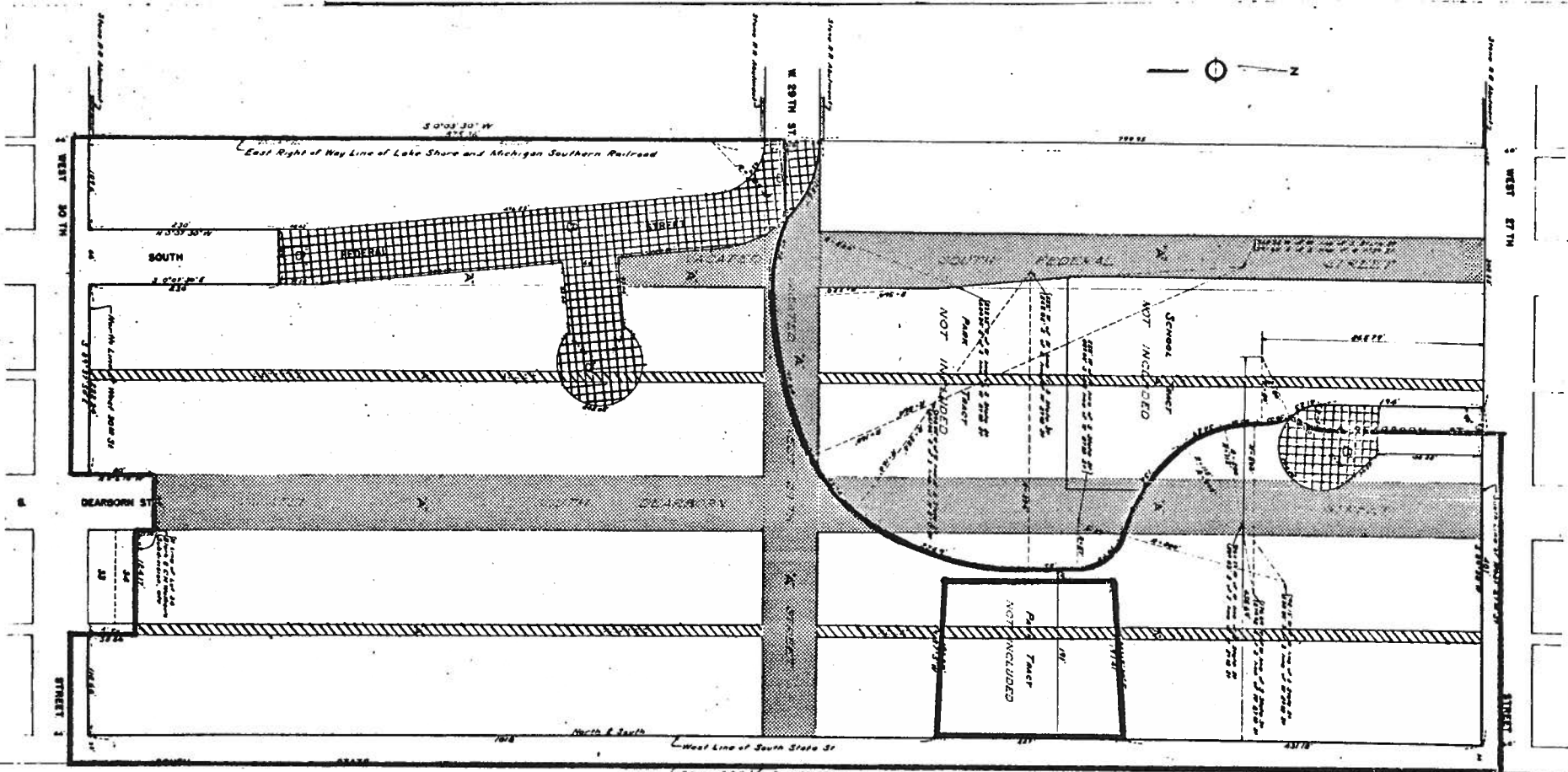
APPLICANT: CHICAGO HOUSING AUTHORITY

APRIL 18, 1963

A 538
Passed July 11/1963

RESIDENTIAL PLANNED DEVELOPMENT

PROPERTY LINE MAP & RIGHT OF WAY ADJUSTMENTS



LEGEND

- PLANNED DEVELOPMENT BOUNDARY
- STREET R.O.W. VACATED BY ORDINANCE
Approved by City Council Dec. 13, 1948

ALLEY R.O.W. VACATED BY ORDINANCE
Approved by City Council December 13, 1948

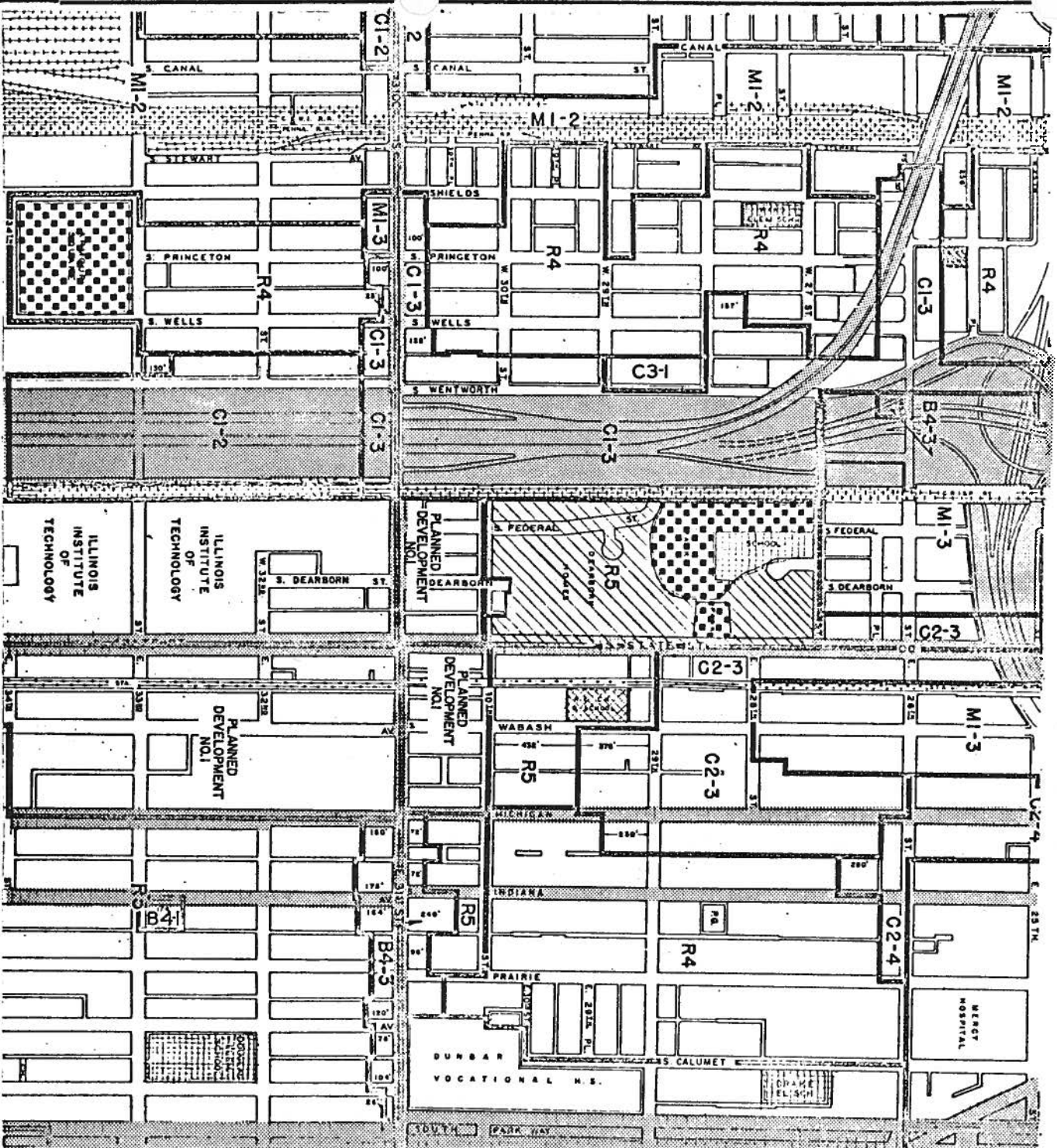
STREET R.O.W. DEDICATED BY PLAT
Accepted by City Council May 12, 1949

APPLICANT: CHICAGO HOUSING AUTHORITY

April 18, 1963

RESIDENTIAL PLANNED DEVELOPMENT

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



LEGEND

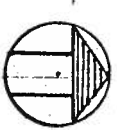
ZONING DISTRICTS

PREFERENTIAL STREETS

PROPOSED RESIDENTIAL
PLANNED DEVELOPMENT

PUBLIC SCHOOLS

NORTH



PARK AREA

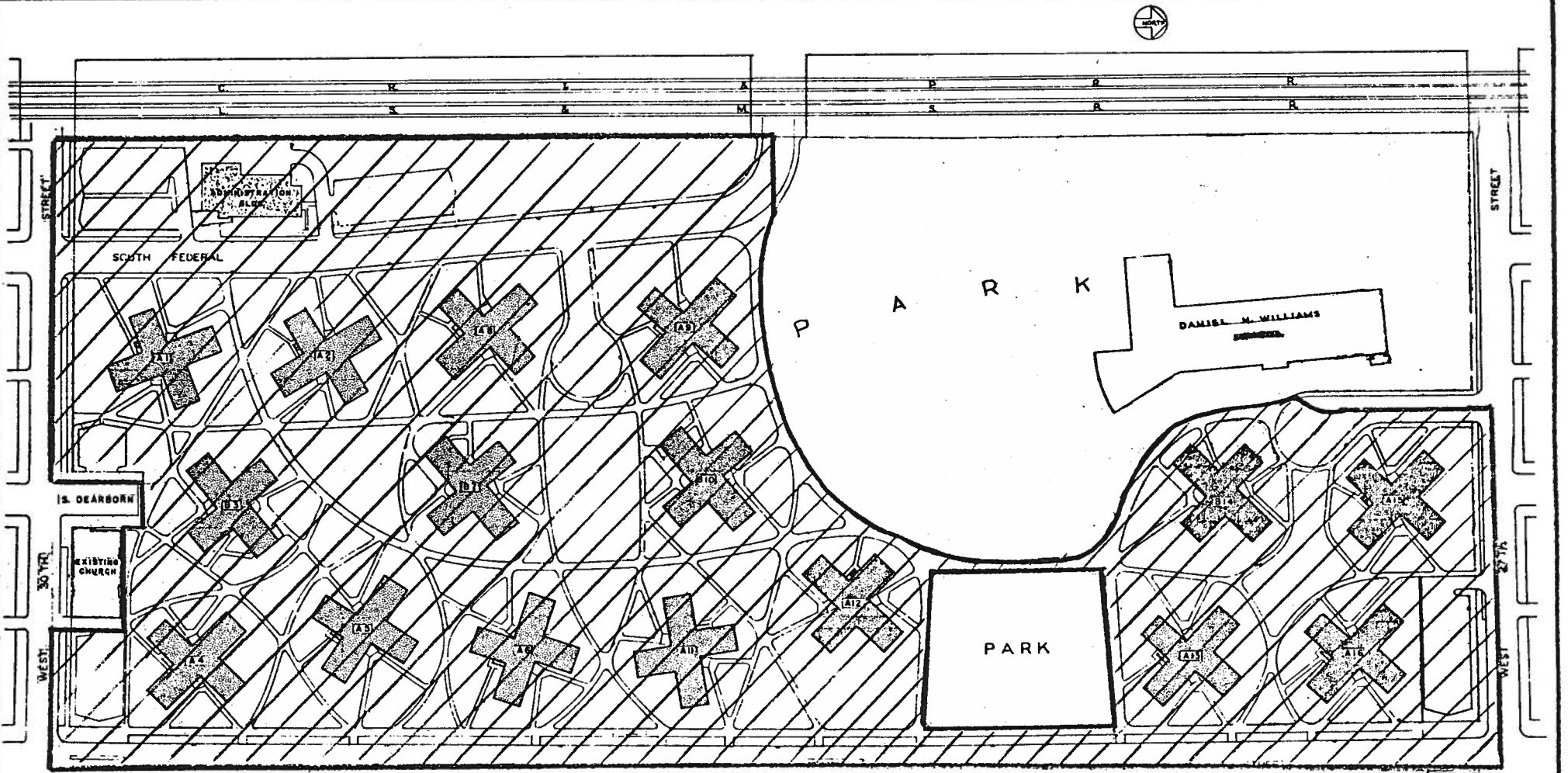
CHURCH and PAROCHIAL SCHOOLS

APPLICANT: CHICAGO HOUSING AUTHORITY

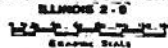
APRIL 18, 1963

RESIDENTIAL PLANNED DEVELOPMENT

GENERALIZED LAND USE PLAN



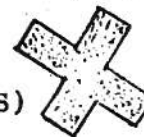
GENERAL SITE PLAN



LEGEND



PLANNED DEVELOPMENT BOUNDARY
(ELEVATOR APT. BLDGS. WITH RELATED CONVENIENCE-TYPE BUSINESS USES)



EXISTING BUILDINGS

APPLICANT: CHICAGO HOUSING AUTHORITY

APRIL 18, 1963

RESIDENTIAL PLANNED DEVELOPMENT

PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

NET SITE AREA		GENERAL DESCRIPTION OF LAND	NO. OF D. U.'S	EST. NO. PERSONS PER ACRE	MAXIMUM F. A. R.	MAXIMUM % OF LAND COVERED
SQUARE FEET	ACRES					
705,672.00	16.2	ELEVATOR APT. STRUCTURES WITH RELATED CONVENIENCE-TYPE BUSINESS USES	800 BR. APTS	200	1.40	20%

GROSS SITE AREA = NET SITE AREA (16.2 ACRES) + AREA OF PUBLIC STREETS (4.25 ACRES)
20.45 ACRES.

MAXIMUM NUMBER OF D. U.'S - 800

MAXIMUM NUMBER OF D. U.'S/ACRES OF TOTAL SITE AREA - 49.38

MAXIMUM PERMITTED F. A. R. FOR TOTAL SITE AREA - 1.40

MINIMUM NUMBER OF PARKING SPACES FOR EXISTING ELEVATOR APT. STRUCTURES AND RELATED USES - 158

MINIMUM PERIPHERY SETBACKS - 15'

MINIMUM DISTANCE BETWEEN BUILDINGS WITH FACING LIVING ROOM WINDOWS - 45'
MINIMUM DISTANCE BETWEEN END WALLS WITH WINDOWS - 20'

MAXIMUM OVER ALL PERCENTAGE OF LAND COVERED - 20%

APPLICANT: CHICAGO HOUSING AUTHORITY

APRIL 18, 1963

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 R5 General Residence District symbols and indications as shown on Map 6F in the area bounded by

West 27th Street; South State Street; West 30th Street; the alley next West of and parallel to South State Street; a line parallel to and 58.86 feet North of the North line of West 30th Street; South Dearborn Street; a line parallel to and 80.04 feet North of the North line of West 30th Street; South Dearborn Street; West 30th Street and the East Right of Way line of the Lake Shore and Michigan Southern Railroad (except the Chicago Park District property bounded by a line approximately parallel and 431.18 feet South of West 27th Street; a line parallel and 191 feet west of South State Street; a line approximately parallel and 658.18 feet south of West 27th Street and South State Street) and (except the Chicago Park District and Chicago Board of Education property bounded by West 27th Street; South Dearborn Street; an irregular line connecting the following reference points being a given number of feet North of the North property line of West 30th Street and West of the West property line of South State Street: 1436 N - 326 W, 1402 N - 372.5 W, 1348 N - 363.5 W, 1241 N - 190.5 W, 1165 N - 196 W, 1106 N - 196.5 W, 1023.5 N - 210.5 W, 944.5 N - 246.5 W, 864 N - 333 W, 855 N - 353 W, 817 N - 518 W); West 29th Street; and the East Right of Way line of the Lake Shore and Michigan Southern Railroad,

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

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