



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

November 9, 2016

William W. Tippens
Ike Sims Preservation Partners, L.P.
350 West Hubbard Street
Suite 300
Chicago, Illinois 60654

Re: Administrative Relief request for Planned Development No. 260

Dear Mr. Tippens:


Please be advised that your request for a minor change to Residential Planned Development No. 260 ("PD 260") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

You are requesting administrative relief on behalf of Ike Sims Preservation Partners, L.P. the sole owner of all of the property within PD 260. You are proposing to install an 8 foot high ornamental fence along Maypole Avenue and to extend the height of an existing fence along the alley from 6 feet to 8 feet, as shown on the attached exhibits. Per your request letter, the fence is needed for additional security at the development.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed fence 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 Planned Development No. 260, 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,

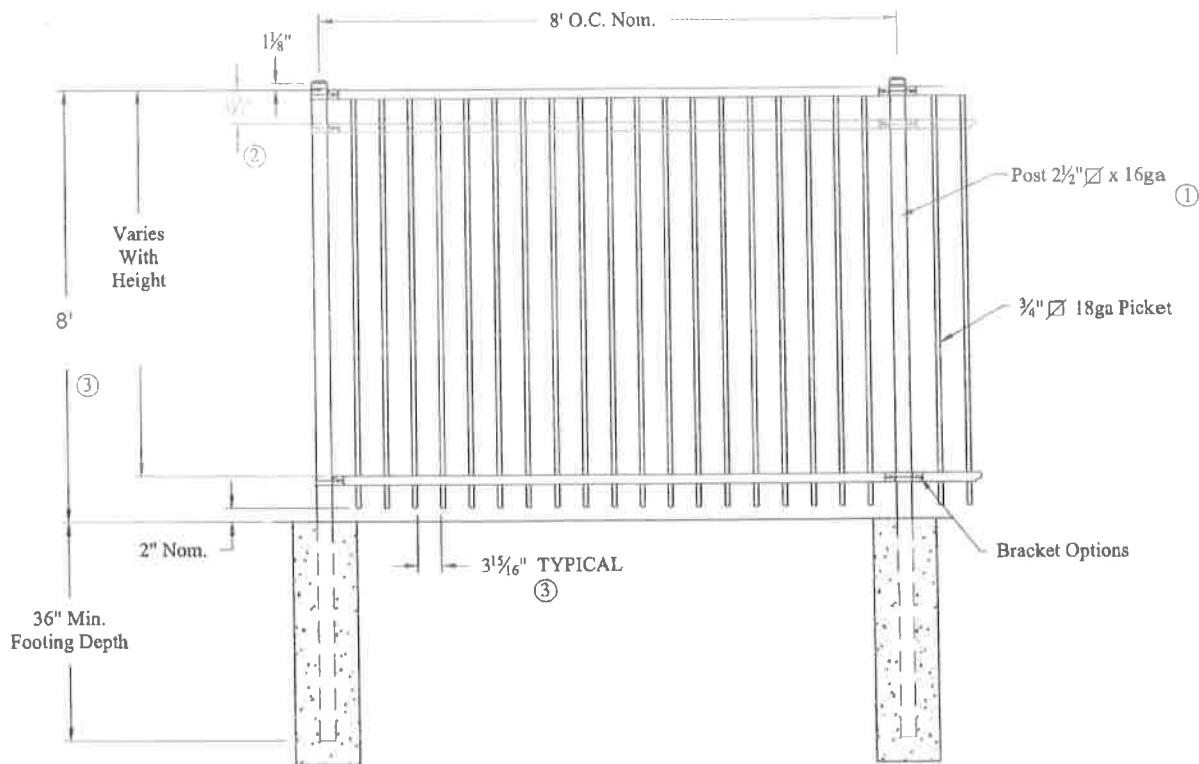

Patricia A. Scudiero
Zoning Administrator

Cc: Mike Marmo, Erik Glass, Janice Hill, Main file

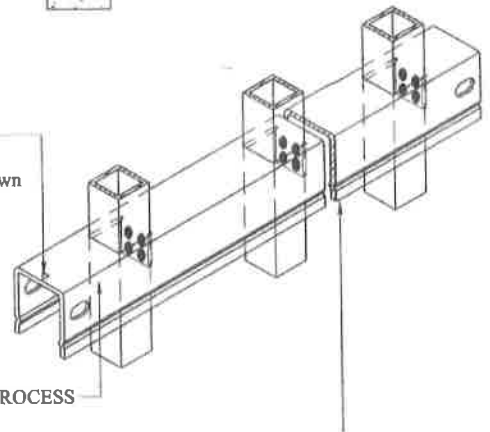
Ike Sims Village
3333 W. Maypole, Chicago, Illinois



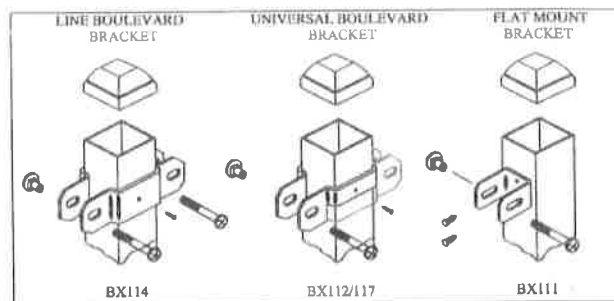
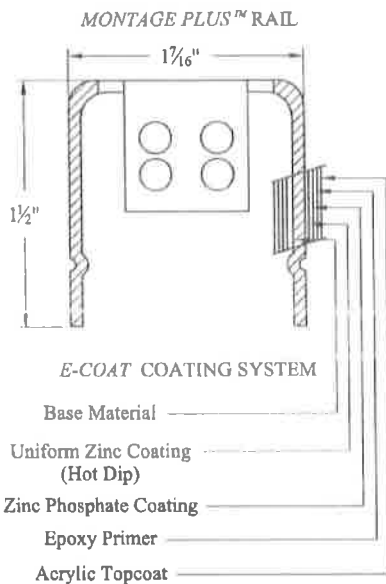
-  Install 8 foot high fence
-  Install 2 feet of additional fence to existing 6 foot fence
-  Install key fob controlled remote gate for automobile & Waste Management access
-  Install key fob for resident pedestrian access
-  Existing City of Chicago Light
-  Install LED Motion Detector Light – Completed 10/21/16
-  Hole in fencing behind Vacant Building



RAKING DIRECTIONAL ARROW
 Welded panel can be raked
 30" over 8' with arrow pointing down
 grade.



PROFUSION™ WELDING PROCESS
 No exposed welds,
 Good Neighbor profile - Sar
 appearance on both sides



COMMERCIAL STRENGTH WELDED STEEL PANEL
PRE-ASSEMBLED

Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

IRMISQ

DR: CI	SH. 1 of 1	SCALE: DO NOT SCALE
CK: ME	Date 6/28/10	REV: e



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

November 9, 2016

William W. Tippens
Ike Sims Preservation Partners, L.P.
350 West Hubbard Street
Suite 300
Chicago, Illinois 60654

Re: Administrative Relief request for Planned Development No. 260

Dear Mr. Tippens:


Please be advised that your request for a minor change to Residential Planned Development No. 260 ("PD 260") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

You are requesting administrative relief on behalf of Ike Sims Preservation Partners, L.P. the sole owner of all of the property within PD 260. You are proposing to install an 8 foot high ornamental fence along Maypole Avenue and to extend the height of an existing fence along the alley from 6 feet to 8 feet, as shown on the attached exhibits. Per your request letter, the fence is needed for additional security at the development.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed fence 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 Planned Development No. 260, 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.








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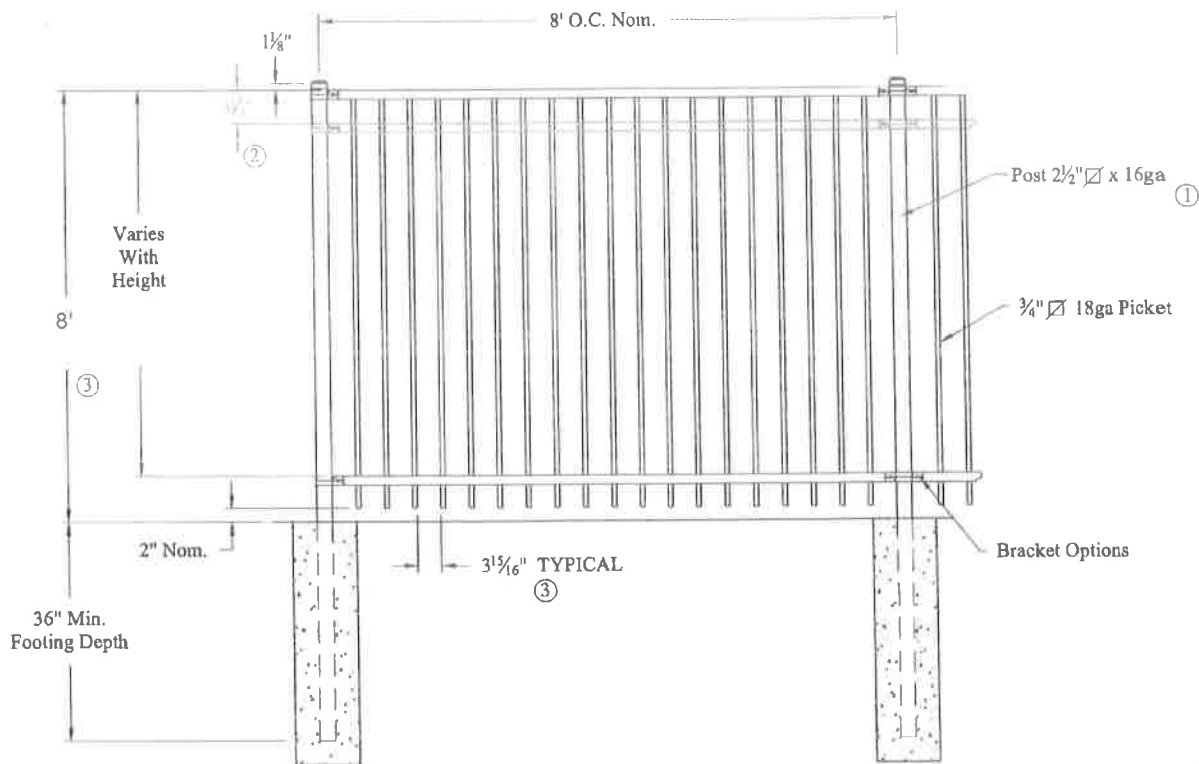

Patricia A. Scudiero
Zoning Administrator

Cc: Mike Marmo, Erik Glass, Janice Hill, Main file

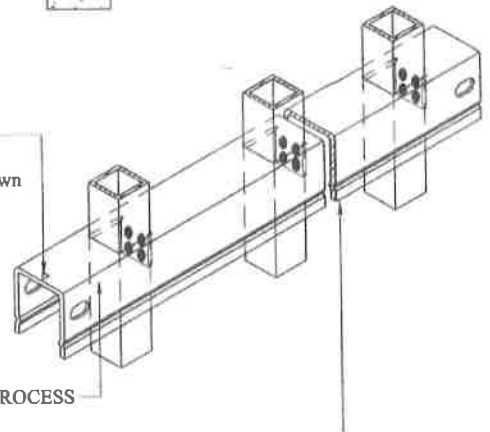
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3333 W. Maypole, Chicago, Illinois



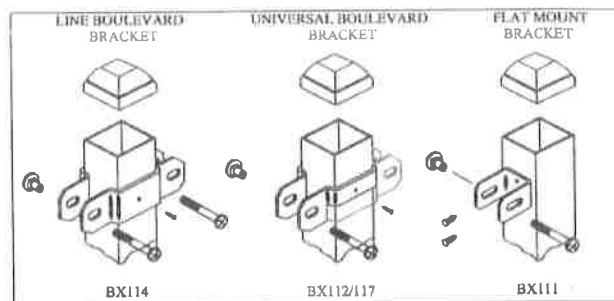
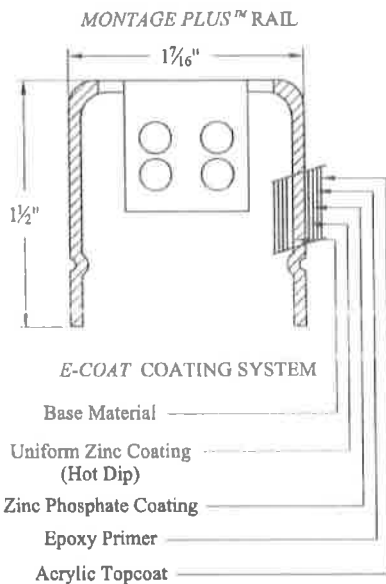
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PLAN OF DEVELOPMENT
RESIDENTIAL PLANNED DEVELOPMENT #169

STATEMENTS

1. The area delineated hereon at "Residential 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 Parcel 1 of the Lake-Kedzie Slum and Blighted Redevelopment Project.
3. Use of land will consist of housing for elderly in an elevator apartment structure with medical office facilities for elderly, townhouses, garden apartments, recreational uses, 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 Planned Development," subject to the review and approval of the Commissioner of the Department 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 Development Amendments," as promulgated by the Commissioner of the Department of Planning.

APPLICANT: DEPARTMENT OF URBAN RENEWAL, CITY OF CHICAGO

DATE: February 11, 1981

COMMITTEE ON BUILDINGS AND ZONING.

Chicago Zoning Ordinance Amended to Reclassify Area Shown on Map No. 1-J.

The Committee on Buildings and Zoning submitted the following report:

CHICAGO, April 13, 1981.

To the President and Members of the City Council:

Your Committee on Buildings and Zoning begs leave to recommend that Your Honorable Body Pass the proposed ordinance transmitted herewith (referred to Your Committee on February 11, 1981) to amend the Chicago Zoning Ordinance for the purpose of reclassifying a particular area.

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

Respectfully submitted, (Signed) EDWARD R. VRDOLYAK, Chairman. (Signed) FRED B. ROTI, Vice-Chairman.

On motion of Alderman Roti the committee's recommendation was Concurred In and said proposed ordinance was Passed, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Kenner, Evans, Bloom, Sawyer, Bertrand, Humes, Shaw, Majerczyk, Madrzyk, Burke, Brady, Barden, Streeter, Kellam, Sheahan, Kelley, Sherman, Lipinski, Shumpert, Marzullo, Nardulli, Ray, Carothers, Davis, Hagopian, Kuta, Gabinski, Mell, Frost, Marcin, Farina, Casey, Cullerton, Laurino, Rittenberg, Pucinski, Natarus, Oberman, Merlo, Clewis, Axelrod, Schuller, Volini, Orr, Stone—47.

Nays—None.

Alderman Natarus moved to Reconsider the foregoing vote. The motion was Lost.

The following is said ordinance as passed:

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 and R6 General Residence District and B4-4 Restricted Service District symbols and indications as shown on Map No. 1-J in the area bounded by

a line 175.07 feet north of W. Maypole Avenue; the alley next east of and parallel to N. Homan Avenue; W. Maypole Avenue; a line 954.56 feet east of N. Homan Avenue; the alley next south of W. Maypole Avenue; a line 522 feet east of N. Homan Avenue; W. Washington Boulevard; a line 420 feet east of N. Homan Avenue; the alley next south of and parallel to W. Maypole Avenue; a line 295 feet east of N. Homan Avenue; W. Washington Boulevard; and N. Homan Avenue

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.

[Plan of Development printed on pages 5994-5998 of this Journal]

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

Chicago Zoning Ordinance Amended to Reclassify Area Shown on Map No. 16-J.

The Committee on Buildings and Zoning submitted the following report:

CHICAGO, April 13, 1981.

To the President and Members of the City Council:

Your Committee on Buildings and Zoning begs leave to recommend that Your Honorable Body Pass the proposed ordinance transmitted herewith (referred to Your Committee on March 16, 1981) to amend the Chicago Zoning Ordinance for the purpose of reclassifying a particular area.

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

Respectfully submitted, (Signed) EDWARD R. VRDOLYAK, Chairman. (Signed) FRED B. ROTI, Vice-Chairman.

On motion of Alderman Roti the committee's recommendation was Concurred In and said proposed ordinance was Passed, by yeas and nays as follows:

Yeas—Aldermen Roti, Barnett, Kenner, Evans, Bloom, Sawyer, Bertrand, Humes, Shaw, Majerczyk, Madrzyk, Burke, Brady, Barden, Streeter, Kellam, Sheahan, Kelley, Sherman, Lipinski, Shumpert, Marzullo, Nardulli, Ray, Carothers, Davis, Hagopian, Kuta, Gabinski, Mell, Frost, Marcin, Farina, Casey, Cullerton, Laurino, Rittenberg, Pucinski, Natarus, Oberman, Merlo, Clewis, Axelrod, Schuller, Volini, Orr, Stone—47.

Nays—None.

Alderman Natarus moved to Reconsider the foregoing vote. The motion was Lost.

The following is said ordinance as passed:

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 B2-1 Restricted Retail District symbols and indications as shown on Map No. 16-J in the area bounded by

W. 63rd Street; a line 326.55 feet east of S. Springfield Avenue; the alley next south of and parallel to W. 63rd Street; and S. Springfield Avenue

to those of a B4-1 Restricted Service District and a corresponding use district is hereby established in the area above described.

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

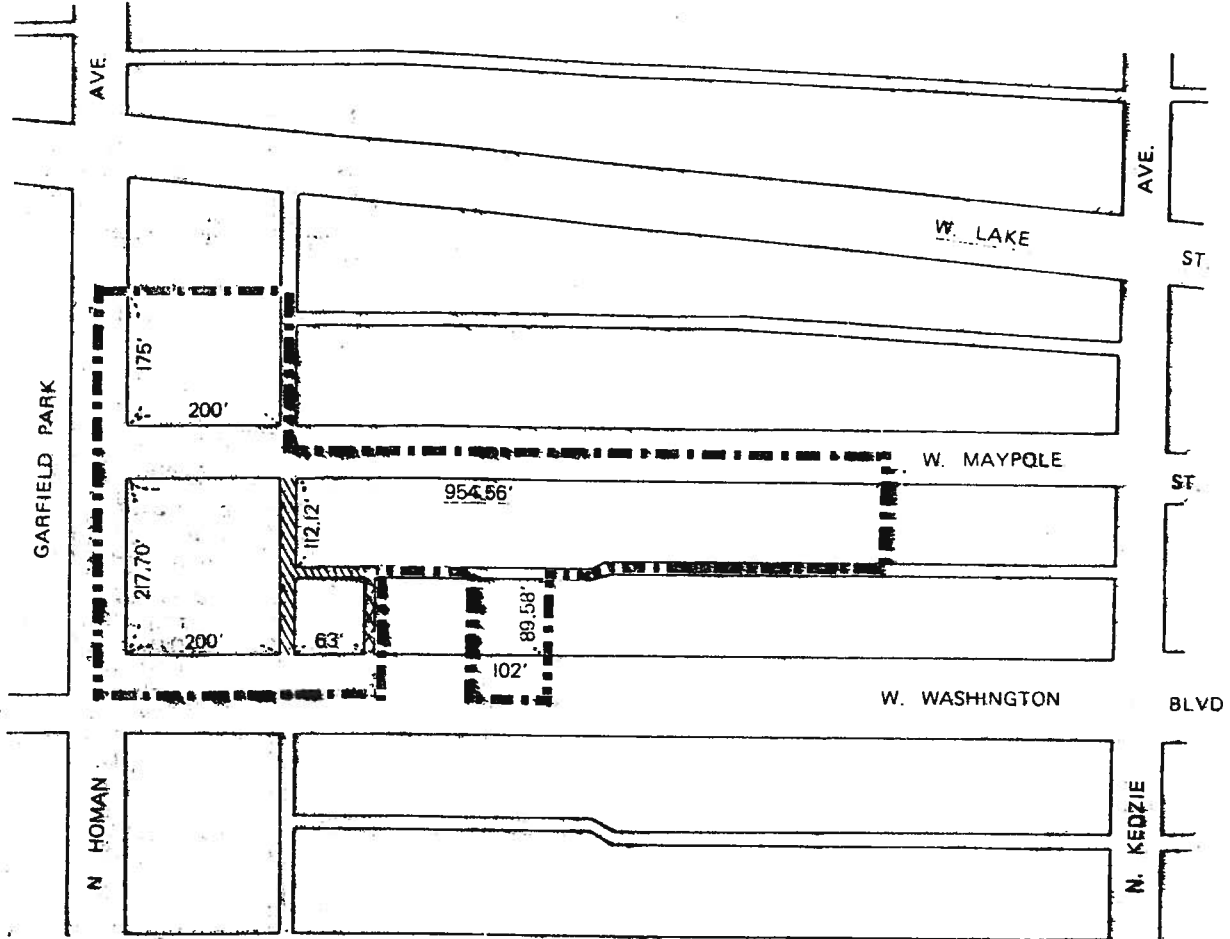
Action Deferred—ON PROPOSED ORDINANCES FOR AMENDMENT OF CHICAGO ZONING ORDINANCE TO RECLASSIFY PARTICULAR AREAS.

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




(continued on page 5999)

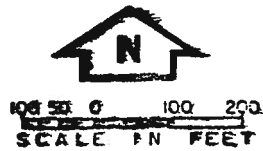
PD 260

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



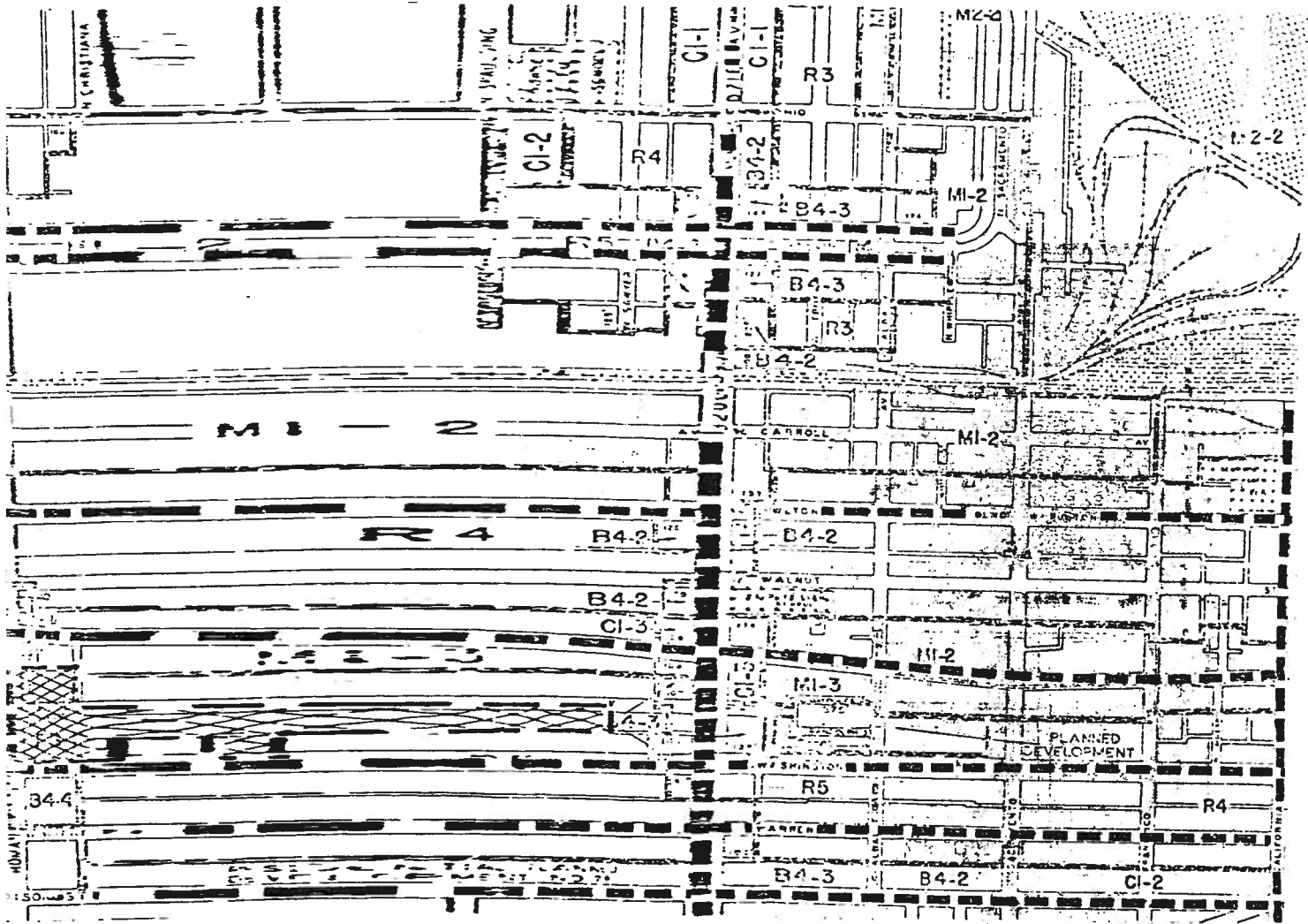
LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  TO BE VACATED
-  TO BE DEDICATED



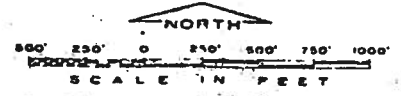
APPLICANT: DEPARTMENT OF URBAN RENEWAL - CITY OF CHICAGO
 DATE: FEBRUARY 11, 1981

PLANNED DEVELOPMENT AND PREFERRED STREET SYSTEM



LEGEND

- PLANNED DEVELOPMENT
- DISTRICT BOUNDARIES
- PREFERRED STREET PATTERN
- AND PLAYSGROUNDS
- AND QUASI-PUBLIC FACILITIES



PRELIMINARY
RESIDENTIAL PLANNED DEVELOPMENT
PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

Net Site Area		General Description of Land Use	Number of Dwelling Units	Maximum Floor Area	Maximum % of Land Covered
Sq. Ft.	Acres				
*175,364.31	4.3	Housing for elderly in an elevator apartment structure with medical office facilities for elderly, townhouses, garden apartments, recreational uses, and off-street parking and loading.	100 Elderly 100 Family	1.1	35%

Net Site Area + Area of Public Streets and Alleys = Gross Site Area
175,364.31 82,142 257,506.31

Maximum Permitted F.A.R. for total Net Site Area: 1.1

Maximum Number of Dwelling Units per acre of Total Net Site Area: 50

Minimum Number of Off-street Parking Spaces:
100% for Walkup and Townhouse 100 Spaces
Elderly Housing 35 Spaces
135 Spaces

Minimum Number of Off-street Loading Spaces: 1 Space

Minimum Setbacks:
Boundaries on West Maypole and North Homan Avenues - 8'
West Washington Boulevard - 14'
Boundaries on all alleys - 8'
Side Boundaries - 4'
Between Facing Building Walls w/windows - 18'

Maximum Percent of Land Covered: 35%

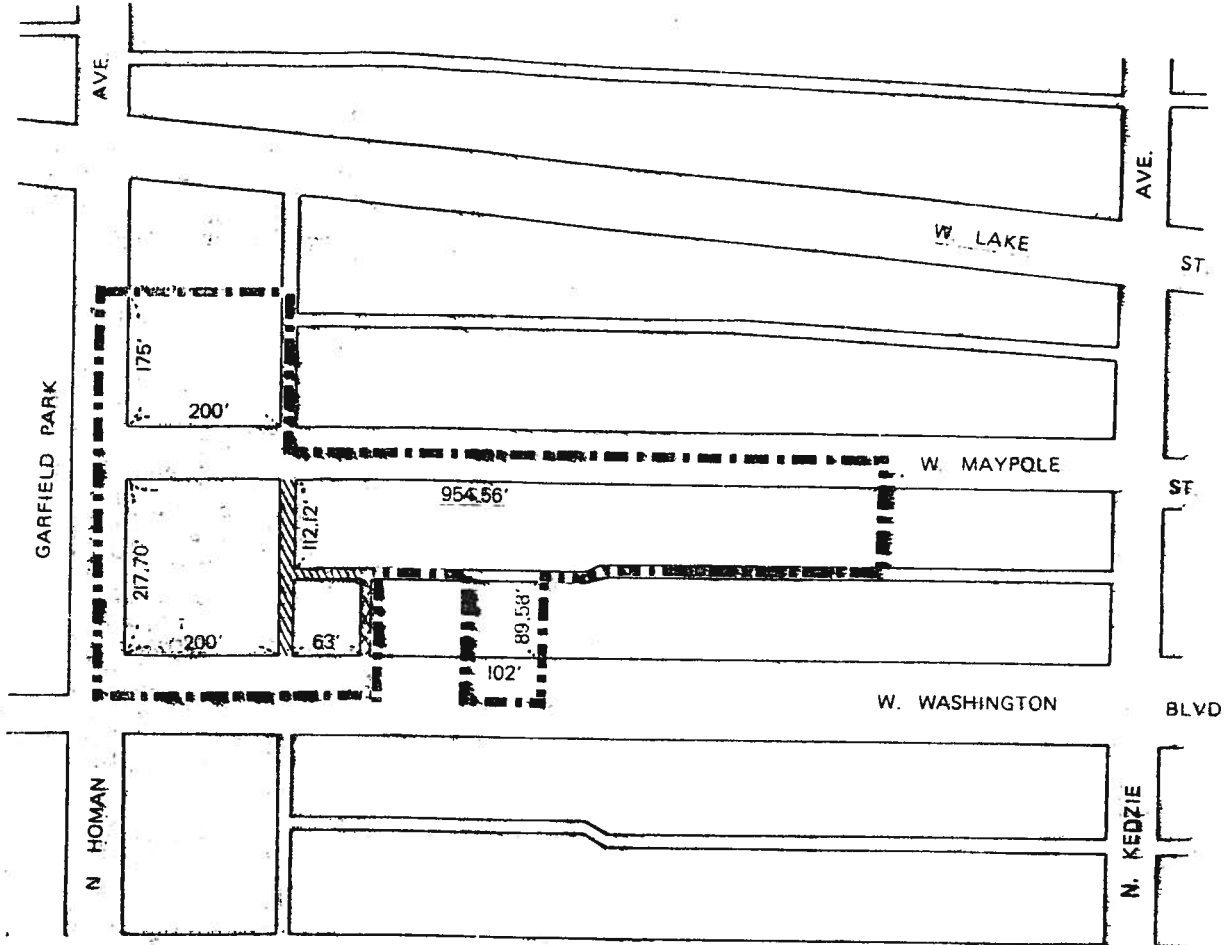
Setback and yard requirements may be adjusted where required to permit conformance to the pattern of, or architectural arrangement related to, existing structures, or where necessary because of technical reasons, subject to the approval of the Department of Planning.

APPLICANT: DEPARTMENT OF URBAN RENEWAL, CITY OF CHICAGO

DATE: February 11, 1981


*Includes alleys to be vacated.


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



LEGEND

--- PLANNED DEVELOPMENT BOUNDARY

 TO BE VACATED

 TO BE DEDICATED



0 100 200
SCALE IN FEET

APPLICANT: DEPARTMENT OF URBAN RENEWAL - CITY OF CHICAGO
DATE: FEBRUARY 11, 1981