



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

November 9, 2020

Ms. Kristin Faust  
Executive Director  
Illinois Housing Development Authority  
111 East Wacker Dr., Suite 1000  
Chicago, Illinois 60601

Re: PD 261, 1250 W. Morse Ave.

Dear Ms. Faust:

In response to a recent request from Related Midwest, please be advised that the subject parcel is zoned Residential Planned Development No. 261 ("PD 261"). The purpose of this letter is to satisfy IHDA's requirement for zoning verification in connection with the financing for the proposed acquisition and renovation of the property.

We understand that Related Midwest is seeking to acquire and renovate the existing, 11-story, 171 unit building at 1250 W. Morse Ave. Their proposed scope of work includes the renovation of all the dwelling units, including kitchens and bathrooms, updated mechanical systems and common area improvements. There will be no change to the number of units, floor area ratio, parking or loading.

Per Statement No. 2 and the Bulk Regulations and Data Table of PD 261, 171 dwelling units (170 for the elderly and 1 unit for the building engineer) are permitted. Additionally, building permit no. 60268 was issued on Aug. 18, 1981, for the revision to permit no. 602497, and the change in dwelling units from 170 to 171.

We are not aware of any pending zoning matters regarding the subject property. In regards to open building violations, please contact the Building Dept. for more information. All necessary permits must be obtained prior to the start of the proposed renovation.

Sincerely,

  
Patrick Murphey  
Zoning Administrator

C: Will Tippens, Related Midwest, Main file

*Reclassification of Area Shown on Map No. 15-I.*

*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 B2-2 Restricted Retail District symbols and indications on Map No. 16-I in the area bounded by

W. 64th Street; S. Western Avenue; W. 65th Street; and the alley next west of S. Western Avenue

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

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

*Reclassification of Area Shown on Map No. 16-K.*

*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 R3 General Residence District symbols and indications as shown on Map No. 16-K in the area bounded by

W. Marquette Road; the alley next west of and parallel to S. Pulaski Road; the alley next south of and parallel to W. Marquette Road; and S. Kolmar Avenue

to those of an R2 Single Family 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. 18-I.*

*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. 18-I in the area bounded by

a line 125 feet north of and parallel to W. 79th Street; S. Western Avenue; W. 79th Street; and a line 117 feet west of and parallel to S. Western 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.

*Reclassification of Area Shown on Map Nos. 18-I and 18-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 R3 General Residence District symbols and indications as shown on Map Nos. 18-I and 18-J in the area bounded by

the alley next south of and parallel to W. 71st Street; the alley next east of and parallel to S. Kedzie Avenue; W. 73rd Street; S. Kedzie Avenue; W. 72nd Street; and the alley next west of and parallel to S. Kedzie Avenue

to those of an R2 Single Family 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 Area Shown on Map No. 17-G.*

On motion of Alderman Roti the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of the Proceedings of April 22, 1981, page 6000, recommending that the City Council pass a proposed ordinance for amendment of the Chicago Zoning Ordinance to reclassify a particular area.

The proposed ordinance reads as follows:

*Reclassification of Area Shown on Map No. 17-G.*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C1-3 Restricted Commercial District symbols and indications as shown on Map Number 17-G in the area bounded by

the alley next north of W. Morse Avenue; a line 277.5 feet west of the intersection of W. Morse Avenue and N. Sheridan Road as measured along the north line of W. Morse Avenue and perpendicular thereto; W. Morse Avenue; and a line 672.5 feet west of the intersection of W. Morse Avenue and N. Sheridan Road as measured along the north line of W. Morse Avenue and perpendicular thereto

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 other.

[Plan of Development printed on pages 6163-6167 of this Journal]

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

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

*Yeas*—Aldermen Roti, Barnett, Kenner, Evans, Bloom, Sawyer, Bertrand, Humes, Shaw, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Brady, Barden, Streeter, Kellam, Sheahan, Sherman, Stemberk, Shumpert, Marzullo, Nardulli, Ray, Carothers, Davis, Kuta, Gabinski, Frost, Marcin, Farina, Casey, Cullerton, Laurino, Rittenberg, Pucinski, Natarus, Oberman, Merlo, Clewis, Axelrod, Schuller, Volini, Orr, Stone—46.

*Nays*—None.

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

261

RESIDENTIAL PLANNED DEVELOPMENT

PLAN OF DEVELOPMENT

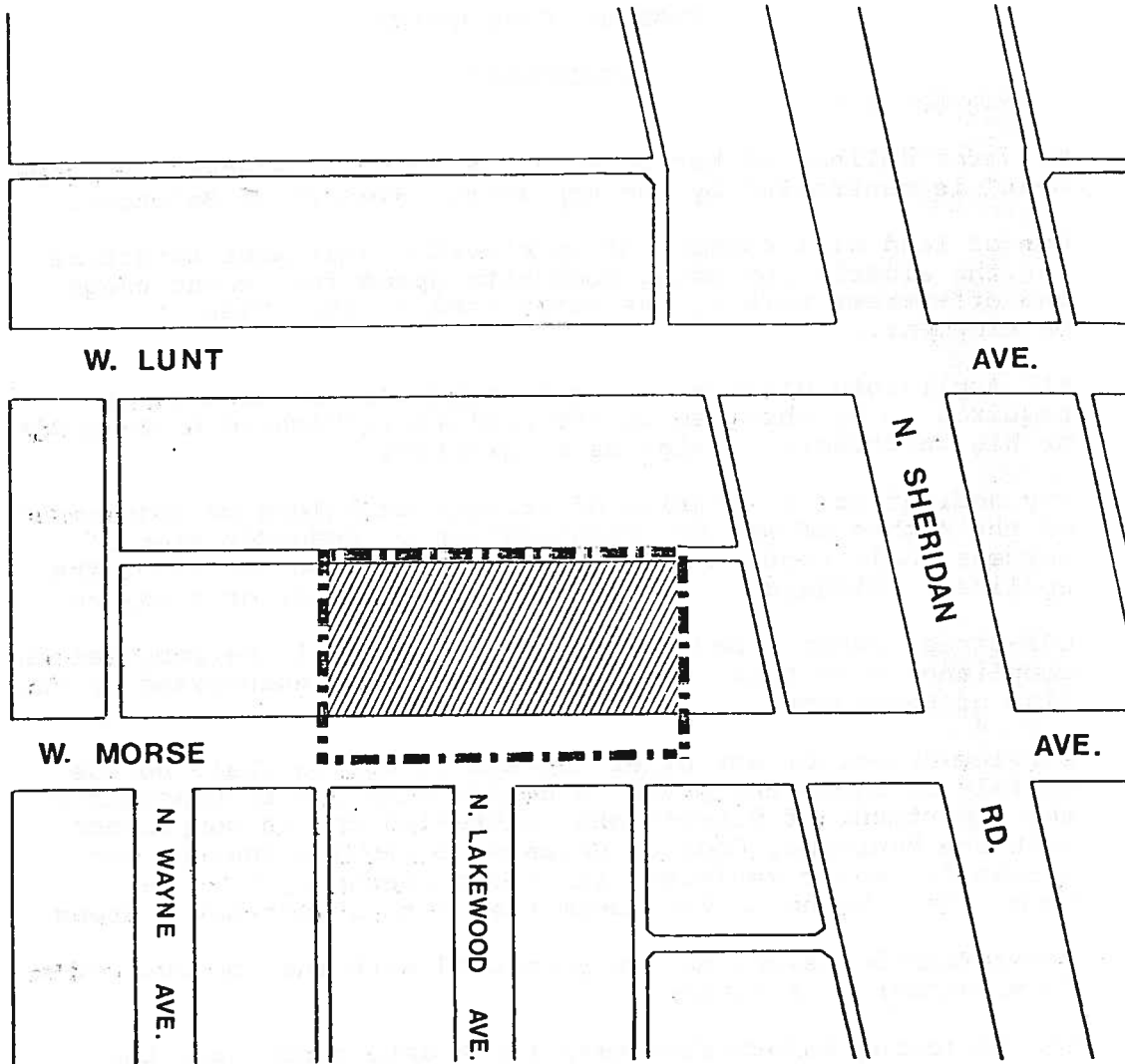
STATEMENTS

1. The area delineated hereon as a "Residential Planned Development" is controlled by the applicant, Richard M. Barancik.
2. Use of land will consist of an elevator apartment structure for the elderly including community space for tenant usage and off-street parking, as authorized by this Plan of Development.
3. All applicable official reviews, approvals or permits are required to be obtained by the applicant, Richard M. Barancik, or his successors, assignees or grantees.
4. Any dedication or vacation 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 applicant, Richard M. Barancik, his successors or assignees.
5. Off-street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by this Plan of Development.
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 may be permitted with the approval of the Commissioner of Planning.
8. The following information sets forth data concerning the property included in said 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. Said development will be in strict accord with the Plan of Development.
9. 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 Planning.

APPLICANT: Richard M. Barancik

DATE: March 5, 1981

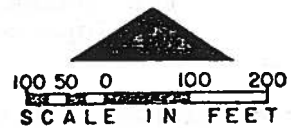
RESIDENTIAL PLANNED DEVELOPMENT  
GENERALIZED LAND USE MAP



----- PLANNED DEVELOPMENT BOUNDARY

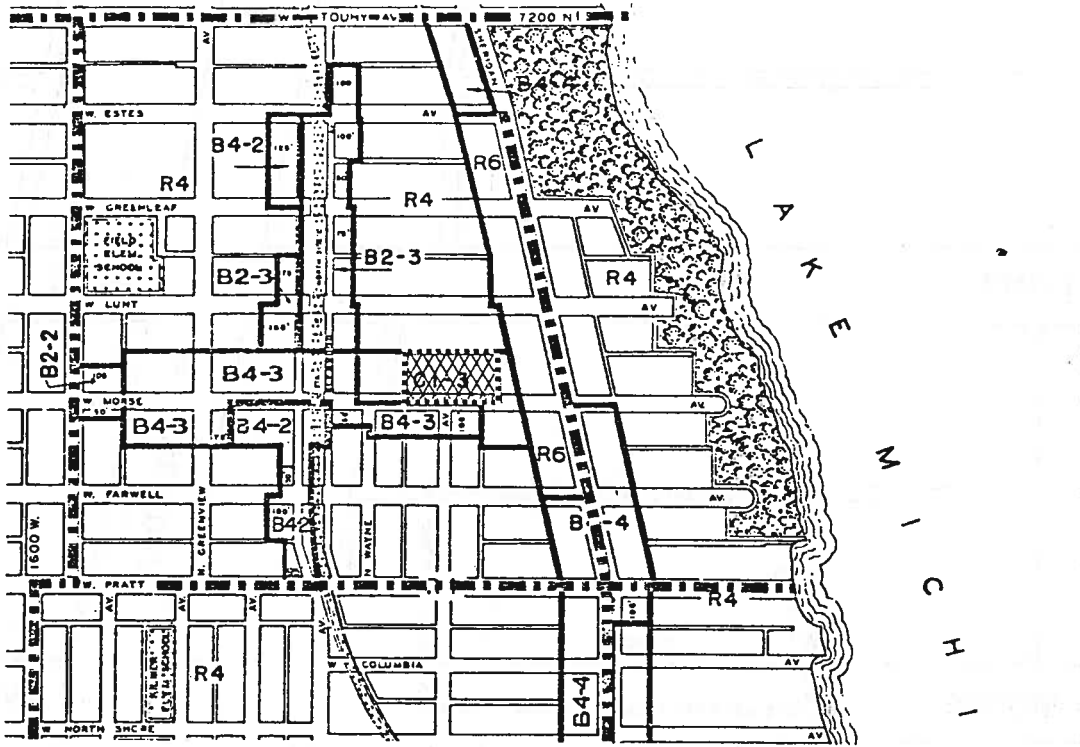


ELEVATOR APARTMENT STRUCTURE FOR  
ELDERLY INCLUDING COMMUNITY SPACE  
FOR TENANT USE AND OFF-STREET PARKING.



APPLICANT : RICHARD M. BARANCIK  
DATE: MARCH 5, 1981

RESIDENTIAL PLANNED DEVELOPMENT  
EXISTING ZONING AND PREFERENTIAL STREET MAP



LEGEND



RESIDENTIAL PLANNED DEVELOPMENT



ZONING DISTRICT BOUNDRIES



PREFERENTIAL STREET PATTERN



PARKS AND PLAYGROUNDS

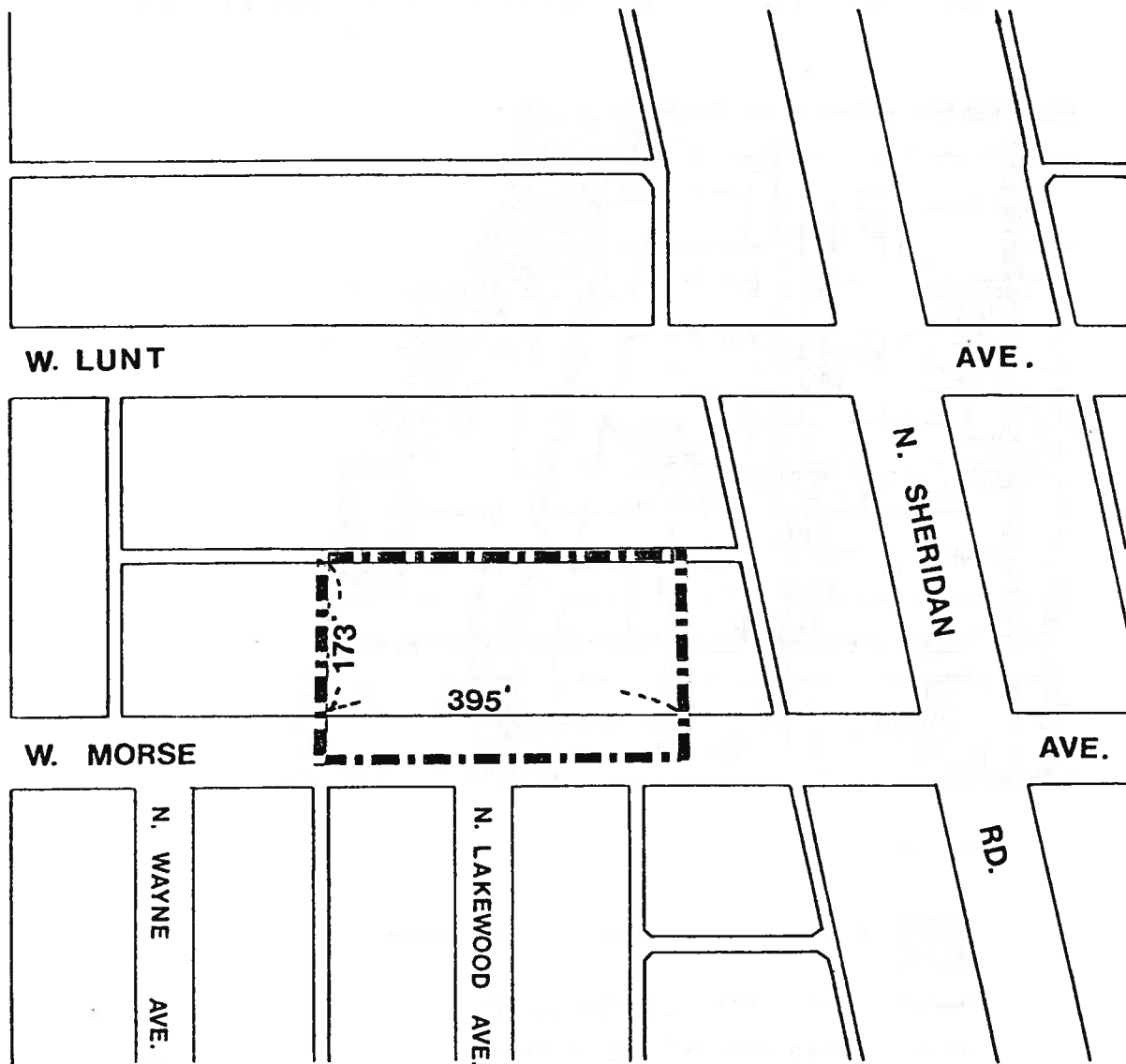


PUBLIC AND QUASI-PUBLIC FACILITIES



APPLICANT : RICHARD M. BARANCIK  
 DATE: MARCH 5, 1981

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



----- PLANNED DEVELOPMENT BOUNDARY



APPLICANT : RICHARD M. BARANCIK  
DATE : MARCH 5, 1981

RESIDENTIAL PLANNED DEVELOPMENT

PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	NUMBER OF DWELLING UNITS	MAXIMUM FLOOR AREA RATIO	MAXIMUM PERCENT OF LAND COVERED
Square feet	Acres				
68,335	1.57	Elevator apartment structure (housing for the elderly), off-street parking and loading and open area for tenant usage.	171	2.01	18%

1.94 ACRES GROSS SITE AREA = 1.57 ACRES NET SITE + .37 ACRES PUBLIC STREETS AND ALLEYS AREA.

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 2.01

MAXIMUM NUMBER OF DWELLING UNITS = 170 units for the elderly  
   1 unit for the building engineer  
   171 total units

MINIMUM NUMBER OFF-STREET PARKING SPACES: 45 spaces

MINIMUM NUMBER OFF-STREET LOADING SPACES: 1 space

MINIMUM SET-BACKS:  
                           Rear Yard - 80 feet  
                           Morse Avenue- 30 feet  
                           Side Yards - 85 feet

SET-BACK 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: Richard M. Barancik

Date: March 5, 1981