



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

December 6, 2018

Ms. Audra Hamernik  
Executive Director  
Illinois Housing Development Authority  
111 East Wacker Drive  
Suite 1000  
Chicago, IL 60601

Re: **PD 281, 1930 W. Loyola Ave., Daniel Hudson Burnham Apartments**

Dear Ms. Hamernik:

In response to a recent request, please be advised that the subject property is zoned Residential Planned Development Number 281 ("PD 281"). Pursuant to PD 281, a 6-story elevator apartment structure with a maximum of 181 units for the elderly, including community space for tenant usage and on-site parking, is permitted. It is our understanding that the Chicago Housing Authority proposes to upgrade the building's elevators, in compliance with PD 281.

Sincerely,

Patrick Murphey  
Zoning Administrator  
Bureau of Zoning and Land Use  
City of Chicago Department of Planning and Development

(Continued from page 9852)

the alley north of and parallel to W. Morse Avenue; a line 135 feet east of and parallel to N. Western Avenue; a line 75 feet north of and parallel to W. Morse Avenue; and N. Western Avenue,

to those of a C1-2 Restricted 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. 17-H.*

*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 R4 General Residence District symbols and indications as shown on Map No. 17-H in area bounded by

N. Ridge Avenue; W. Loyola Avenue; N. Damen Avenue; and on the north, a distance of 197 feet 11 5/8 inches from the north line of W. Loyola Avenue as measured along the east side of N. Damen Avenue,

to those of a Residential Planned Development, and a corresponding use district is hereby established in the area above described.

[Planned Development printed on pages 9859 thru 9864 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. 18-1.*

*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. 18-1 in the area bounded by

W. 71st Street; a line 207.55 feet east of S. Troy Street; the alley next south of and parallel to W. 71st Street; and a line 142 feet east of S. Troy Street,

to those of a B2-1 Restricted Retail 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.

**Issuance of Permit Authorized for Erection  
of Illuminated Sign.**

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 Proceedings of February 10, 1982, page 9487, recommending that the City Council pass a proposed order to authorize the issuance of a permit for the erection and maintenance of an illuminated sign.

(Continued on page 9865)

PD  
180  
281

## RESIDENTIAL PLANNED DEVELOPMENT

PLAN OF DEVELOPMENT *No. 281*

## STATEMENTS

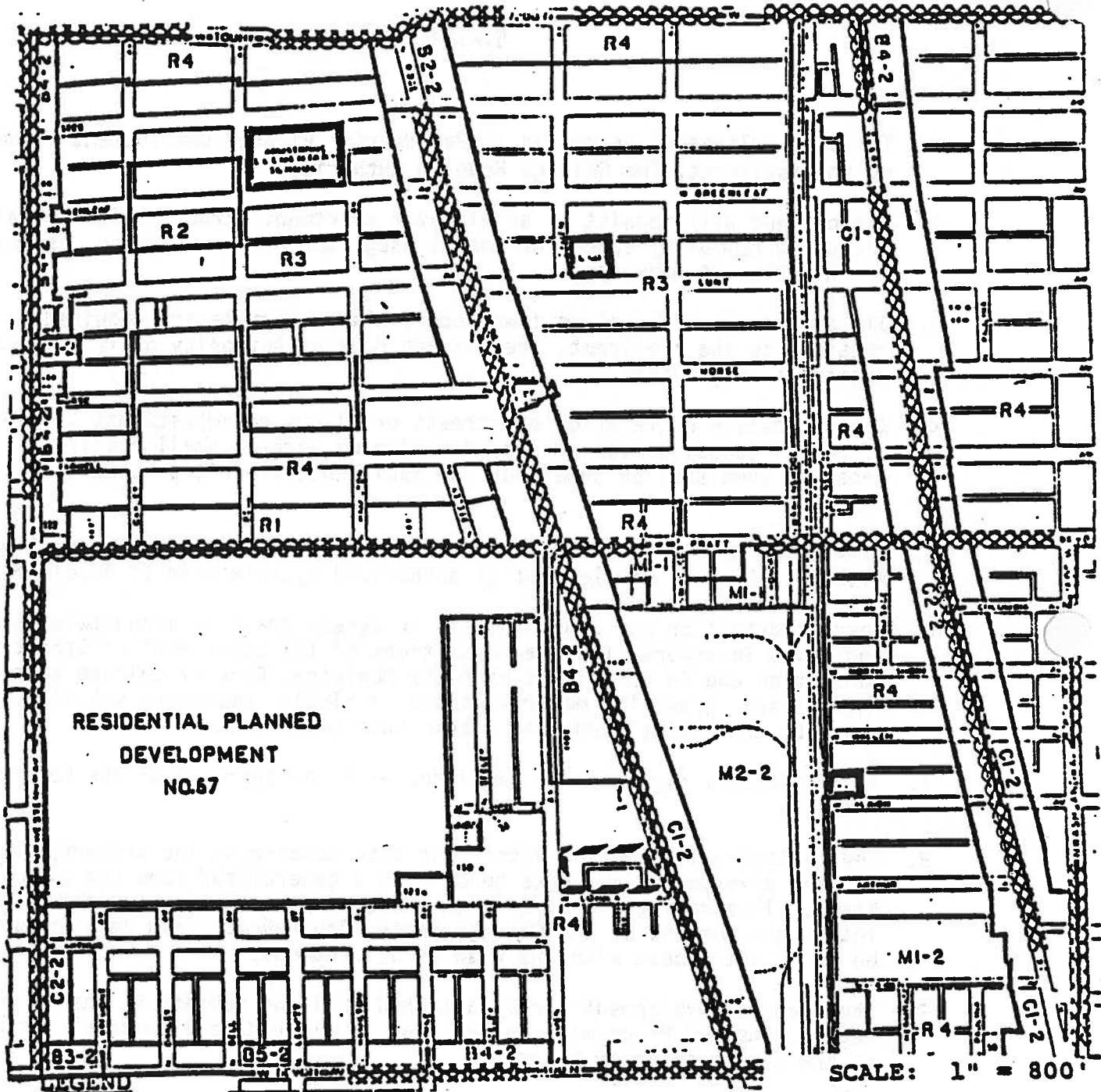
1. The area delineated hereon as a "Residential Planned Development" is owned by the applicant, The Chicago Housing Authority.
2. Use of land will consist of an elevator apartment structure for the elderly including community space for tenant usage and on-site parking, as authorized by this Plan of Development.
3. All applicable official reviews, approvals or permits are required to be obtained by the applicant, The Chicago Housing Authority or its 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, CHA, its 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: The Chicago Housing Authority

DATE:

# RESIDENTIAL PLANNED DEVELOPMENT!

## EXISTING ZONING AND PREFERENTIAL STREET MAP.



—— ZONING DISTRICTS

===== PREFERENTIAL STREETS



PROPOSED RESIDENTIAL PLANNED DEVELOPMENT

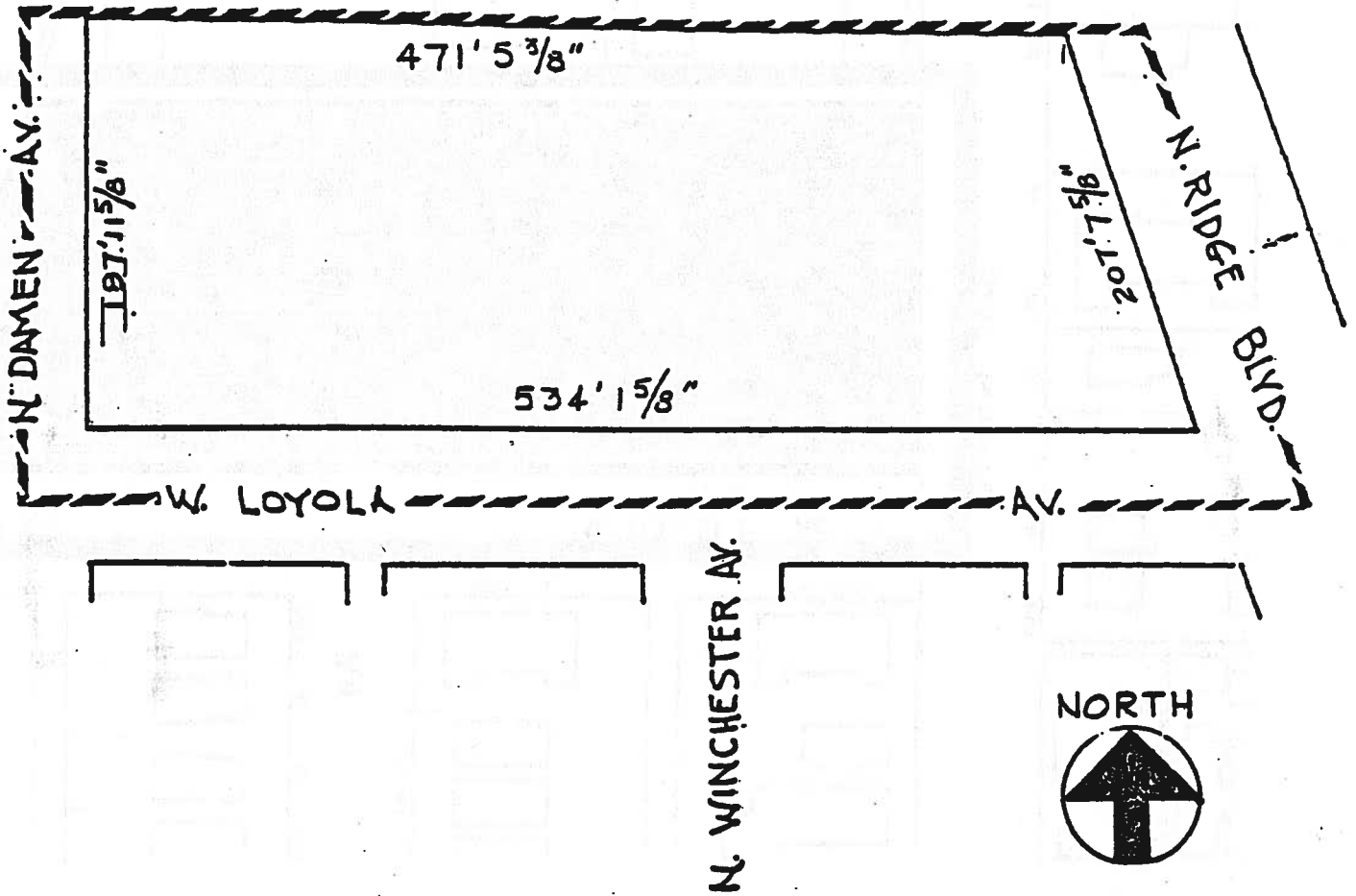


OTHER PUBLIC, QUASI-PUBLIC & PRIVATE INSTITUTIONS AND FACILITIES

NORTH



# PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENT!



**LEGEND**

NOT TO SCALE

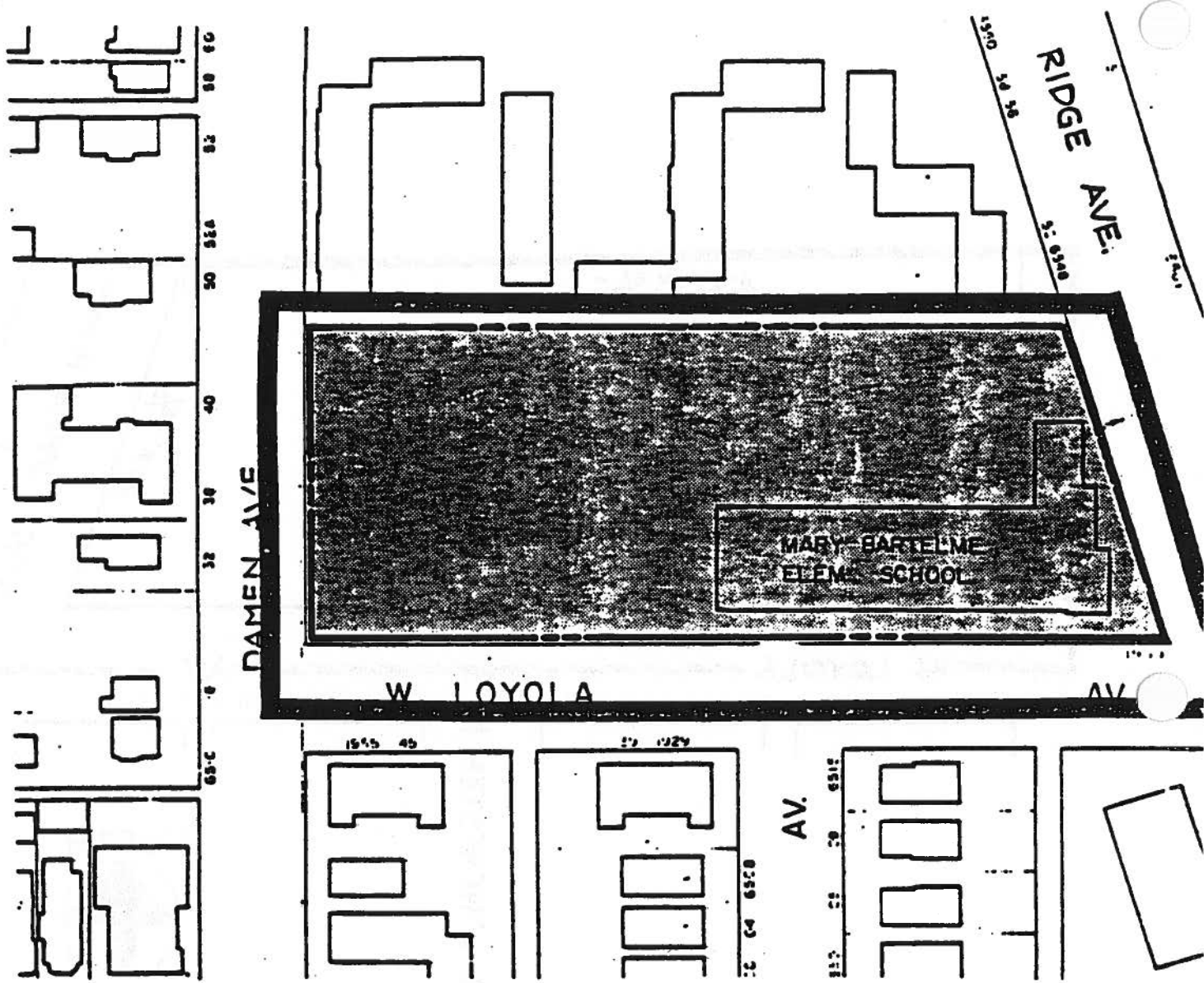


PLANNED DEVELOPMENT BOUNDARY

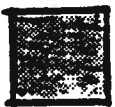
APPLICANT: THE CHICAGO HOUSING AUTHORITY

DATE: \_\_\_\_\_

GENERALIZED LAND USE MAP



PLANNED DEVELOPMENT BOUNDARY.

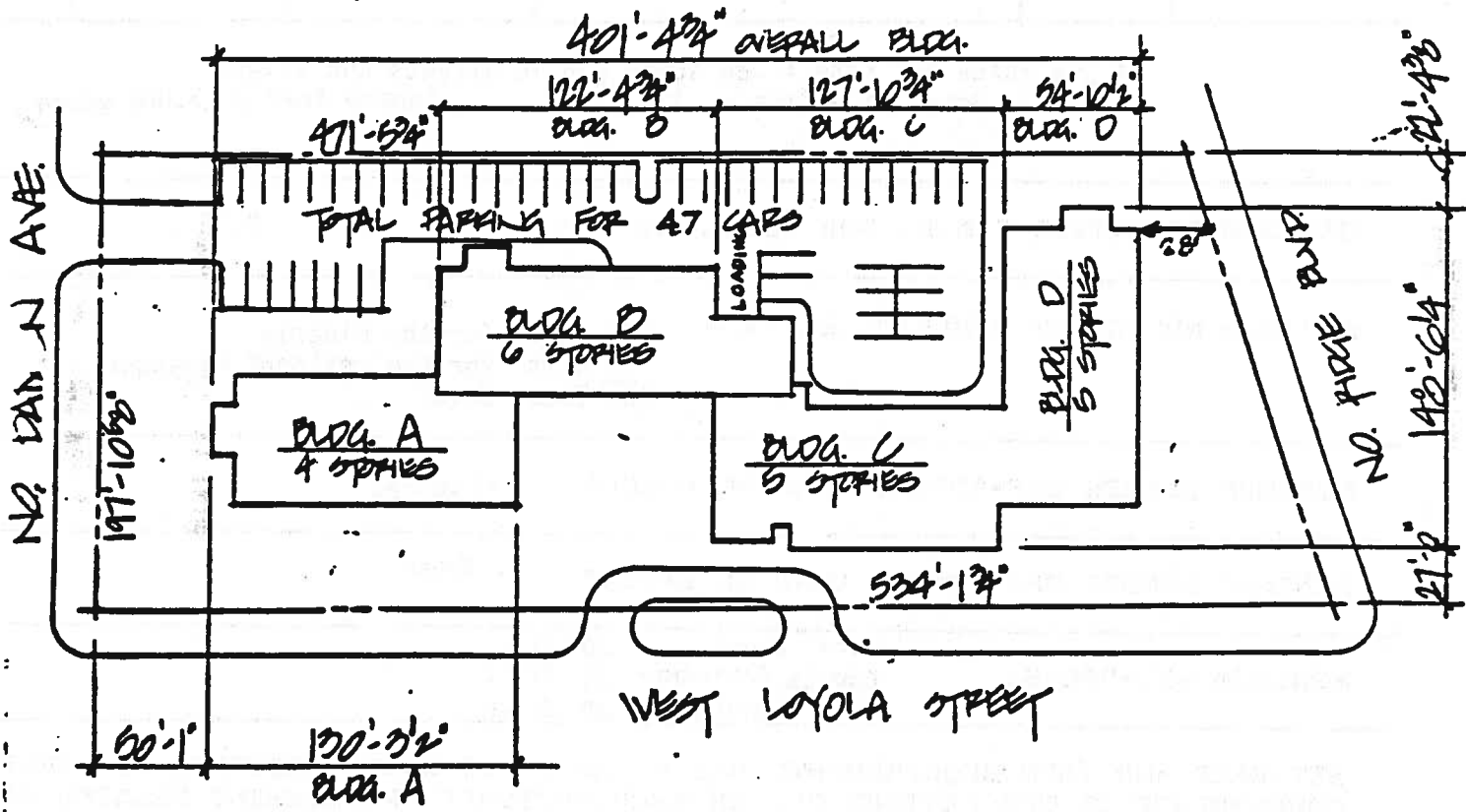


ELEVATOR APARTMENT STRUCTURE FOR ELDERLY INCLUDING COMMUNITY SPACE FOR TENANT USE AND ON-SITE PARKING.

APPLICANT:

THE CHICAGO HOUSING AUTHORITY

DATE:



SITE PLAN  
SCALE: 1" = 20'



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 LAND COV
Square feet	Acres				
99,528	2.284	Elevator apartment structure (housing for the elderly), on site parking and loading and open area for tenant usage.	181	2.25	27%

2.284 acres net site + .80 acres public streets and alleys  
 area = Gross Site Area = 134,376 - Square feet or 3.084 acres

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 2.25

MAXIMUM NUMBER OF DWELLING UNITS = 180 units for the elderly  
 1 unit for the resident manager  
 181 Total Units

MINIMUM NUMBER OFF-STREET PARKING SPACES: 47 spaces

MINIMUM NUMBER OFF-STREET LOADING SPACES: 1 space

MINIMUM SET-BACKS: Rear Yard - 20 feet  
 Loyola Avenue - 25 feet  
 Side Yards - 20 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: The Chicago Housing Authority

Date: October 30, 1981