



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

January 27, 2023

Kristin Faust  
Executive Director  
Illinois Housing Development Authority  
111 E. Wacker, Suite 1000  
Chicago, IL 60601

**RE: PD 31, Hilliard Homes Phase 1 Renovation  
2031 S. Clark St., 2111 S. Clark St., and 54 W. Cermak Rd.**

Dear Ms. Faust:

This letter is intended to fulfill the Illinois Housing Development Authority's zoning requirement for the affordable housing financing application being submitted by Holsten Management Corporation. The subject property is zoned Planned Development 31 ("PD 31"). Holsten Management Corporation is proposing to rehabilitate the following buildings within Hilliard Homes: 2031 S. Clark Street, 2111 S. Clark Street, and 54 W. Cermak Road.

Based on their request, the property at 2031 S. Clark St. is improved with a 22-story, multi-unit residential building and 2111 S. Clark St. is improved with a 16-story, senior, multi-unit residential building. The proposed scope of work includes exterior and roofing repairs to the concrete buildings; renovations to the existing dwelling units including new kitchens, baths, flooring, and painting; and improvements to the common areas. The renovation of the 1-story building at 54 W. Cermak Rd. which contains management offices and community space is also included in the Phase 1 scope of work.

PD 31 was approved by the Chicago City Council in November 2003. The proposed rehabilitation and renovation will not affect the bulk, density or uses currently permitted, and is allowed, subject to compliance with PD 31. No work can begin until all required permits are approved.

Sincerely,

Patrick Murphey  
Zoning Administrator

C: Irene Burke, Janice Hill, Main File

11/5/2003

REPORTS OF COMMITTEES

14098  
11137

*Reclassification Of Area Shown On Map Number 4-F.*  
(As Amended)  
(Application Number 14098)

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

RPD 31, AA

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M2-4 General Manufacturing District symbols and indications as shown on Map Number 4-F in the area bounded by:

West Cullerton Street; the alley next west of and parallel to South State Street; a line approximately 113 feet south of and parallel to West Cullerton Street; and South Dearborn Street,

to those of the R6 General Residence District which is hereby established in the area described above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the M2-4 General Manufacturing District symbols and indications as shown on Map Number 4-F within the area bounded by:

a line approximately 175 feet north of and parallel to West Cermak Road; the west line of vacated South Federal Street; a line approximately 65.5 feet north of and parallel to West Cermak Road; the east line of vacated South Federal Street; West Cermak Road; and South Clark Street,

to those of the R6 General Residence District which is hereby established in the area described above.

SECTION 3. That the Chicago Zoning Ordinance be amended by changing all the Residential Planned Development Number 31 and R6 General Residence District symbols and indications as shown on Map Number 4-F in the area bounded by:

West Cullerton Street; South State Street; West Cermak Road; South Clark Street; and South Archer Avenue,

to those of Residential Planned Development Number 31, as amended, which is hereby established in the area described above, subject to such use and bulk regulations as are set forth in the Plan of Development Statements attached hereto and made a part hereof and to no others.

SECTION 4. This ordinance shall be in force and effect from and after its passage and due publication.

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

*Residential Planned Development Number 31, As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as Residential Planned Development No. 31, as amended (the "Planned Development"), consists of approximately 600,395 net square feet (approximately 13.78 acres) of property located in the area generally bounded by West Cullerton Street, South State Street, West **Cermak** Road, South Clark Street and South Archer Avenue (the "Property"). For purposes of this Planned Development, the Property is controlled by **Hilliard** Homes II Limited Partnership (the "Applicant"), **Hilliard** Homes I Limited Partnership, the City of Chicago, the Chicago Housing Authority and the Chicago Transit Authority.
2. All applicable **official** reviews, approvals or permits are required to be obtained by the Applicant. Any dedication or vacation of streets, alleys or easements or any **adjustment** of rights-of-way shall require a separate submittal on behalf of the Applicant, its successors, assignees or grantees 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 and, if different than the Applicant, the legal titleholders and any ground lessors and their respective successors and assigns. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors and their respective *successors* and assigns. Furthermore, pursuant to the requirements of Section 11.1 1-1 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 Statement 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 all the owners of the Property and any ground lessors of the Property. For purposes of this Planned Development, where portions of the improvements located on the Property have been submitted to the Illinois Condominium Property Act, the term "owner" shall be deemed to refer solely to the condominium association of the owners of such portions of the improvements and not to the individual unit owners therein. In addition, where portions of the improvements located on the Property are owned by different persons, the term "owners" shall mean all of the owners (including any condominium association(s) with respect to any portions of the Property that consist of condominiums and all legal titleholders to any portions of the Property and any and all ground lessors of any portions of the Property). Nothing herein shall prohibit or in any way restrict the alienation, sale

or any other transfer of all or any portion of the Property or any **rights**, interests or obligations therein. Upon any alienation, sale or any other transfer of all or any portion of the Property or the rights therein (other than an assignment or transfer of rights **pursuant** to a mortgage or otherwise as collateral for any indebtedness) and solely with respect to the portion of the Property so transferred, the term Applicant shall be deemed amended to apply to the transferee thereof (and its beneficiaries if such transferee is a **land trust**) and the seller or transferor thereof (and its beneficiaries if such seller or transferor is a land trust) **shall** thereafter be released from any and all obligations or liability hereunder with respect to the portion of the Property so transferred.

4. **This Plan** of Development consists of these fourteen (14) Statements; a Bulk Regulations **and** Data Table; and the following documents prepared by Lisec & Biederman, Ltd. dated September 4, 2003 (collectively, the "Plans"): an Existing Zoning Map; a Planned Development Property Line, Boundary and Right of Way Adjustment Map; an Existing Land Use Map; a Site Plan; a Landscape Plan; **and** Building Elevations. Full-sized copies of the Plans are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. This Planned Development conforms to the intent and purpose 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 **of the** Property shall be permitted: Dwelling units; convenience-type business uses; privately-owned recreation buildii and community center; day care centers; parks, playgrounds **and** open space used for recreational activities; temporary buildings for construction purposes; accessory parking; and accessory uses.
6. Identification signs and temporary signs, such as construction and marketing signs and temporary business identification signs shall be permitted on the Property subject to the review and approval of the Department of Planning and Development.
7. All **work** proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Any changes to ingress and egress as depicted in the Plans end as set fortb below shall be subject to the **review** and approval of the Department of Transportation and the **Department** of Planning and Development. Off-street parking and loading facilities shall be provided in compliance with this Planned Development. A minimum of two percent (2%) of all parking spaces provided pursuant to this Planned Development shall be designated **and** designed for parking for the handicapped.

8. In **addition** to the maximum height of the buildings and any **appurtenances 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**.
9. For purposes of floor area ratio ("FAR") calculations, the definitions in the Chicago Zoning Ordinance in effect as of the date hereof shall apply; provided, however, that in addition to the other exclusions from floor area for purposes of determining FAR permitted by **the** Chicago Zoning Ordinance, such floor area shall exclude (a) all floor area dedicated to mechanical equipment and storage areas in excess of 5,000 square feet, and (b) any floor area associated with parking and **loading** areas.
10. **The** improvements of the Property shall be designed, constructed and maintained in **substantial conformance** with the Plans described in Statement 4 above, and in accordance with the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance.
11. The requirements of the Planned Development may be modified administratively by the Commissioner of the Department of **Planning** and Development upon application and a determination by the Commissioner of the Department of Planning and Development **that** such modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the Planned Development by the Commissioner of the Department of Planning and **Development** shall be deemed to be a minor change in the **Planned** Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance. **Notwithstanding** the provisions 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 and an increase of the maximum percent of land covered.
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 natural resources. The Applicant shall use its best and commercially reasonable efforts to design, construct and maintain all new buildings located on the Property in a manner generally consistent with the Leadership in Energy and **Environmental** Design ("LEED") Green Building Rating System.
13. The Applicant acknowledges **that** it is in the public interest to design, construct and **maintain the** improvements on the Property in a manner which promotes, enables, and

maximizes universal access throughout the Property. Plans for all new buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of MOPD has approved detailed construction drawings for each new building or improvement.

14. Unless substantial construction of the new improvements contemplated by this Planned Development has commenced within six (6) years following adoption of this Planned Development, and unless completion of such improvements is pursued thereafter, then this Planned Development shall expire. If this Planned Development, with respect to any portion of the Property, expires under the provisions of this Section, then the zoning of the portions of the Property affected shall automatically revert to (i) Residential Planned Development No. 31 as published in the City Council Journal of Proceedings for July 8 1964 at Page 2998 as to those portions of the Property therein described, and (ii) an R General Residence District as to the balance of the Property. Said 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 determines that good cause for such an extension is shown.

11142

JOURNAL--CITY COUNCIL--CHICAGO

14098  
11/5/2003

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

*Residential Planned Development Number 31, As Amended.*

*Plan Of Development Bulk Regulations And Data Table.*

Gross Site Area = ~~Net~~ Site Area  
+ Area remaining in public  
Right-of-Way:

± 742,653 gross square feet (17105 acres)  
= ± 600,395 net square feet (13.78 acres)  
+ 142, 258 square feet (3.27 acres ) in  
Public Right-of-Way

Maximum Permitted  
Floor Area Ratio:

2.5

Minimum Setbacks  
from Property Line:

In accordance with the Site Plan

Maximum Number  
of Dwelling Units:

700

Minimum Number  
of Parking Spaces:

240

Minimum Number  
of Loading Docks:

In accordance with the Site Plan

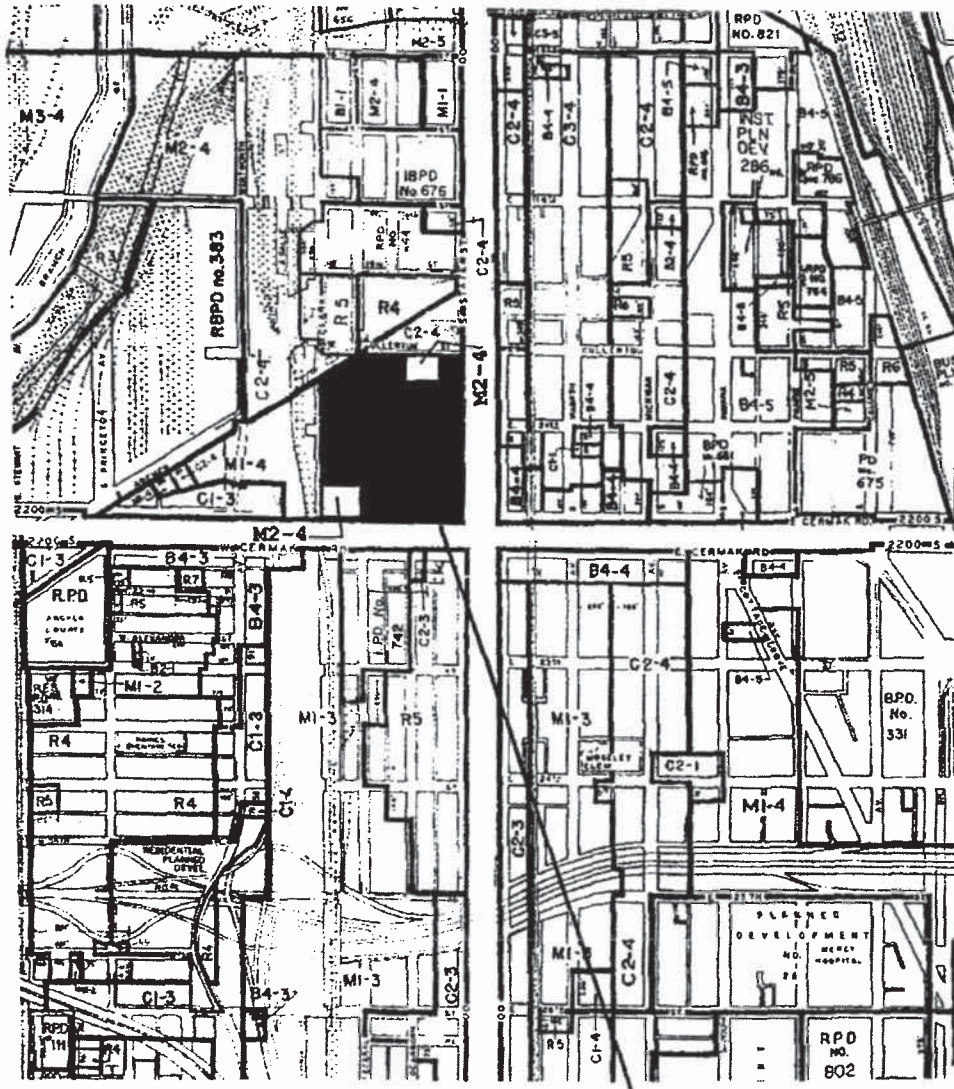
Maximum Percentage  
of Land Covered:

15%

Maximum Building  
Height:

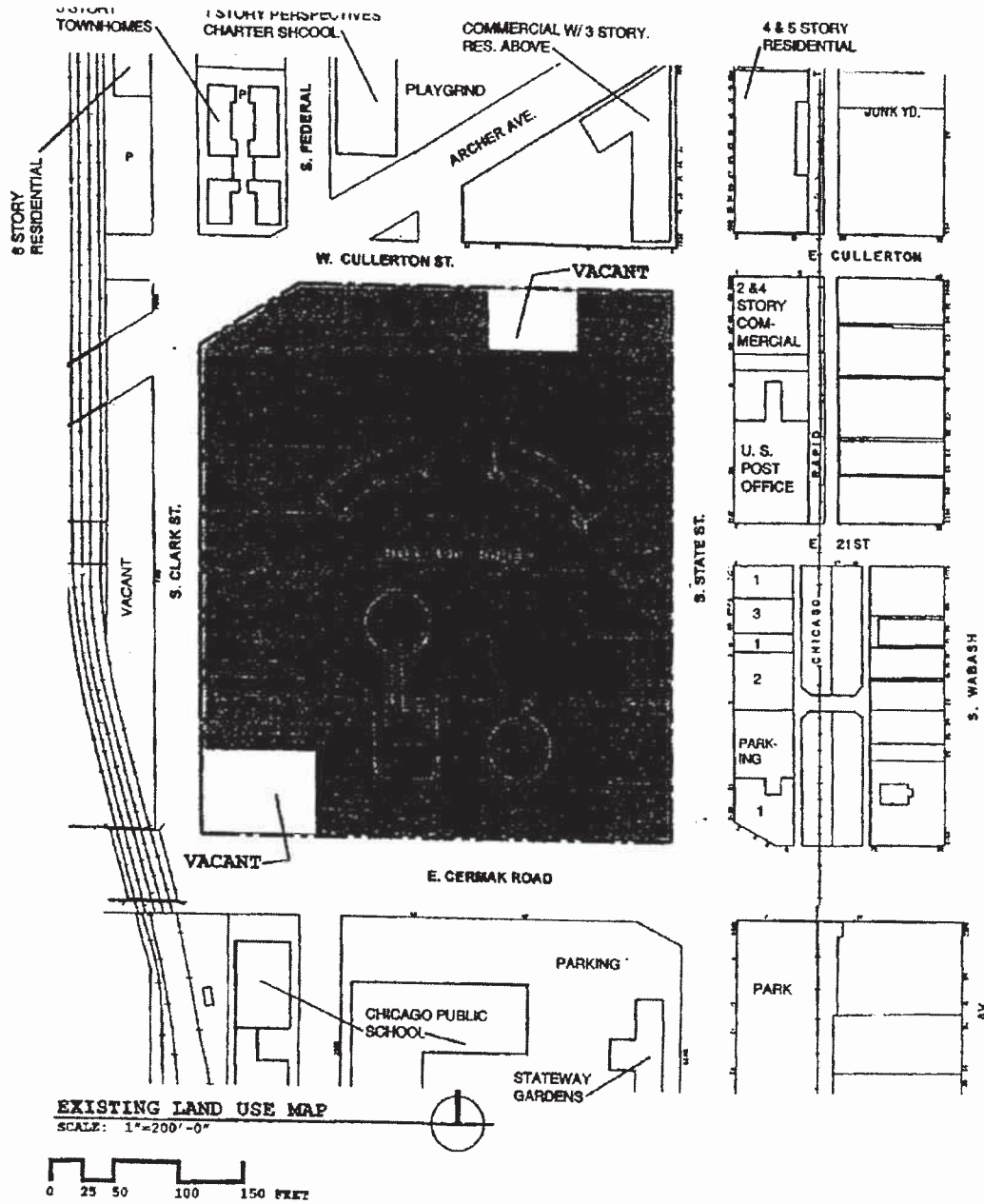
As depicted on the Plans

Existing Zoning Map.

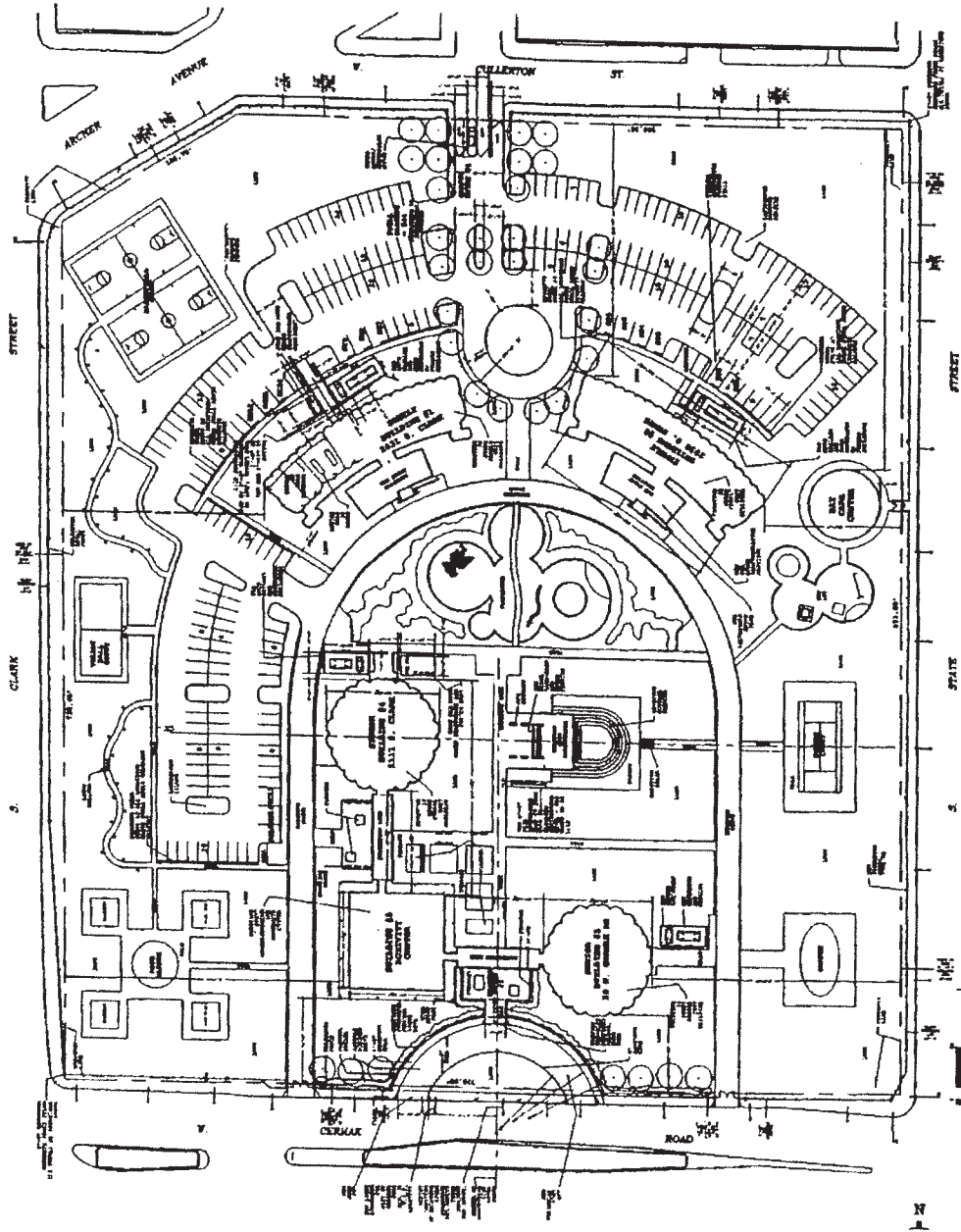




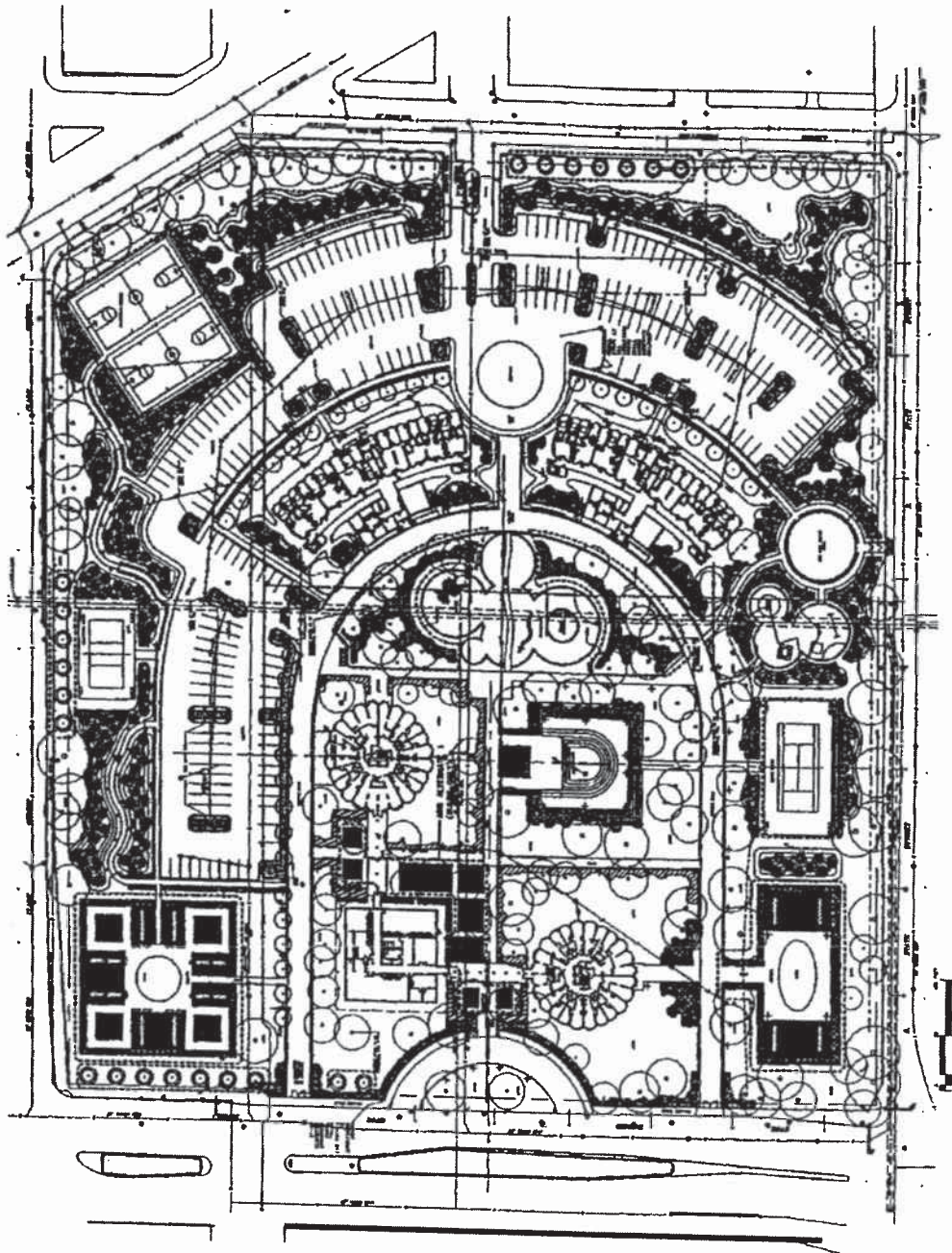
Existing Land-Use Map.



Site Plan.

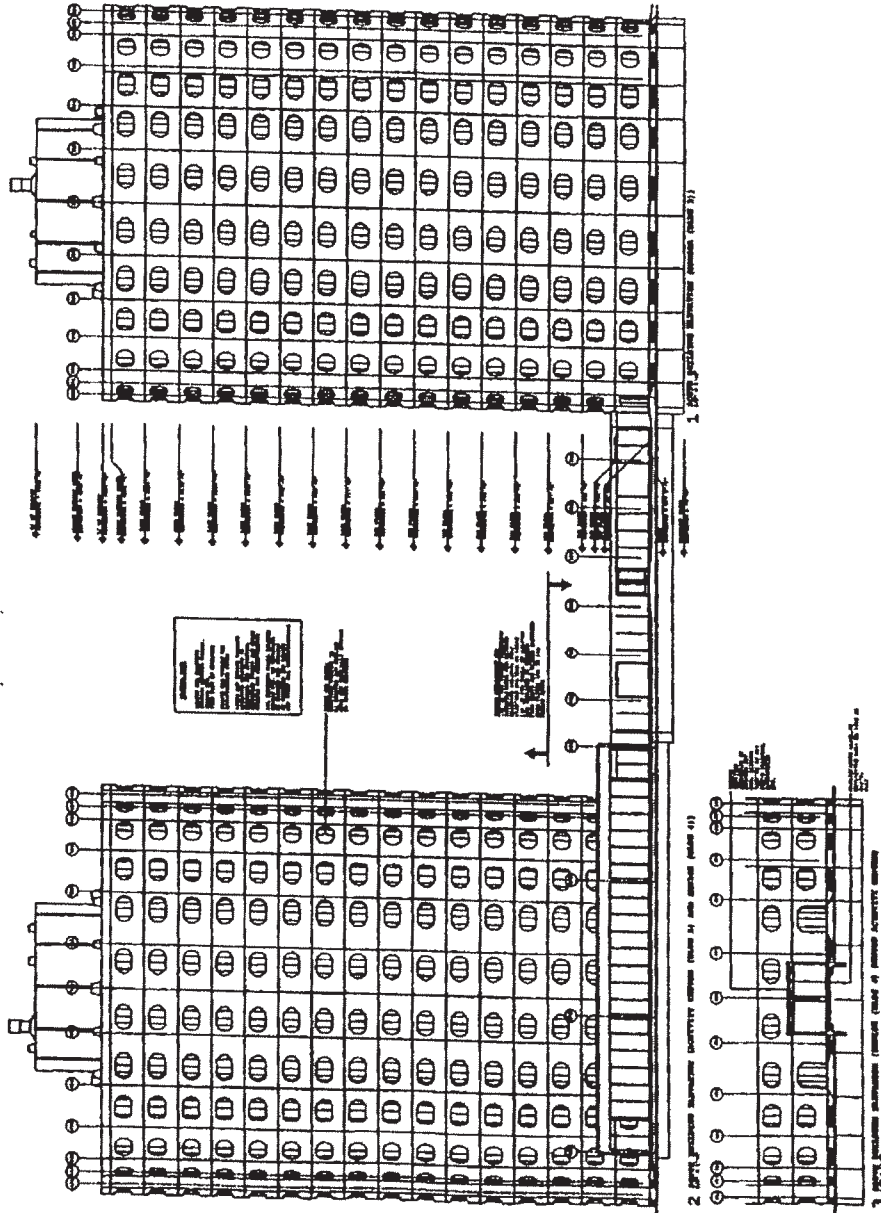


Landscape Plan.



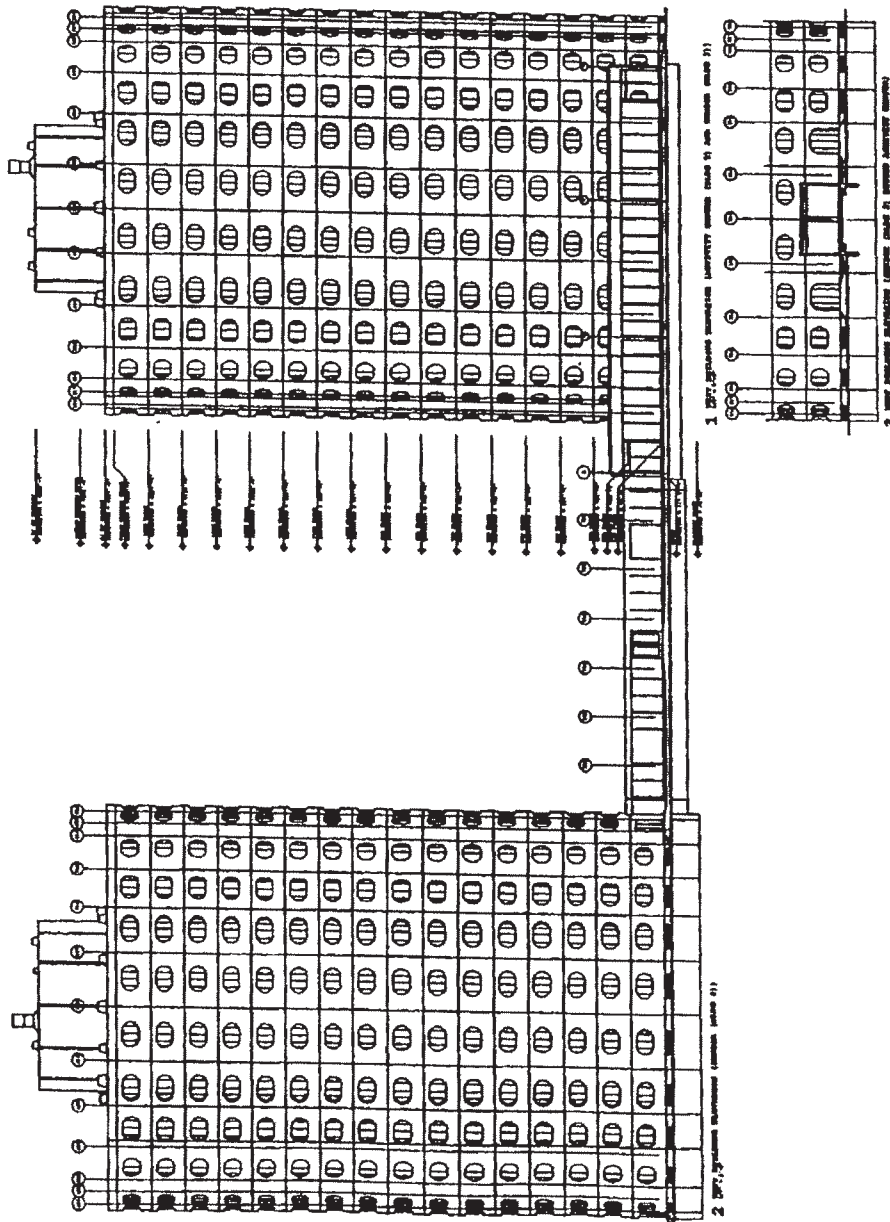


Building Elevation.  
(Page 1 of 6)

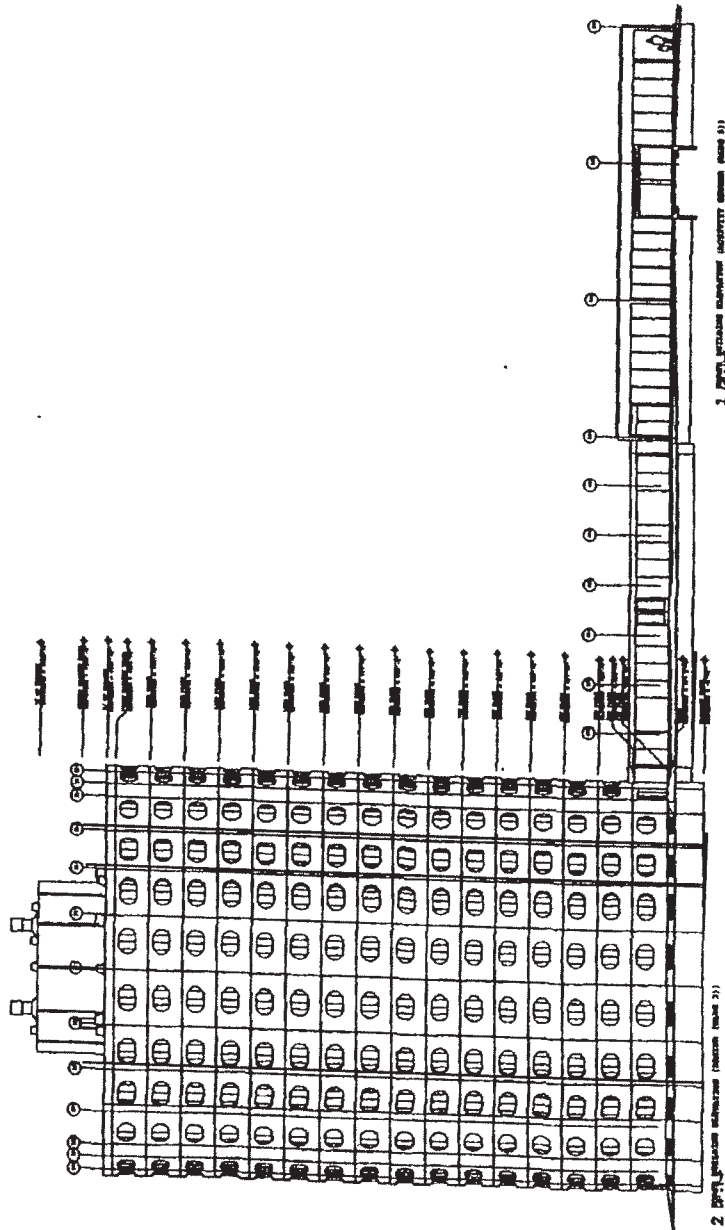




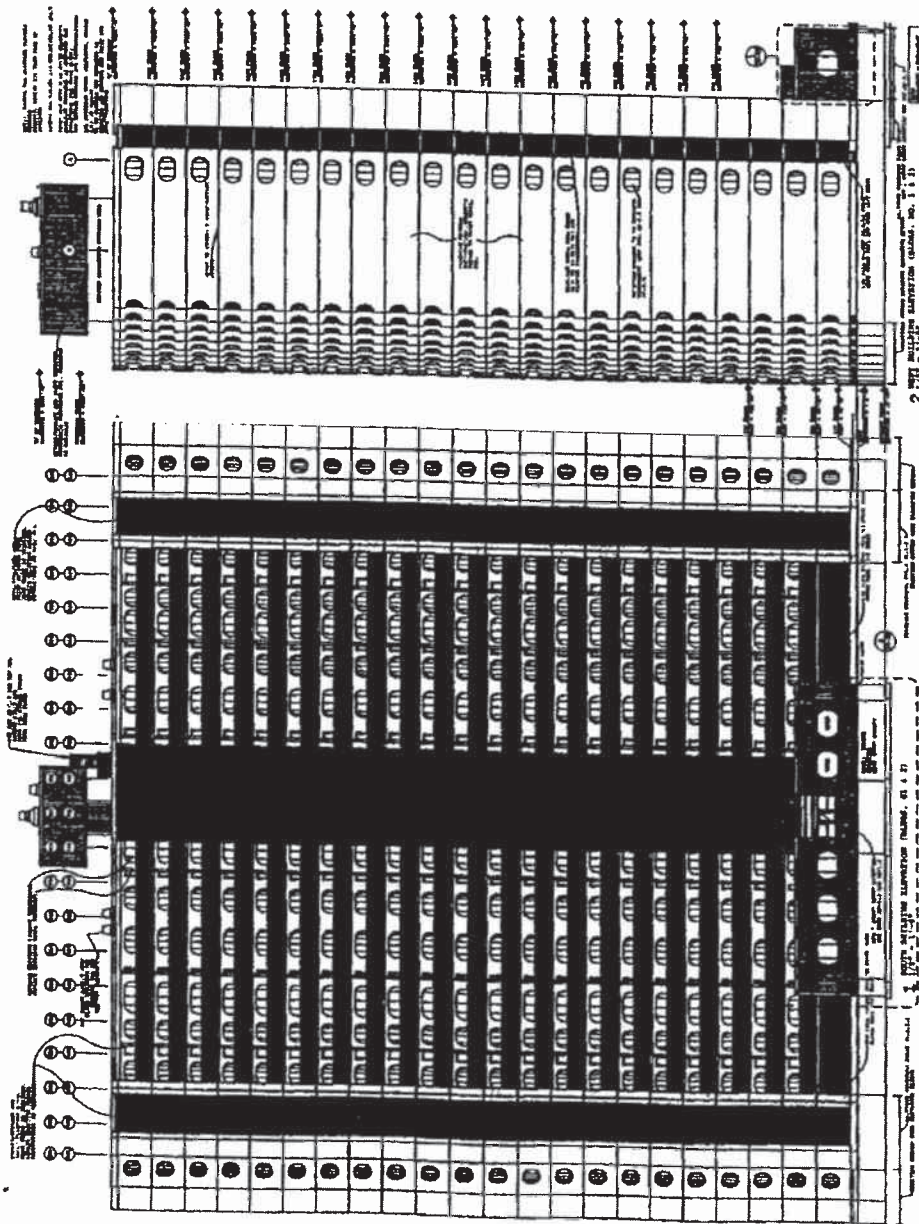
Building Elevation.  
(Page 3 of 6)



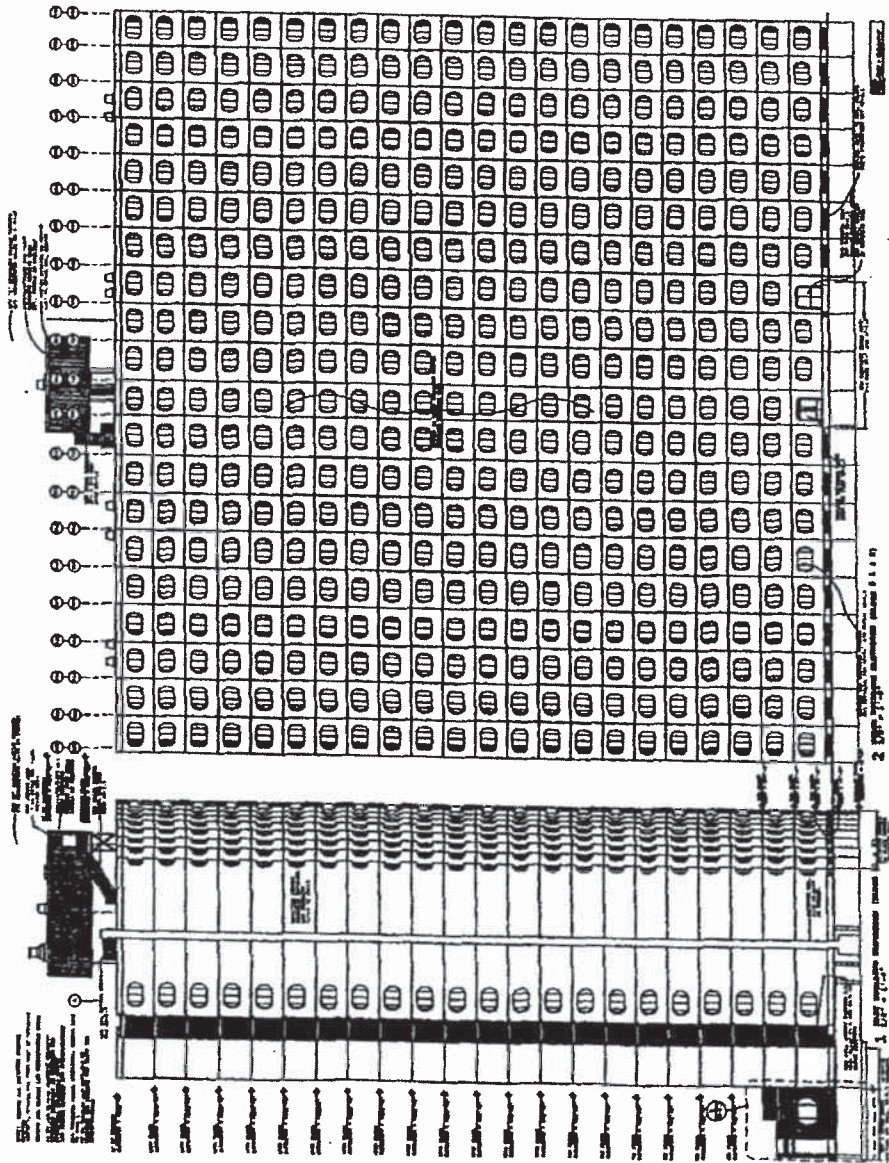
Building Elevation.  
(Page 4 of 6)



Building Elevation.  
(Page 5 of 6)



Building Elevation.  
(Page 6 of 6)



July 8, 1964

ington Boulevard; a line 116.45 feet west of N. Kedzie Avenue; W. Washington Boulevard; and a line 141.45 feet west of N. Kedzie Avenue.

to those of a B4-3 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. 1-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 R5 General Residence District symbols and indications as shown on Map No. 1-J in the area bounded by

W. Washington Boulevard; a line 568 feet east of the alley next east of N. Pulaski Road; the alley next south of and parallel to W. Washington Boulevard; and a line 496 feet east of the alley next east of N. Pulaski Road,

to those of a B5-2 General 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. 2-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. 2-H in the area bounded by

the alley next north of and parallel to W. Taylor Street, or the line thereof if extended where no alley exists; S. Bell Avenue; W. Taylor Street; and S. Oakley 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. 2-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, R5 General Residence District, C1-2 Restricted Commercial District, C1-3 Restricted Commercial District, Residential Planned Development No. 22, and Residential Planned Development No. 24 symbols and indications as shown on Map No. 2-H in the area bounded by

W. Congress Parkway; S. Ashland Boulevard; W. Roosevelt Road; and S. Oakley Boulevard.

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.

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

[The Plan of Development attached to the foregoing ordinance is printed on pages 2991-2997.]

*Reclassification of Area Shown on Map No. 3-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 R7 General Residence District symbols and indications as shown on Map No. 3-F in the area bounded by

a line 100 feet south of W. Division Street; N. Dearborn Street; W. Elm Street; and the alley next west of and parallel to N. Dearborn Street, to those of a B2-5 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.

*Reclassification of Area Shown on Map No. 3-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 R6 General Residence District symbols and indications as shown on Map No. 3-F in the area bounded by

a line 191 feet 4 inches north of W. Division Street; N. LaSalle Street; a line 165 feet north of W. Division Street; and the alley next west of and parallel to N. LaSalle Street, or the line thereof if extended where no alley exists,

to those of a B4-4 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. 4-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 C2-4 General Commercial District and all the M2-4 General Manufacturing District symbols and indications as shown on Map No. 4-F in the area bounded by

W. Cullerton Street; S. Dearborn Street; a line 113.35 feet south of W. Cullerton Street; the alley next west of and parallel to S. State Street; W. Cullerton Street; S. State Street; W. Cermak Road; the east line of S. Federal Street; a line 65.5 feet north of W. Cermak Road; the west line of S. Federal Street, or the line thereof if extended where no street exists; a line 175.7 feet north of W. Cermak Road; S. Clark Street; and S. Archer 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.

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:

AC61  
PASSED 7/8/64  
P. 2998

PLAN OF DEVELOPMENT

RESIDENTIAL PLANNED DEVELOPMENT P.D.#31

STATEMENTS

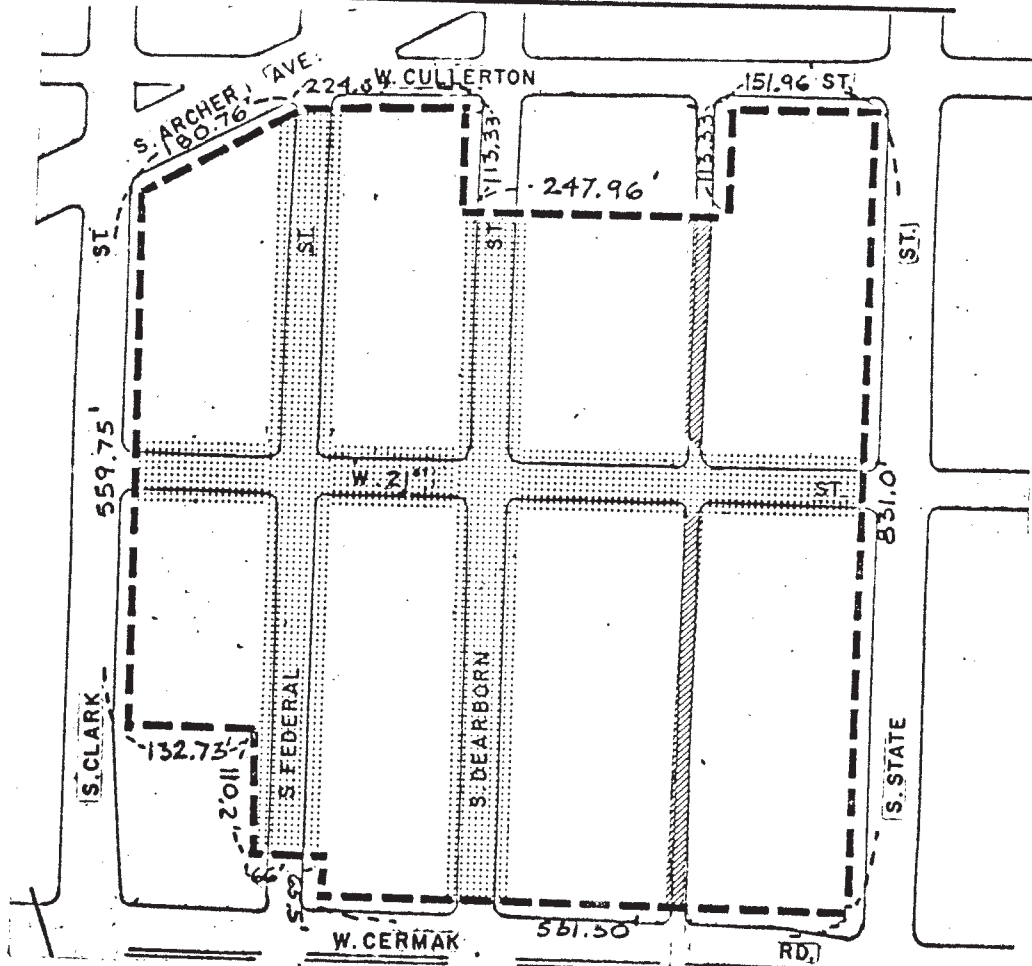
1. The area delineated hereon as "Residential Planned Development" is under ownership and control of The Chicago Housing Authority.
2. Off street parking and loading facilities will be provided in compliance with this plan of development and as authorized by the Chicago Zoning Ordinance.
3. Any dedication or vacation of streets and alleys or adjustment of rights of way of consolidation or resubdivision of parcels shall require a separate submittal on behalf of The Chicago Housing Authority and approval by the City Council.
4. Service drives or any other means of ingress or egress shall be adequately designed for motor vehicles including emergency vehicles. There shall be no parking within such paved areas.
5. Use of land consists of four high-rise elevator apartment buildings, related convenience-type business uses, a community building, and recreational areas and facilities.
6. 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.
7. 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: THE CHICAGO HOUSING AUTHORITY

MAY 1964

# RESIDENTIAL PLANNED DEVELOPMENT

## PROPERTY LINE MAP & RIGHT OF WAY ADJUSTMENTS



SCALE



### LEGEND

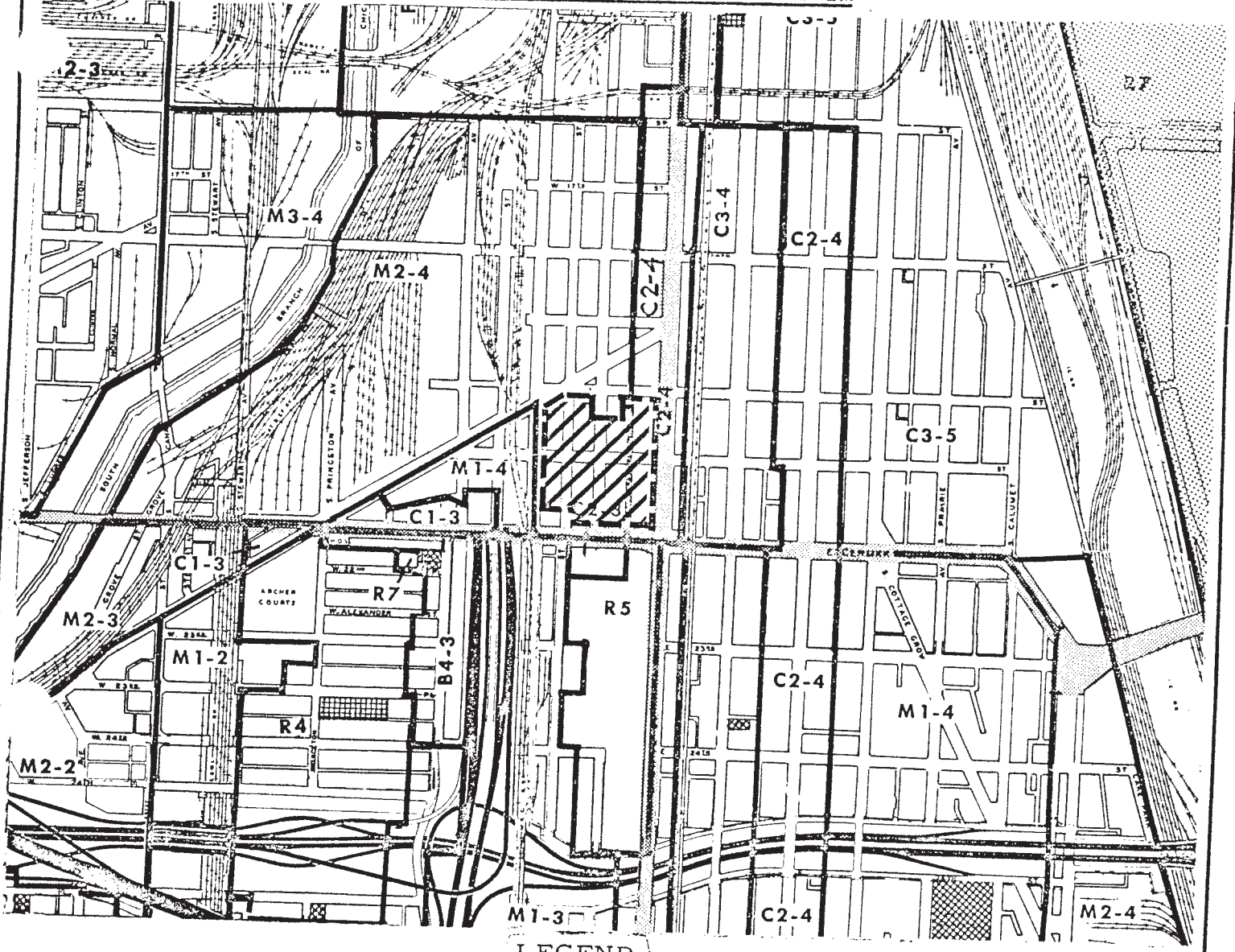
----- PLANNED DEVELOPMENT BOUNDARY

[Dotted pattern] STREET TO BE VACATED




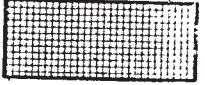

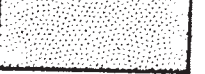
[Hatched pattern] ALLEYS TO BE VACATED

# RESIDENTIAL PLANNED DEVELOPMENT

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



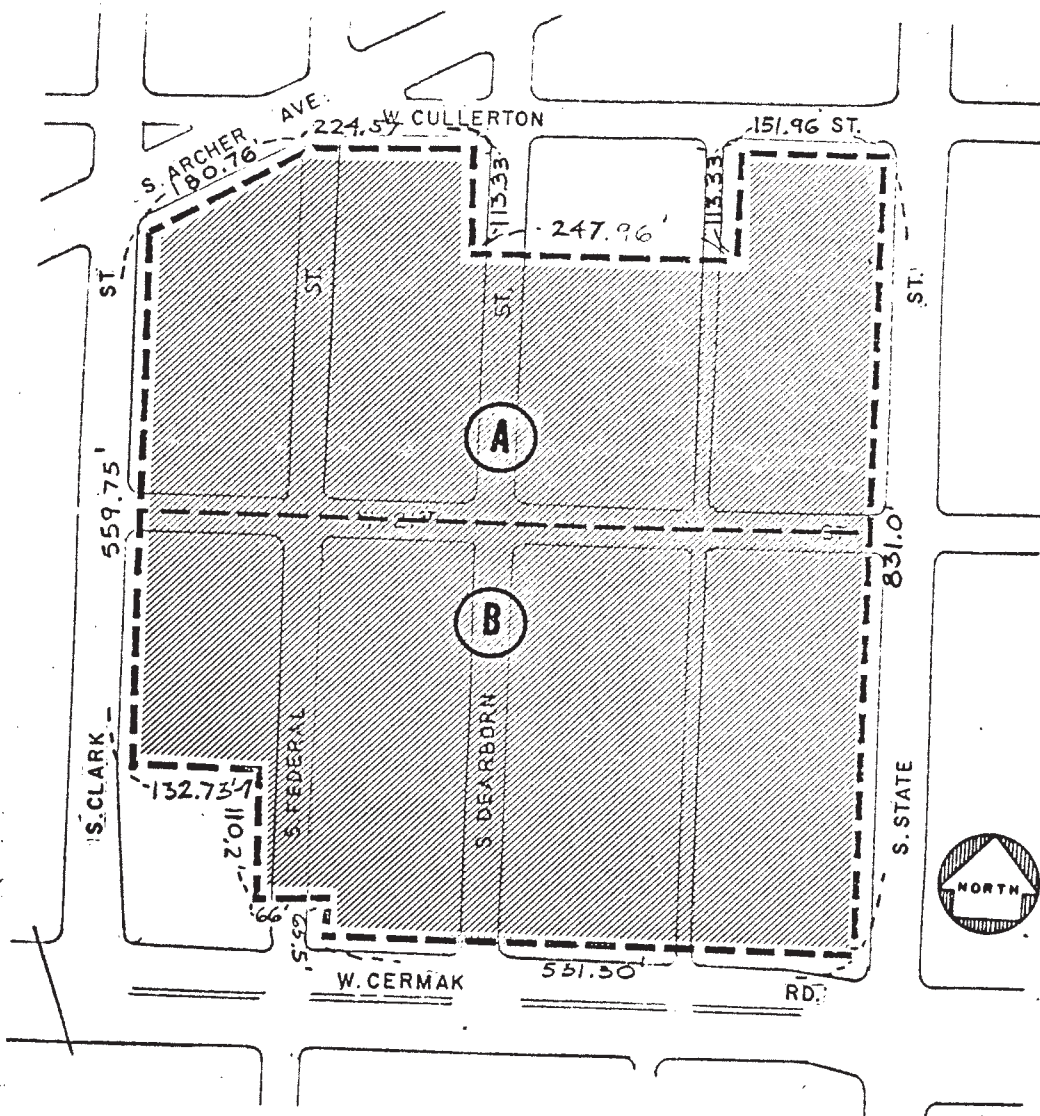
## LEGEND

-  ZONING DISTRICTS
-  PREFERENTIAL STREETS
-  PROPOSED RESIDENTIAL PLANNED DEVELOPMENT
-  PUBLIC SCHOOLS
-  OTHER PUBLIC, QUASI-PUBLIC & PRIVATE INSTITUTIONS & FACILITIES
-  PARK AREA



# RESIDENTIAL PLANNED DEVELOPMENT

## GENERALIZED LAND USE PLAN



### LEGEND



PLANNED DEVELOPMENT AREA  
Elevator Apts. with related Recreational Areas  
and Facilities



SUB-AREA DESIGNATION  
Elevator Apts. - Family



Elevator Apts. - Elderly  
Related convenience-type business uses

RESIDENTIAL PLANNED DEVELOPMENT

PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

SUB-AREA	SITE AREA		GENERAL DESCRIPTION OF LAND USE	NO. OF D. U. s	EST. NO. PERSONS PER ACRE	MAXIMUM	
	SQ. FT.	ACRES				F. A. R.	% OF LAND COVERED
A	252,853.1	6.1	Two (2) Elevator Apt. Structures	336 Apts. for Families	279	2.5	15%
B	287,322.3	6.3	Two (2) Elevator Apt. Structures  Related convenience-type business uses	364 Apts. for Elderly	116	2.5	15%
TOTAL	540,175.4	12.4					

GROSS SITE AREA = NET SITE AREA = 12.4 ACRES

MAXIMUM NUMBER OF D. U. 's - 700

MAXIMUM NUMBER OF D. U. 's/ACRES OF TOTAL NET SITE AREA - 56.46

MAXIMUM PERMITTED F. A. R. FOR TOTAL SITE AREA - 2.5

MINIMUM NUMBER OF PARKING SPACES - 240 (Additional off street parking and loading facilities will be provided as authorized by (The Chicago Zoning Ordinance.

- FRONT YARD - 25'

MINIMUM SETBACKS - SIDE YARD - 25'

- REAR YARD - 30'

MAXIMUM PERCENTAGE OF LAND COVERED - 15%

APPLICANT: THE CHICAGO HOUSING AUTHORITY

MAY 1964

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 C2-4 General Commercial and M2-4 General Manufacturing District symbols and indications as shown on Map No. 4F in the area bounded by

West Cullerton Street; South Dearborn Street; a line 113.33 feet south of West Cullerton Street; the alley next west of and parallel to South State Street; West Cullerton Street; South State Street; West Cermak Road; the east line of South Federal Street; a line 65.5 feet North of West Cermak Road; the West line of South Federal Street; or the line thereof if extended where no street exists; a line 175.7 feet north of West Cermak Road; South Clark Street and South Archer 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.

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