



May 17, 2021

Langdon D. Neal
NEAL & LEROY LLC
20 S. Clark St., Suite 2050
Chicago, IL 60603

Re: Site plan approval for PD 395, 924 S. Morgan St.

Dear Mr. Neal:

Please be advised that your request for site plan approval for Residential-Institutional Planned Development No. 395 ("PD 395") has been considered by the Department of Planning and Development pursuant to Section 17-13-0800 of the Chicago Zoning Ordinance.

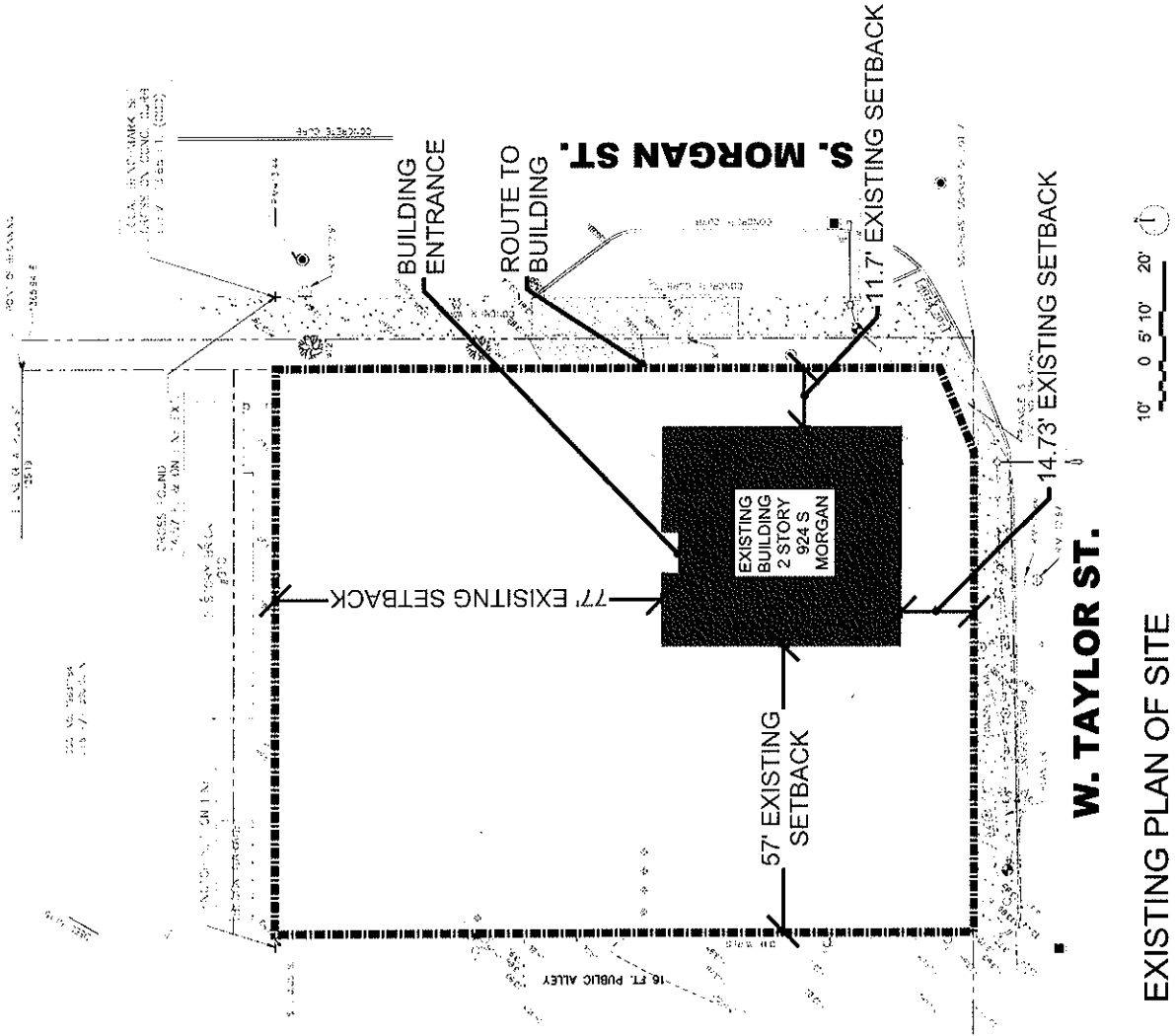
The University of Illinois Foundation is seeking to rehabilitate the existing 2-story building at 924 S. Morgan St. into administrative spaces for the University. The work is largely interior work to repair the building's systems and to bring it into code compliance, including ADA requirements. A new elevator is proposed on the north elevation of the building which will reduce the north side setback from 77 feet to 65 feet, and as shown on the attached Existing and Proposed Site Plans. The PD requires an 85 foot north setback for Phase III, which is where this building is located. The north setback for Phases I and II is 16 feet. As shown on the attached Block Plans exhibit, the proposed setback is still far greater than the setbacks on all the other buildings within the PD and on the block to the north. Accordingly, this site plan is hereby approved.

Sincerely,

A handwritten signature in black ink, appearing to read "Patrick Murphy", is written over the typed name.

Patrick Murphy
Zoning Administrator

C: Mike Marmo, Erik Glass, Janice Hill, Noah Szafraniec, Main file

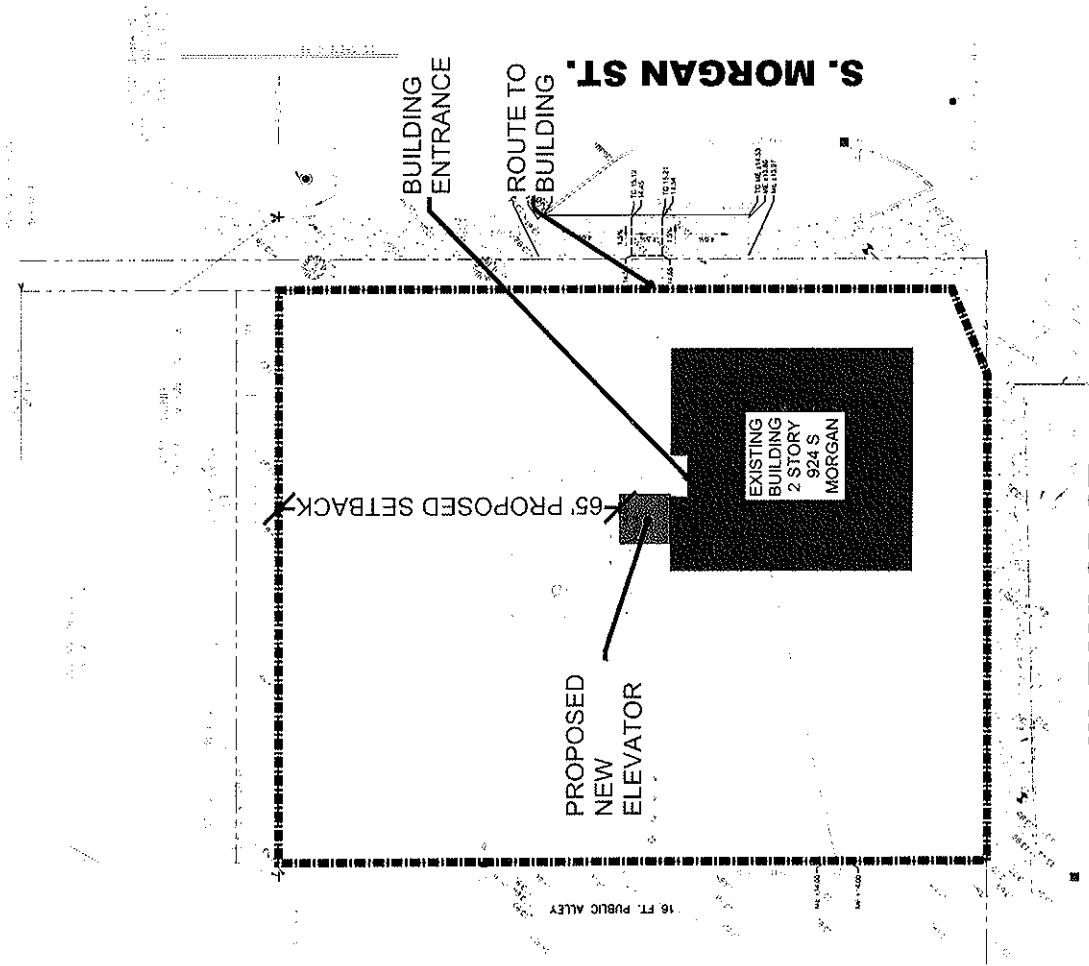


W. TAYLOR ST.

EXISTING PLAN OF SITE

CENTER FOR THE ADVANCEMENT OF TEACHING EXCELLENCE
 924 S. MORGAN ST. CHICAGO, IL 60607



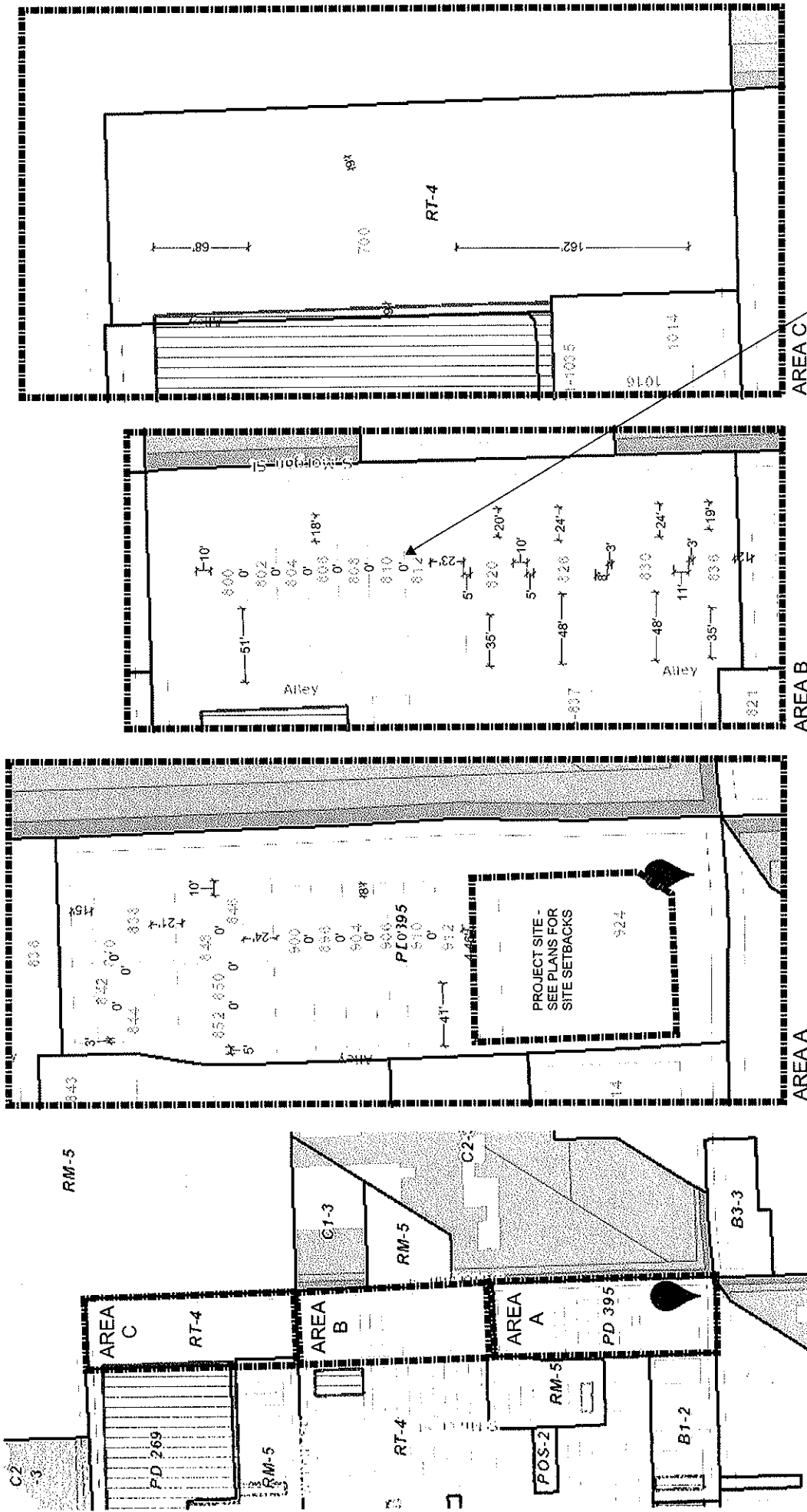


W. TAYLOR ST.

PROPOSED PLAN OF SITE

CENTER FOR THE ADVANCEMENT OF TEACHING EXCELLENCE
 924 S. MORGAN ST. CHICAGO, IL 60607





DIMENSIONS PROVIDED FOR NEIGHBORING PROPERTIES ARE APPROXIMATE
 BASED ON CHICAGO ZONING AND LAND USE MAP MEASURE TOOL.

OVERALL MORGAN - TAYLOR TO VERNON PARK PL

BLOCK PLANS

CENTER FOR THE ADVANCEMENT OF TEACHING EXCELLENCE
 924 S. MORGAN ST. CHICAGO, IL 60607



wight

Reclassification Of Area Shown On Map No. 2-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 Residential Planned Development symbols and indications as shown on Map No. 2-G in the area bounded by

a line 420 feet north of West Taylor Street; South Morgan Street; West Taylor Street; and the alley next west of and parallel to South Morgan Street,

to the designation of a Residential-Institutional 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 thereof 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 this ordinance reads as follows:

Residential-Institutional Planned Development No. 395, As Amended,

Statements.

1. The area delineated herein as "Residential-Institutional Planned Development No. 395, As Amended", is owned by the American National Bank of Chicago, as Trustee under Trust Nos. 27210 and 101528-09 ("Trustee") and is controlled by the beneficiaries thereof who are Jared B. Shlaes, Marshall M. Holleb, Robert H. Gerstein, Stanford L. Glass, Stuart H. Glicken and Richard Shure ("Controlling Parties").
2. Off-street parking and off-street loading facilities shall be provided in compliance with this amended Plan of Development.

(Continued on page 19469)

(Continued from page 19465)

3. Any dedication or vacation of streets, or resubdivision of parcels shall require a separate submittal on behalf of Trustee and Controlling Parties, their successors, assignees or grantees.
4. All applicable official reviews, approvals or permits, including such City Council approvals as may be mandated by the Municipal Code of Chicago, are required to be obtained by Trustee and Controlling Parties, their successors, assignees, or grantees.
5. Service drives, if any, or any other ingress or egress lanes, not heretofore proposed to be dedicated 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.
6. Use of the land shall consist of no more than fourteen residential units in three detached structures, and one institutional structure, and off-street parking. The institutional use shall be for university related purposes including, but not limited to use by any recognized student or faculty organization.
7. The following information sets forth data concerning the property included in said development. A Generalized Land Use Plan is also included illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance.
8. Identification signs may be permitted within the area delineated as Residential-Institutional Planned Development No. 395, as amended, subject to the review and approval of the Department of Inspectional Services and the Department of Planning.
9. The Plan of Development attached shall be subject to the "Rules, Regulations and Procedures in Relation to the Planned Developments", as adopted by the Department of Planning.

Use and Bulk Regulation Data attached to this Plan of Development reads as follows:

*Residential-Institutional Planned Development No. 395, As Amended,**Plan Of Development**Use And Bulk Regulation Data.*

Net Site Area Sq. Feet	Acres	General Description Of Land Use	Max. Floor Area Ratio	Max. Site Coverage
44,894	1.03	No more than 16 residential units in four detached structures, and one institutional structure and off-street parking.	.855	53%

Gross site area: Net site: 44,894 square feet

 Streets and
 Alleys: 26,804 square feet

 Total: 71,698 square feet

Off-street parking: No less than one per dwelling unit and nineteen for the institutional use.

Phases I and II

Phase III

Lot Line (North Line) 16.0 feet

Lot Line (North Line) 85.0 feet

Alley	(West Line) 2.0 feet	Alley	(West Line) 50.0 feet
South Morgan Street	(East Line) 3.95 feet	South Morgan Street	(East Line) 12.0 feet
Lot Line	(South Line) 4.0 feet	West Taylor Street	(South Line) 15.0 feet

Maximum floor area ratio: 0.855

[Generalized Land Use Map, Existing Zoning Map and drawing
printed on pages 19472 through 19474 of this
Journal.

Reclassification Of Area Shown On Map No. 2-G.

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

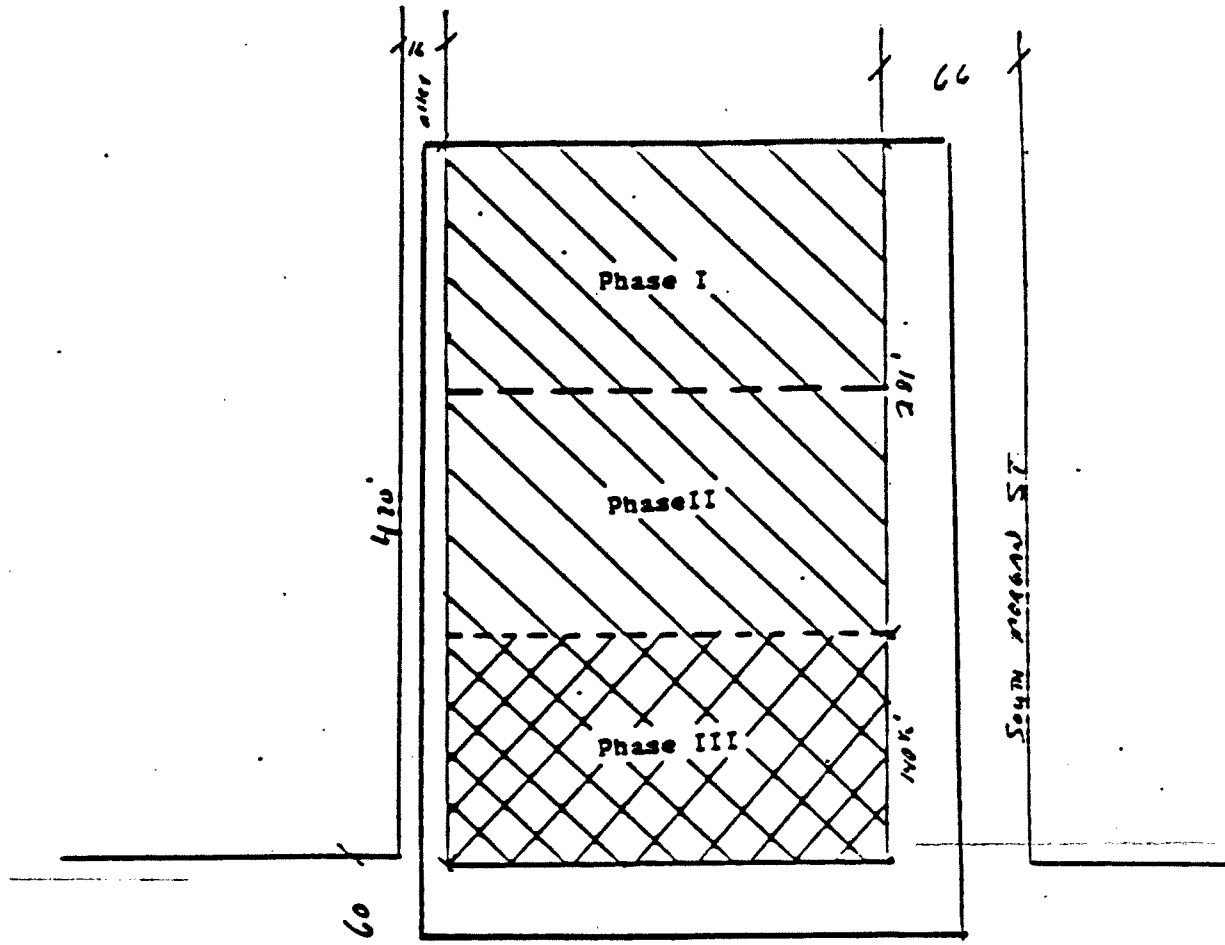
SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-3 Restricted Manufacturing District symbols and indications as shown on Map No. 2-G in the area bounded by





West Monroe Street; South Morgan Street; a line 138.88 feet south of West Monroe Street; and a line 187.48 feet west of South Morgan Street,

to those of a C2-4 General Commercial District which is hereby established in the area described above.

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

Residential-Institutional Planned Development No. 395, As Amended
Generalized Land Use Map



-  Planned Development Boundary
-  Property Line
-  Phases I & II representing residential use
-  Phase III representing institutional use

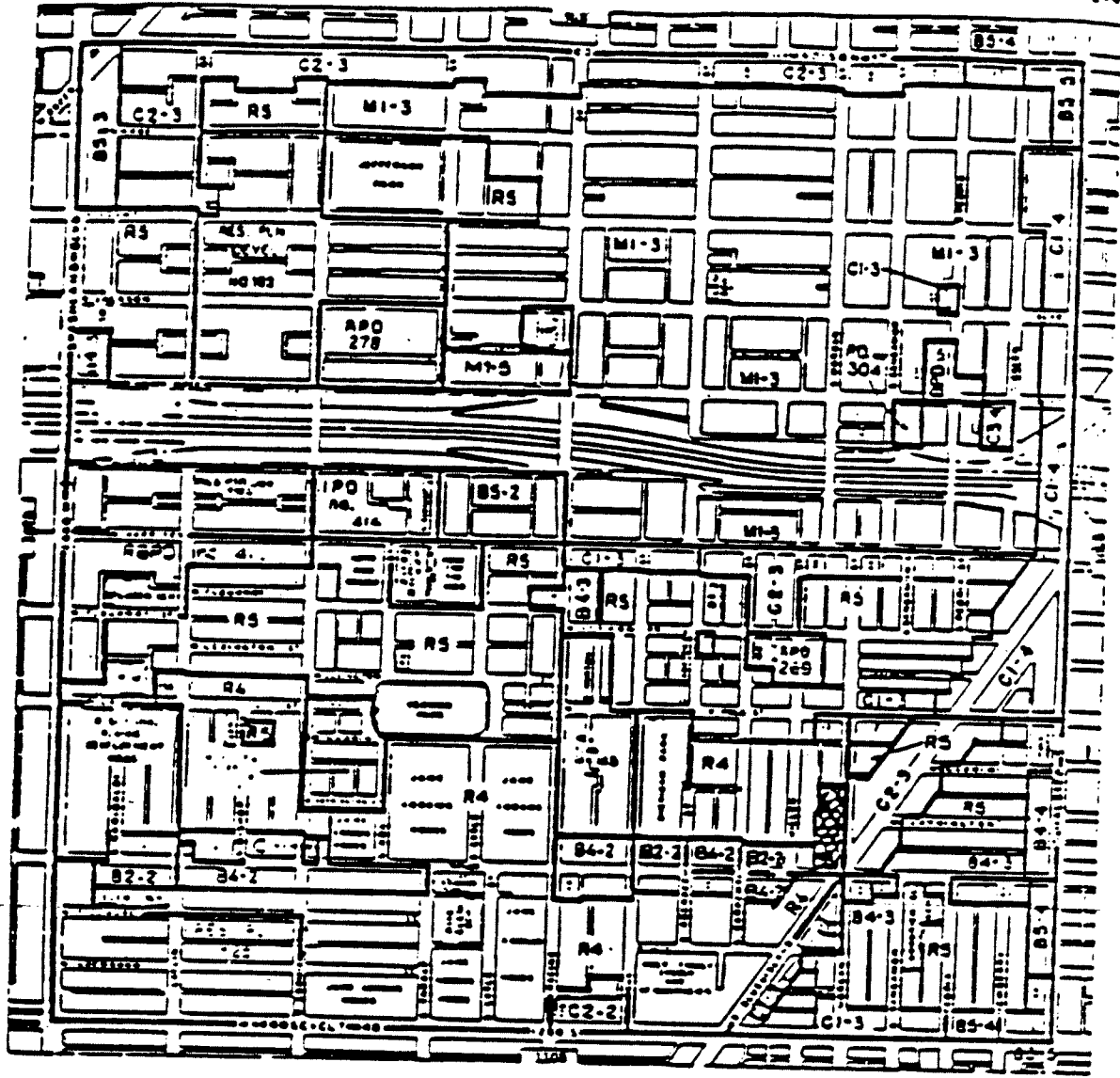
Applicant: Mark J. Horne, Agent and Attorney
for beneficiaries of American National
Bank & Trust Company of Chicago, T/U/T
Nos. 27210 and 101528-09

Date: June 22, 1988
Revised: August 11, 1988

EXISTING ZONING MAP

DEC 17 1988 8:42

MAP 2-6



LEGEND

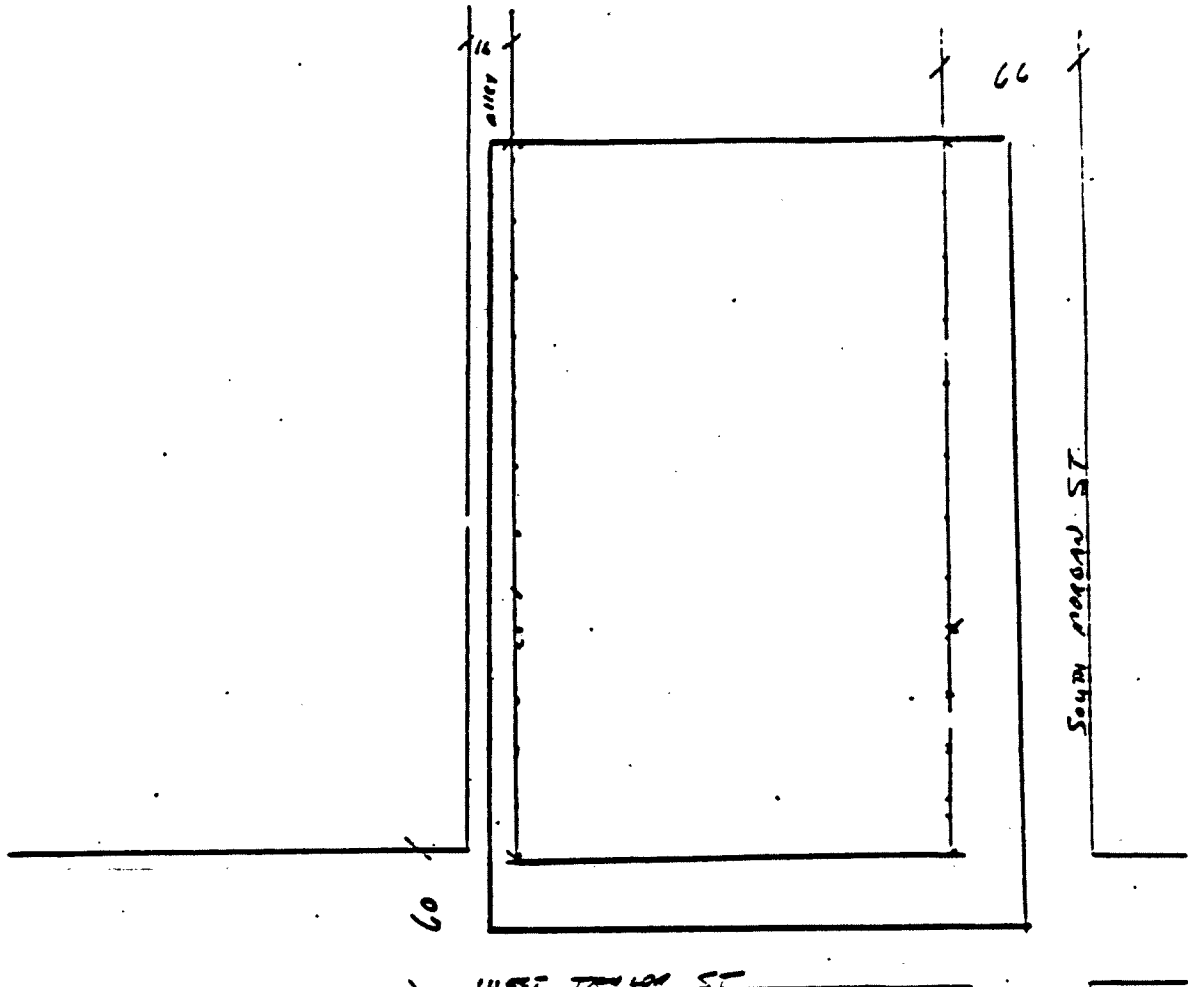
- Major Preferential Streets
- Planned Development
- Zoning Boundaries

Applicant:

Mark J. Horne, Agent and Attorney for
 beneficiaries of American National Bank
 & Trust Company of Chicago, Trust Nos.
 27210 and 101528-09
 55 East Monroe Street
 Suite 4100
 Chicago, IL 60603

Date: June 27, 1988

Residential-Institutional Planned Development No. 195, As Amended



————— Planned Development Boundary
 ————— Property Line

Applicant: Mark J. Horne, Agent and Attorney
 for the beneficiaries of American
 National Bank & Trust Company of
 Chicago, T/U/T Nos. 27210 and
 101528-09
 55 East Monroe Street
 Suite 4100
 Chicago, IL 60603

Date: June 22, 1988

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-G.

PD 395

Be It Ordained by the City Council of 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-G in area bounded by

West Taylor Street on the south; South Morgan Street on the east; a line being 420 feet north of West Taylor Street on the north and the alley on the west,

to those 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 thereof and to no others.

[Residential Planned Development printed on pages
35618 through 35623 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. 4-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 R4 General Residence District symbols and indications as shown on Map No. 4-G in area bounded by

a line 120 feet north of and parallel to West 19th Street; the alley next east of and parallel to South Loomis Street; a line 48 feet north of and parallel to West 19th Street; and South Loomis Street.

to those of a C1-2 Restricted Commercial District, and a corresponding use district is hereby established in the area above described.

(Continued on page 35624)

RESIDENTIAL PLANNED DEVELOPMENT

No. 395

STATEMENTS

1. The area delineated herein as "Residential Planned Development" is owned by The American National Bank of Chicago as trustee under trust No. 27210 ("Trustee") and is controlled by the beneficiaries thereof who are Jared W. Shlaes, Marshall M. Holleb, Robert H. Gerstein, Stanford L. Glass and Stuart H. Glicker ("Controlling Parties").
2. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development.
3. Any dedication of vacation of streets, or resubdivision of parcels shall require a separate submittal on behalf of Trustee and Controlling Parties, their successors, assignees or grantees.
4. All applicable official review, approvals or permits, including such City Council approvals as may be mandated by the Municipal Code of Chicago, are required to be obtained by Trustee and Controlling Parties, their successors, assignees, or grantees.
5. Service drives, if any, or any other ingress or egress lanes, not heretofore proposed to be dedicated 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.
6. Use of the land shall consist of no more than 24 Residential Units in six detached structures, and off-street parking.
7. The following information sets forth data concerning the property included in said development. A Generalized Land Use Plan is also included illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance.
8. Identification signs may be permitted within the area delineated as Residential Planned Development subject to the review and approval of the Department of Inspectional Services and the Department of Planning and in accordance with Chapter 86.1-11 of the Municipal Code of Chicago.

10/30/86

UNFINISHED BUSINESS

35619

9. The Plan of Development attached shall be subject to the Rules, Regulations and Procedures in Relation to the Planned Developments as adopted by the Department of Planning.

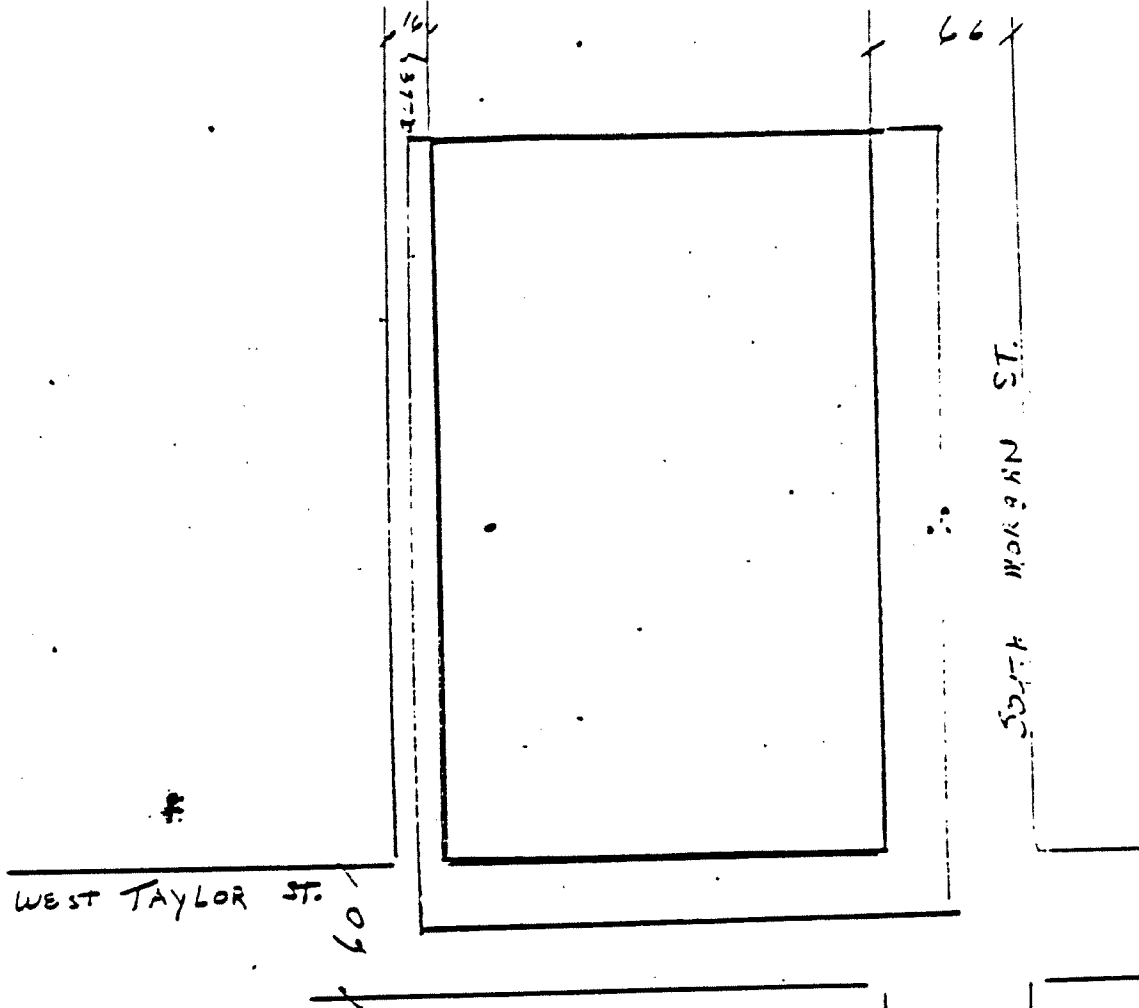
Applicant: Thomas E. Malato, agent for the beneficiaries of
American National Bank of Chicago Trust No. 27210
("Controlling Parties")
860 West Willow Street
Chicago, Il. 60614
751-C455

Date: ~~April~~ , 1936

May 21

RESIDENTIAL PLANNED DEVELOPMENT

Property Line and Planned Development Boundary Map



LEGEND

- Property Line
- Planned Development Boundary

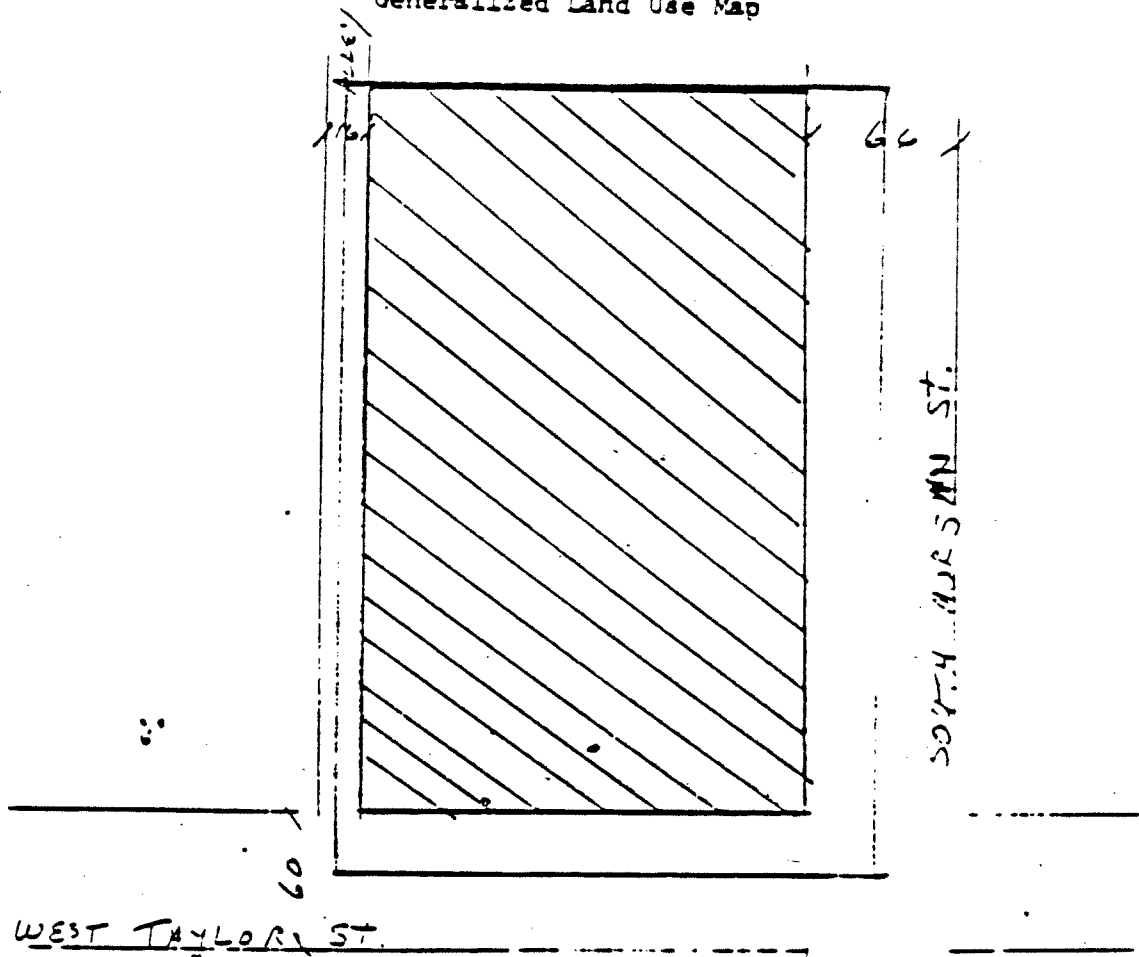
Applicant: Thomas E. Malato, agent for Trustee
 and Controlling Parties
 860 West Willow St.
 Chicago, Il. 60614
 751-0455

Date: ~~April~~, 1986




May 1

RESIDENTIAL PLANNED DEVELOPMENT NO _____

Generalized Land Use Map



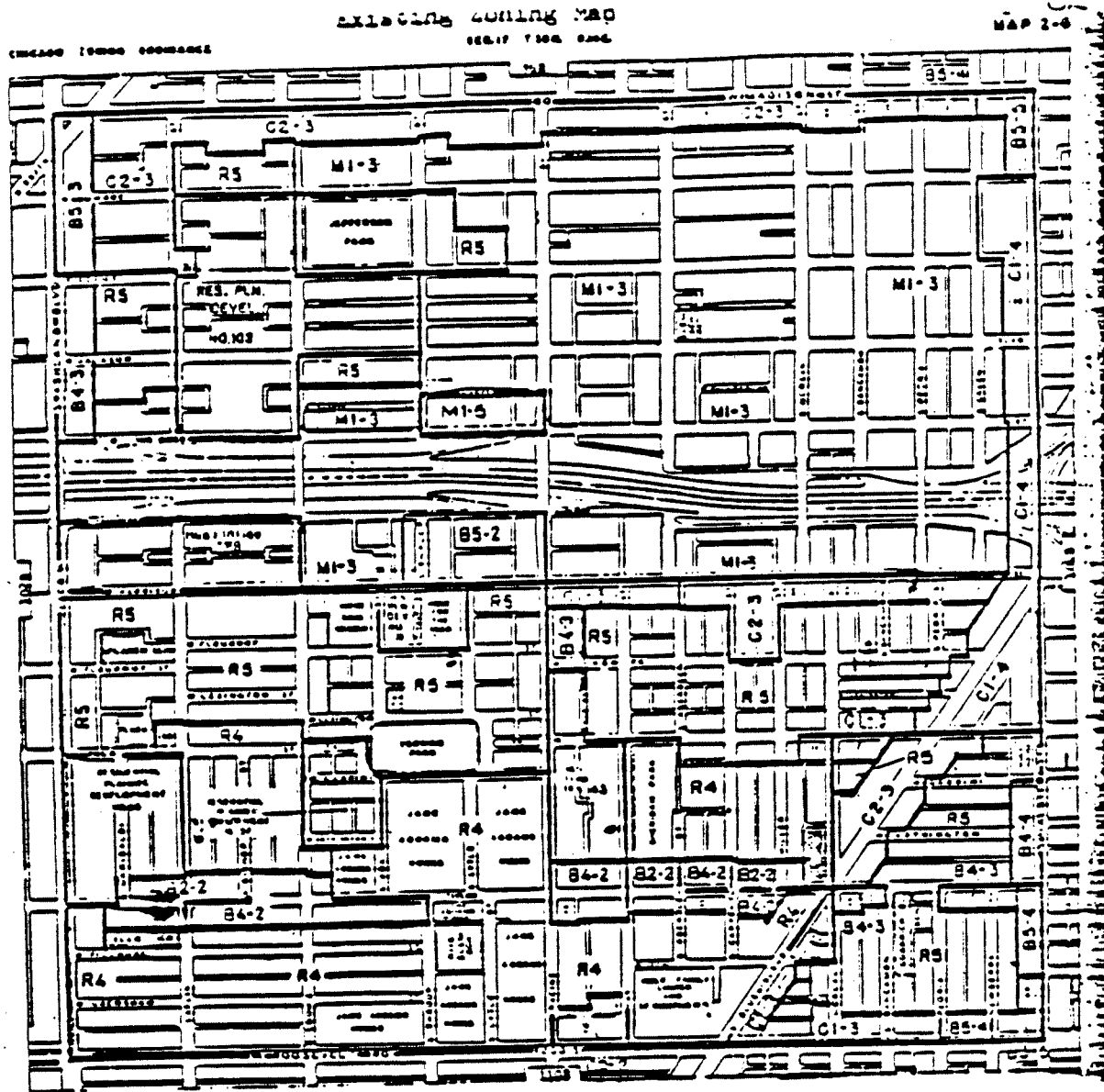
LEGEND

-  Property Line
-  Planned Development Boundary
-  No more than 24 Residential Units in six detached structures

Applicant: Thomas E. Malato, agent for beneficiaries of Trustee Trust No. 27210 who are Controlling Parties

Date: ~~April~~ 1986

May 21



LEGEND

- Major Preferential Streets
- Planned Development
- Zoning Boundaries

Applicant: Thomas E. Malato, agent for
 beneficiaries of trust no. 27212
 who are Controlling Parties
 860 West Willow Street
 Chicago, Il. 60614
 751-0455

Date: April 1986

May 4

10/30/86

UNFINISHED BUSINESS

35623

RESIDENTIAL PLANNED DEVELOPMENT

Plan Of Development

Use and Bulk Regulation Data

NET SITE AREA Sq. Feet	AREA Acres	General description of Land Use	Maximum Floor Area Ratio	Maximum Site Coverage
44,894	1.03	No more than 24 Residential Units in six detached structures and off-street parking	.855	53%

GROSS SITE AREA: Net Site: 44,894 sq. ft.
 Streets & Alleys 26,804 sq. ft.
 Total 71,698 sq.ft.

OFF STREET PARKING: No less than one per dwelling unit

SET BACKS: West Taylor St. 19.5 feet
 Alley (west line) 2.62 feet
 North line 16.0 feet
 South Morgan St. 4.0 feet

MAXIMUM FLOOR AREA RATIO: .855

Applicant: Thomas E. Malato, agent for beneficiaries of Trust No. 27210 who are Controlling Parties
 860 West Willow Street
 Chicago, Il. 60614
 751-0455

Date: April 1986

Wiley