



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

August 27, 2024

Carol D. Stubblefield  
Neal & Leroy  
20 S. Clark St., Suite 2050  
Chicago, IL 60603

**Re: Minor change to PD 40, South Commons, S. Michigan Ave. and E. 29<sup>th</sup> St.  
Proposed townhomes and parking reduction**

Dear Ms. Stubblefield:

Please be advised that your request for a minor change to Residential Planned Development No. 40 ("PD 40") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 40.

Your client, Del Park Commons, LLC, owns or controls all of the land within PD 40, Subareas A-2, A-3, and A-5. Subareas A-1 and A-4 are owned by the South Commons Phase 1 Condominium Association, and they have provided their consent to this request. The 2010 amendment to the PD changed the permitted uses in Subarea A from commercial to residential to permit the development of 38 townhouses along with accessory and non-accessory surface parking. Five sub-subareas (A-1 thru A-5) within Subarea A were also established.

Your client is seeking a minor change to allow 22, three-story townhomes with 44 enclosed parking spaces within Subareas A-2, A-3 and A-5 (Phase 1 Project). Subarea A-2 will be improved with 8 townhomes facing S. Michigan Ave. These townhomes will have a minimum front yard setback of 15'-0", a minimum rear yard setback of 20'-1", an approximate width of 24'-4", and a maximum height of 40'-8".

A portion of Subarea A-3 and a portion of Subarea A-5 will be improved with 14 townhomes facing E. 29<sup>th</sup> St. These townhomes will have a minimum front yard setback of 16'-0", a minimum rear yard setback of 28'-4", an approximate width of 23'-4", and a maximum height of 40'-8". The 22 townhomes will have an attached two car garage and will be clad in masonry and stone.

The following drawings are attached:

- Site Plan
- Sub Area A-2 and A-3 Site Plan Proposed Landscape
- Sub Areas A-2 Town Homes Michigan Elevation
- Sub Areas A-2 Town Homes Michigan Elevation-Color
- Sub Areas A-2 Town Homes East Elevation
- Sub-Areas A-2 Town Homes North Elevation
- Sub Areas A-2 Town Homes South Elevation
- Sub Areas A-2 Michigan Ave Town Homes Plans-First Floor

- Sub Areas A-2 Michigan Ave Town Homes Plans-Second Floor
- Sub Areas A-2 Michigan Ave Town Homes Plans-Third Floor
- Sub Areas A-2 Michigan Ave Town Homes Plans-Roof Floor
- Sub Areas A-3 Town Homes South Elevation
- Sub Areas A-3 Town Homes North Elevation
- Sub Areas A-3 Town Homes East Elevation
- Sub Areas A-3 Town Homes West Elevation
- Sub Areas A-3 29<sup>th</sup> St. Town Home Plans-Partial Basement Plan/Garage on Grade Plan
- Sub Areas A-3 29<sup>th</sup> St. Town Home Plans-First Floor Split Plan Level 1 and 1.5
- Sub Areas A-3 29<sup>th</sup> St. Town Home Plans-Third Floor Plan
- Sub Areas A-3 29<sup>th</sup> St. Town Home Plans-Partial Basement Plan/Garage on Grade Plan
- Sub Areas A-3 29<sup>th</sup> St. Town Home Plans-First Floor Split Level 1 and 1.5
- Sub Areas A-3 29<sup>th</sup> St. Town Home Plans-Third Floor Plan

The Phase 1 Project also includes the elimination of the existing 95 space surface parking lot in Subarea A-3. The site will be landscaped and maintained until the future Phase 2 Project is begun. Therefore, your client is also seeking a minor change to reduce the required parking within Subarea A as a result of the elimination this lot, and as a result of existing conditions. While the minimum parking requirements for the PD were increased to 1,197 spaces in 2010, according to your request, there are currently only 1,068 spaces existing. Therefore, as identified on the attached, revised Bulk Table, the new minimum parking requirement is 1,017 spaces (1,068 – 95 + 44). The Phase 1 Project site is a transit-served location (within 1,320 feet of the CTA Michigan Ave. Bus Line Corridor) and is therefore eligible for a parking reduction pursuant to Section 17-10-0102-B of the Zoning Ordinance.

The Department of Planning and Development has determined that allowing the proposed Phase 1 Project 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. The Department of Transportation, the Bureau of Fire Prevention, and Stormwater have reviewed and approved the Phase 1 Project.

Pursuant to the authority granted by the Chicago Zoning Ordinance and PD 40, 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,



Noah Szafraniec  
Assistant Commissioner

NS:tm

C: Heidi Sperry, Mike Marmo, Janice Hill, Main file

REVISED BULK TABLE  
AUGUST 14, 2024

Residential Planned Development No. 40, As Amended.  
Plan Of Development  
Bulk Regulations And Data Table.  
(By Subarea)

Gross Site Area= Net Site Area (1,178,544 square feet (27.06 acres))+ Area of Public Right-of-Way  
[376,794 square feet (8.65 acres)]= 1,555,338 square feet (35. 71 acres)

	Subarea A	Subarea B	Subarea C	Total
Net Site Area	154,389.5 SF (3.54 acres)	277,611.17 SF (6.37 acres)	746,543.15 SF (17.14 acres)	1,178,544 SF (27.06 acres)
Area to be Dedicated	N/A	N/A	N/A	N/A
General Description of Land Uses	Rowhouses/Townhouse and Accessory and Non-Accessory Parking	Rowhouses/Townhouses, Prive Recreation Facilities and Accessory Parking and Related Uses	Elevator Apartments, Walk-up Apartments, Housing for Elderly Personnas and Private Recreation Facilities and Accessory Parking and Related Uses	
Maximum Permitted FAR	0.6	0.7	2.0	1.5
Maximum Number of Dwelling Units:	38	90	1,529	1,657
Maximum Percentage of Land Coverages:	In accordance with Site Plan	30%	20%	25%
Minimum Periphery Setbacks	In accordance with Site Plan	See Below	See Below	-
Minimum Distance Between Buildings	In accordance with Site Plan	See Below	See Below	-

**REVISED BULK TABLE  
AUGUST 14, 2024  
Residential Planned Development No. 40, As Amended**

Minimum Number of Parking Spaces Provided: 1,017

Minimum Parking Requirements:

- Rowhouses/Townhouses: 100% (one space for each unit)
- Elevator Apartments: 75% for bedroom units and 50% for efficiency units

Minimum Number of Off-Street Loading Berths:

- Elevator Apartments – between 10,000 SF and 200,000 SF of floor area, one loading berth.
- Each additional 200,000 SF of floor area, one loading berth

Minimum Setbacks (Subarea B and C):

	Front Yard	Side Yard
Rowhouses/Townhouses	15 feet	7.5 feet
Elevator Apartments	25 feet	20 feet

Minimum Distances between building Front and Rear Walls (Subareas B and C):

Rowhouses/Townhouses	50 feet
Elevator Apartments	80 feet

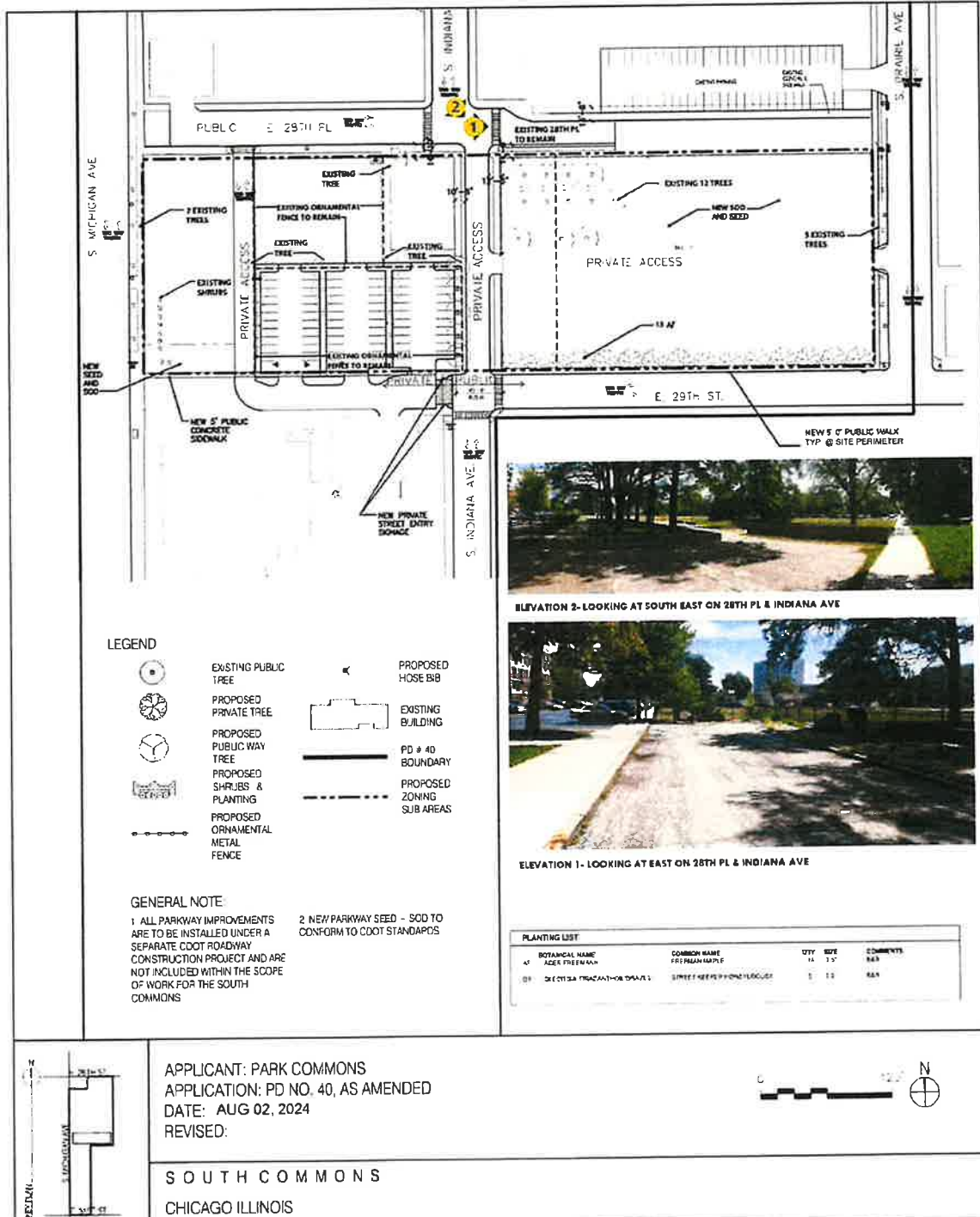
Minimum Distances between Building Front and Side Walls (Subareas B and C):

Rowhouses/Townhouses	15 feet
Elevator Apartments	40 feet



# RESIDENTIAL PLANNED DEVELOPMENT NO. 40, AS AMENDED

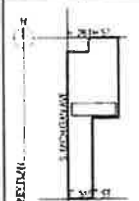
## SUB AREAS A-2 & A-3 SITE PLAN PROPOSED LANDSCAPE



ELEVATION 2 - LOOKING AT SOUTH EAST ON 28TH PL & INDIANA AVE



ELEVATION 1 - LOOKING AT EAST ON 28TH PL & INDIANA AVE



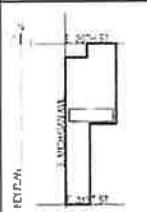
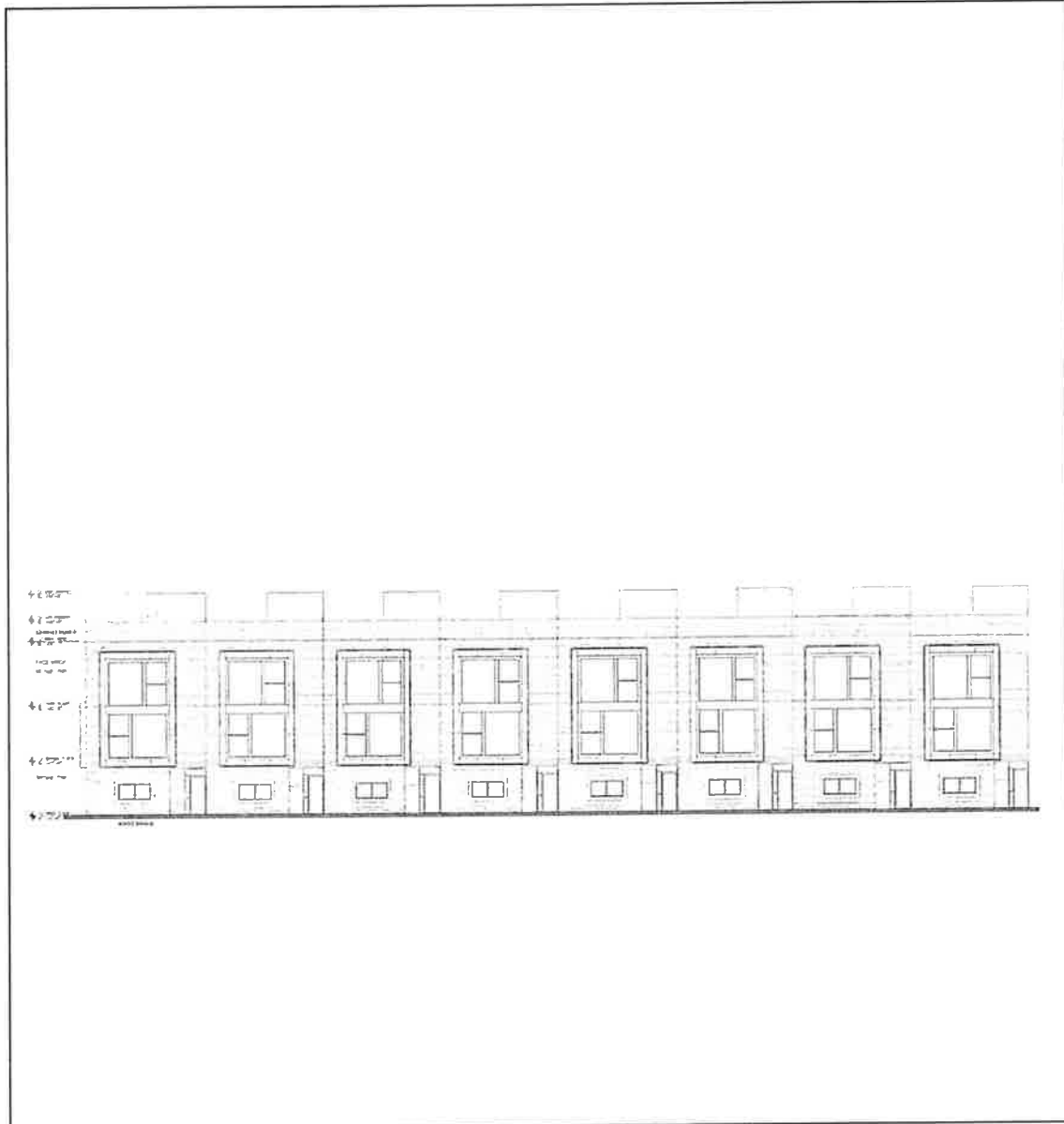
APPLICANT: PARK COMMONS  
 APPLICATION: PD NO. 40, AS AMENDED  
 DATE: AUG 02, 2024  
 REVISED:

**SOUTH COMMONS**  
 CHICAGO ILLINOIS



RESIDENTIAL PLANNED DEVELOPMENT NO. 40, AS AMENDED

SUB AREAS A-2 - TOWN HOMES MICHIGAN ELEVATION

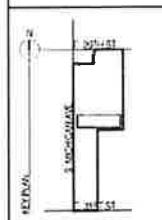


APPLICANT: PARK COMMONS  
APPLICATION: PD NO. 40, AS AMENDED  
DATE: AUG 02, 2024  
REVISED:

S O U T H C O M M O N S  
CHICAGO ILLINOIS

RESIDENTIAL PLANNED DEVELOPMENT NO. 40, AS AMENDED

SUB AREAS A-2 - TOWN HOMES MICHIGAN ELEVATION



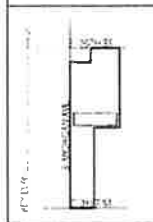
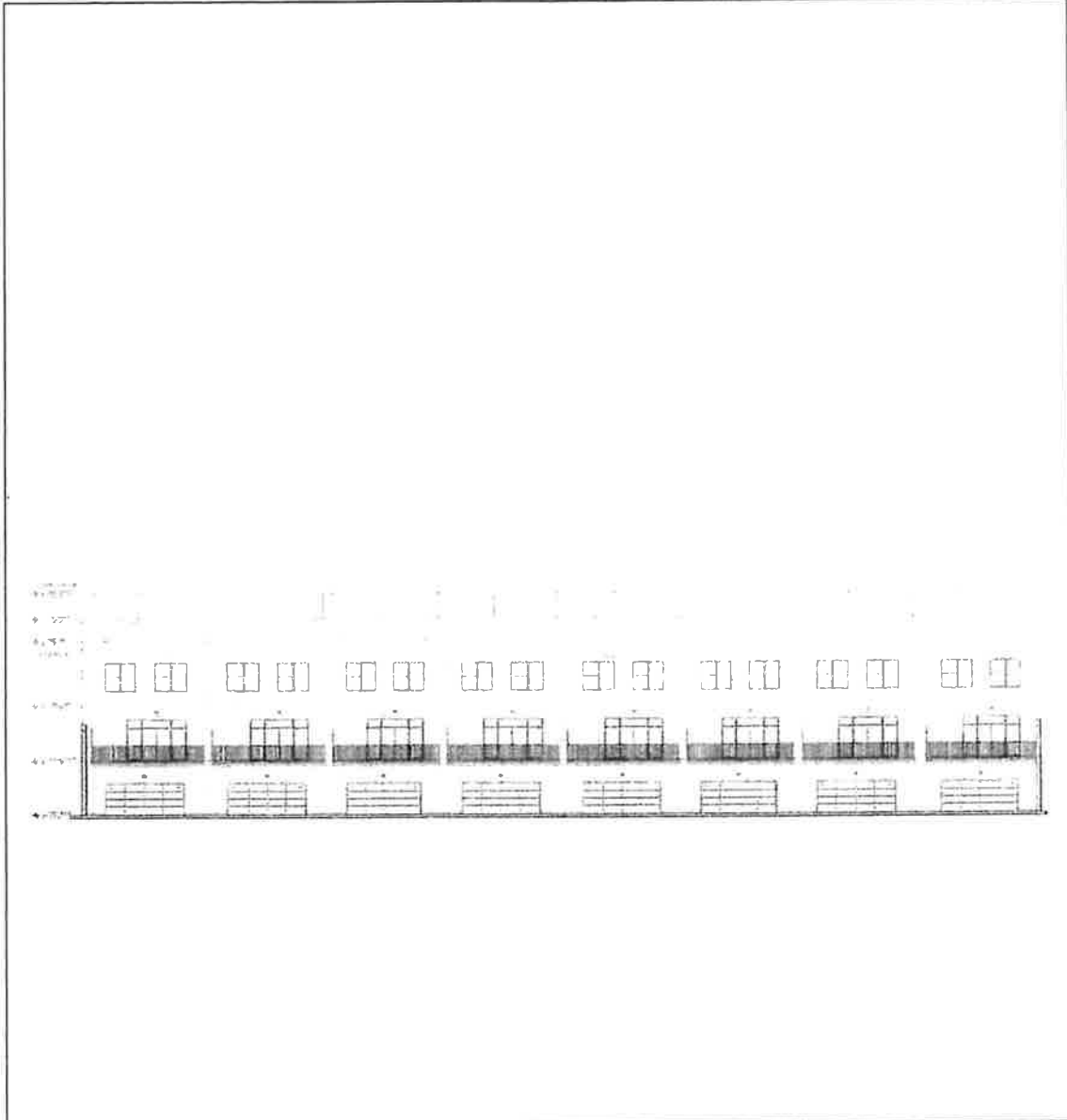
APPLICANT: PARK COMMONS  
APPLICATION: PD NO. 40, AS AMENDED  
DATE: AUG 02, 2024  
REVISED:

S O U T H C O M M O N S  
CHICAGO ILLINOIS

RESIDENTIAL PLANNED DEVELOPMENT NO. 40, AS AMENDED

*EAST*

SUB AREAS A-2 - TOWN HOMES MICHIGAN ELEVATION



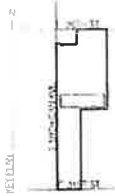
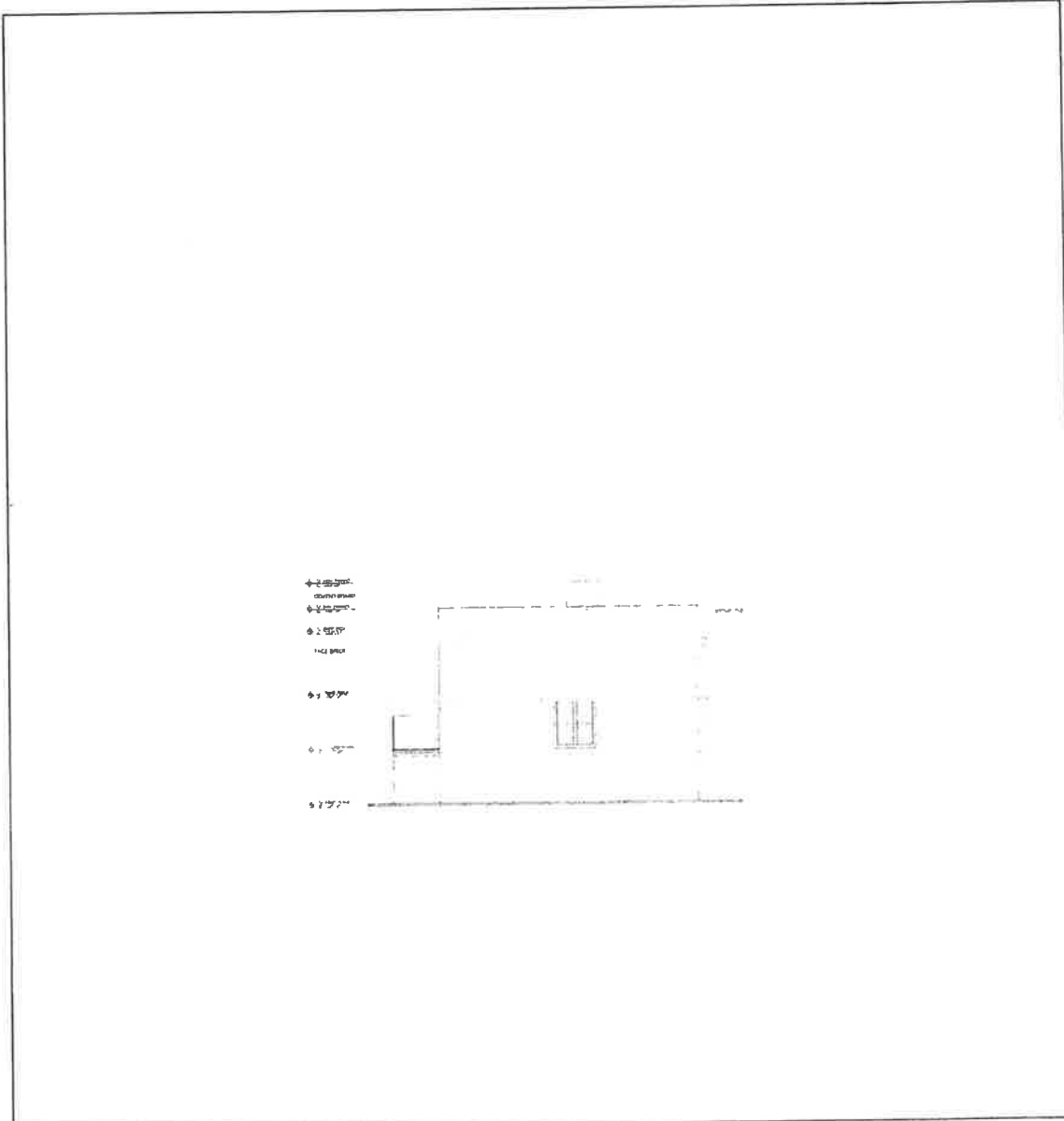
APPLICANT: PARK COMMONS  
APPLICATION: PD NO. 40, AS AMENDED  
DATE: AUG 02, 2024  
REVISED:

S O U T H C O M M O N S  
CHICAGO ILLINOIS

RESIDENTIAL PLANNED DEVELOPMENT NO. 40, AS AMENDED

*North*

SUB AREAS A-2 - TOWN HOMES MICHIGAN ELEVATION

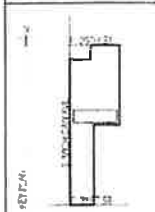
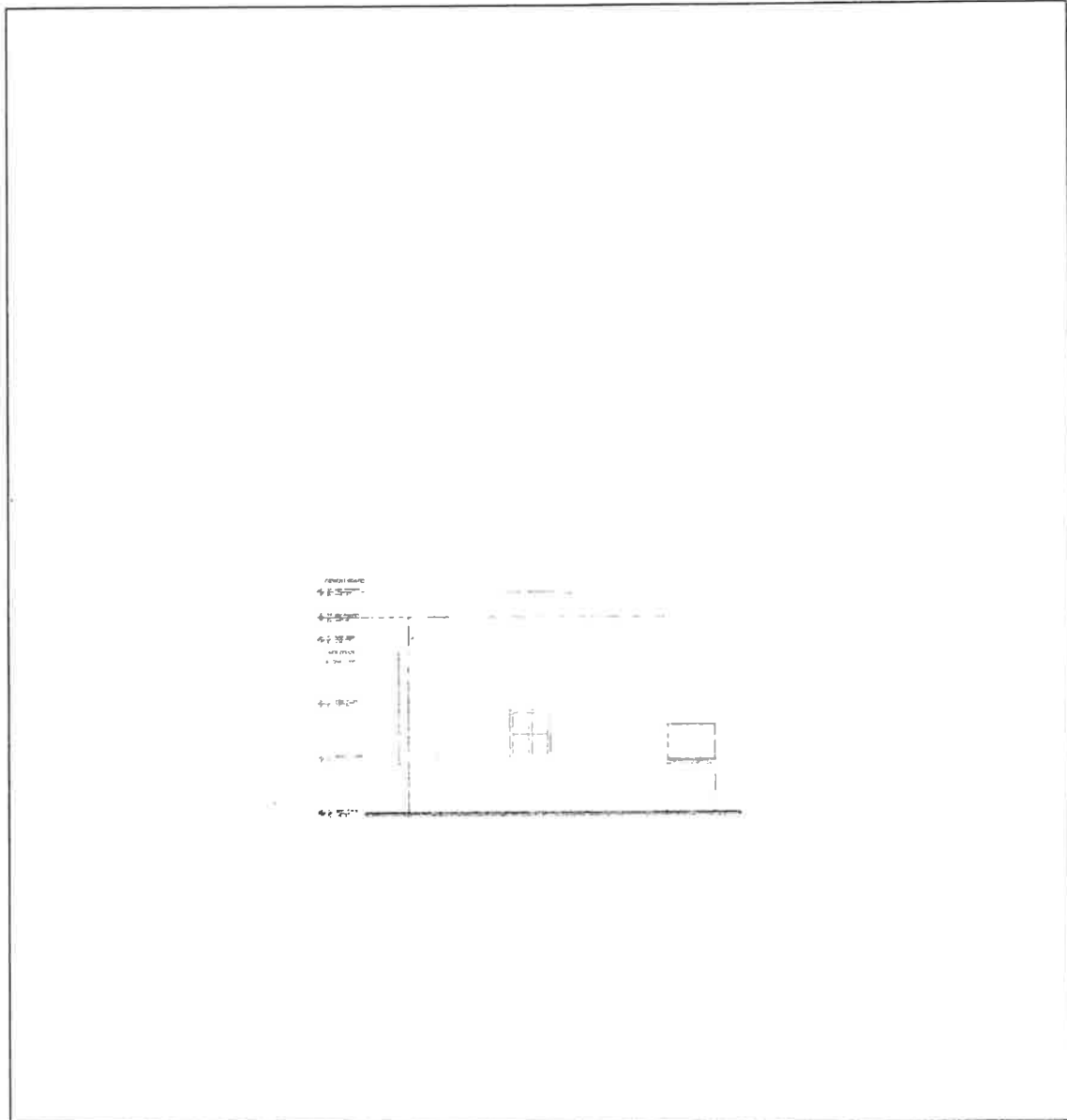


APPLICANT: PARK COMMONS  
APPLICATION: PD NO. 40, AS AMENDED  
DATE: AUG 02, 2024  
REVISED:

SOUTH COMMONS  
CHICAGO ILLINOIS

RESIDENTIAL PLANNED DEVELOPMENT NO. 40, AS AMENDED

SOUTH  
SUB AREAS A-2 - TOWN HOMES MICHIGAN ELEVATION



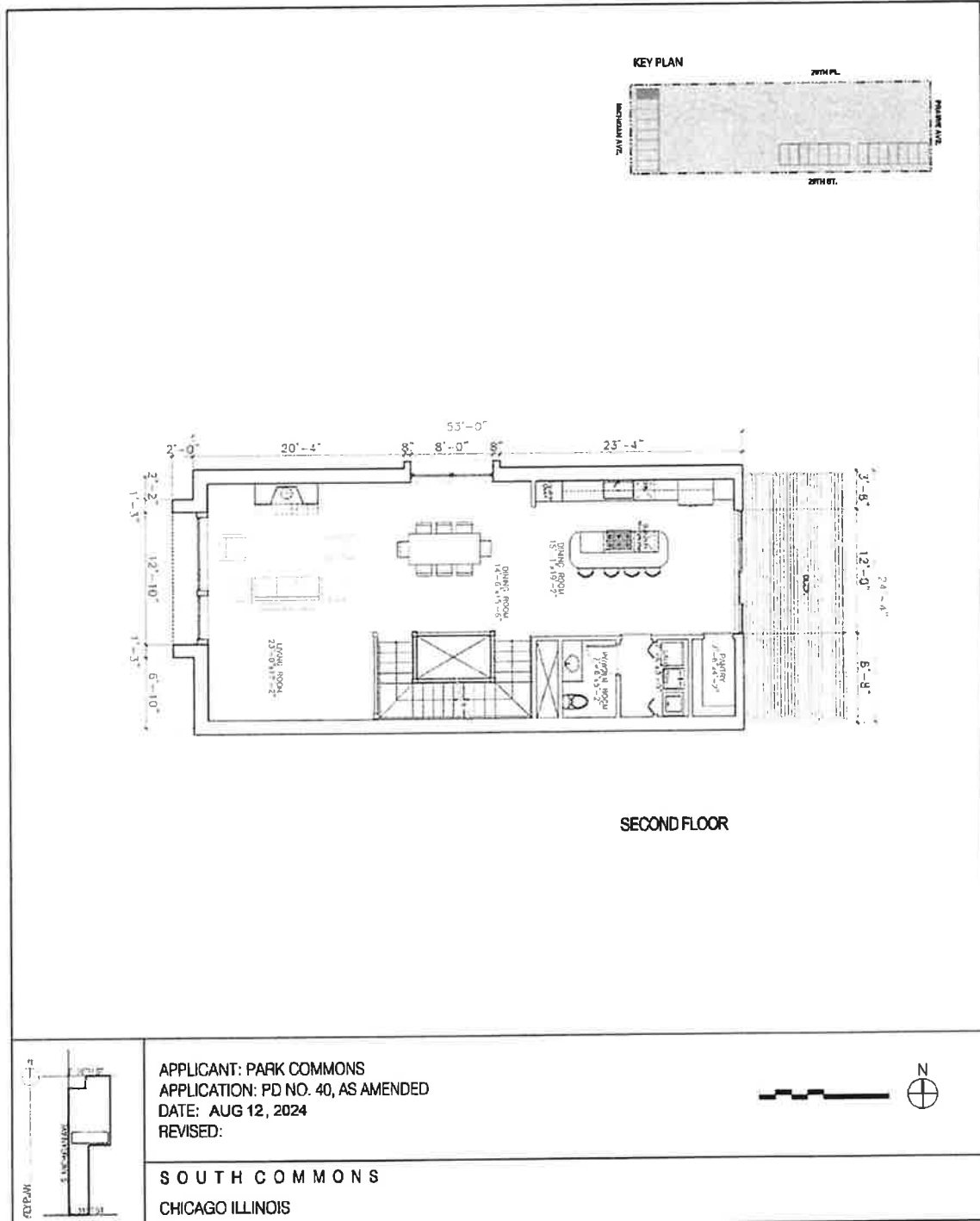
APPLICANT: PARK COMMONS  
APPLICATION: PD NO. 40, AS AMENDED  
DATE: AUG 02, 2024  
REVISED:

SOUTH COMMONS  
CHICAGO ILLINOIS



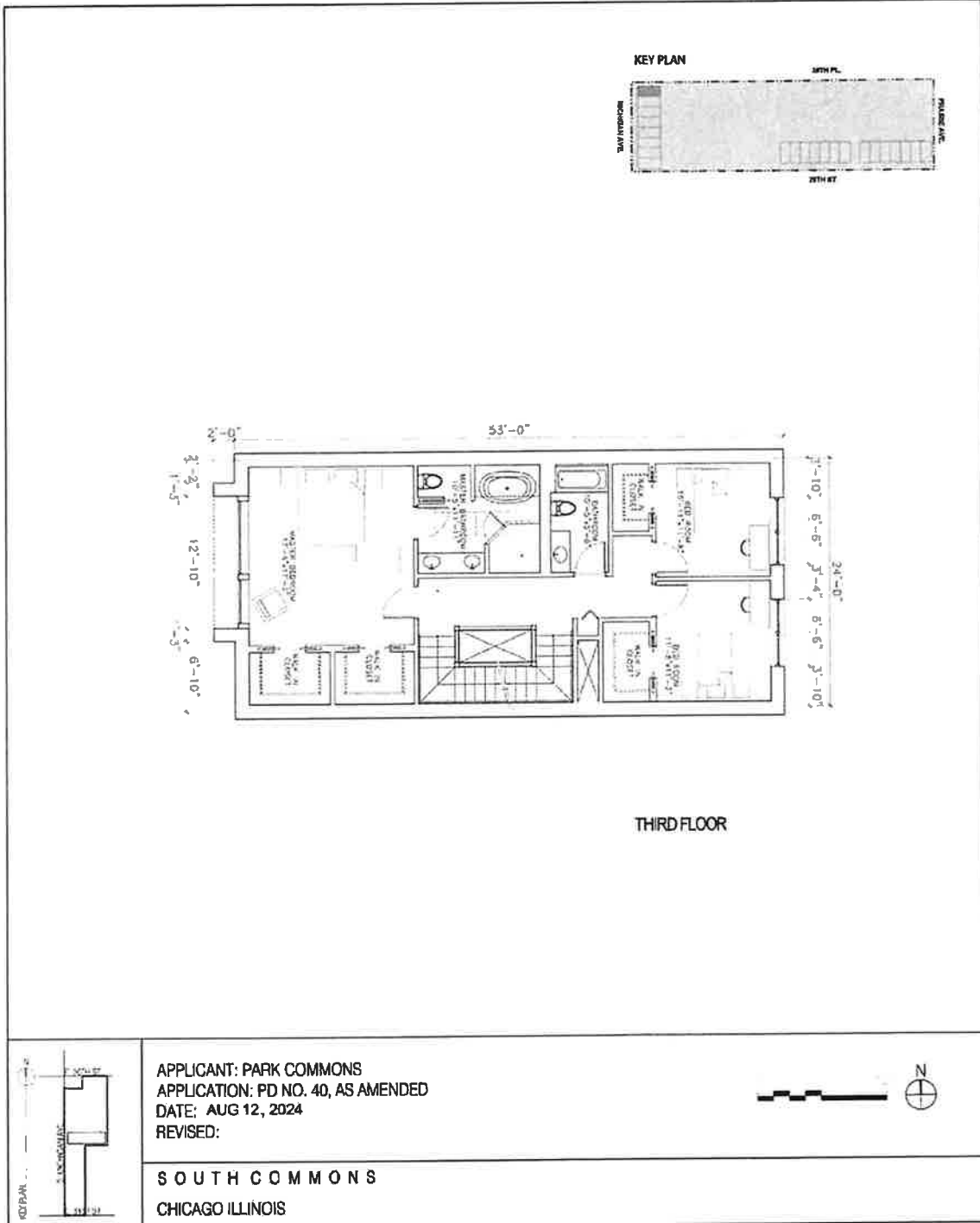
RESIDENTIAL PLANNED DEVELOPMENT NO. 40, AS AMENDED

SUB AREAS A-2- MICHIGAN AVE TOWN HOME PLANS



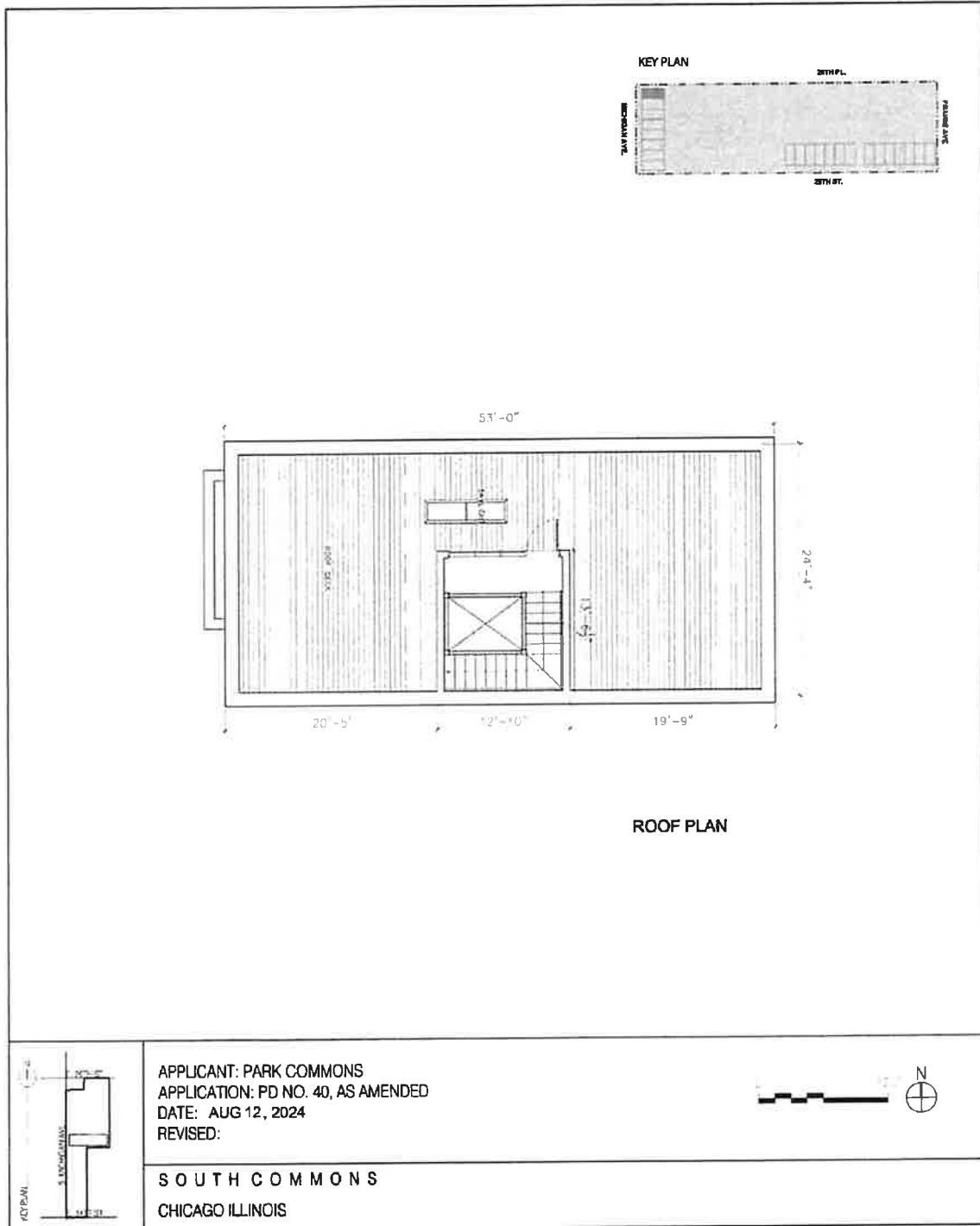
RESIDENTIAL PLANNED DEVELOPMENT NO. 40, AS AMENDED

SUB AREAS A-2 • MICHIGAN AVE TOWN HOME PLANS



RESIDENTIAL PLANNED DEVELOPMENT NO. 40, AS AMENDED

SUB AREAS A-2 - MICHIGAN AVE TOWN HOME PLANS



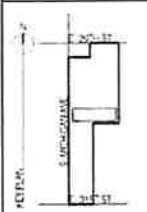
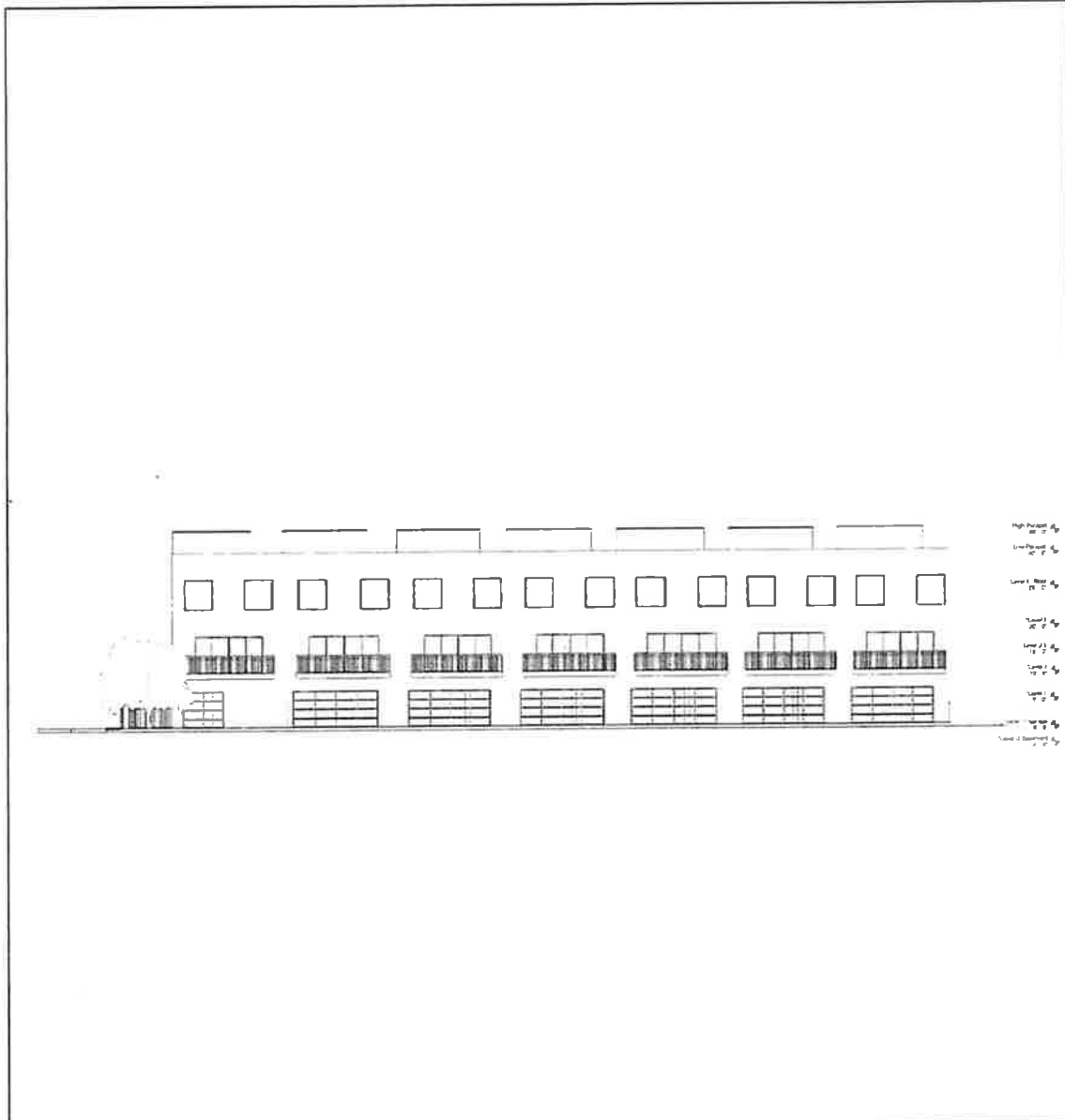
RESIDENTIAL PLANNED DEVELOPMENT NO. 40, AS AMENDED

SUB AREAS A-3 - TOWN HOMES SOUTH ELEVATION



RESIDENTIAL PLANNED DEVELOPMENT NO. 40, AS AMENDED

SUB AREAS A-3 - TOWNHOMES NORTH ELEVATION

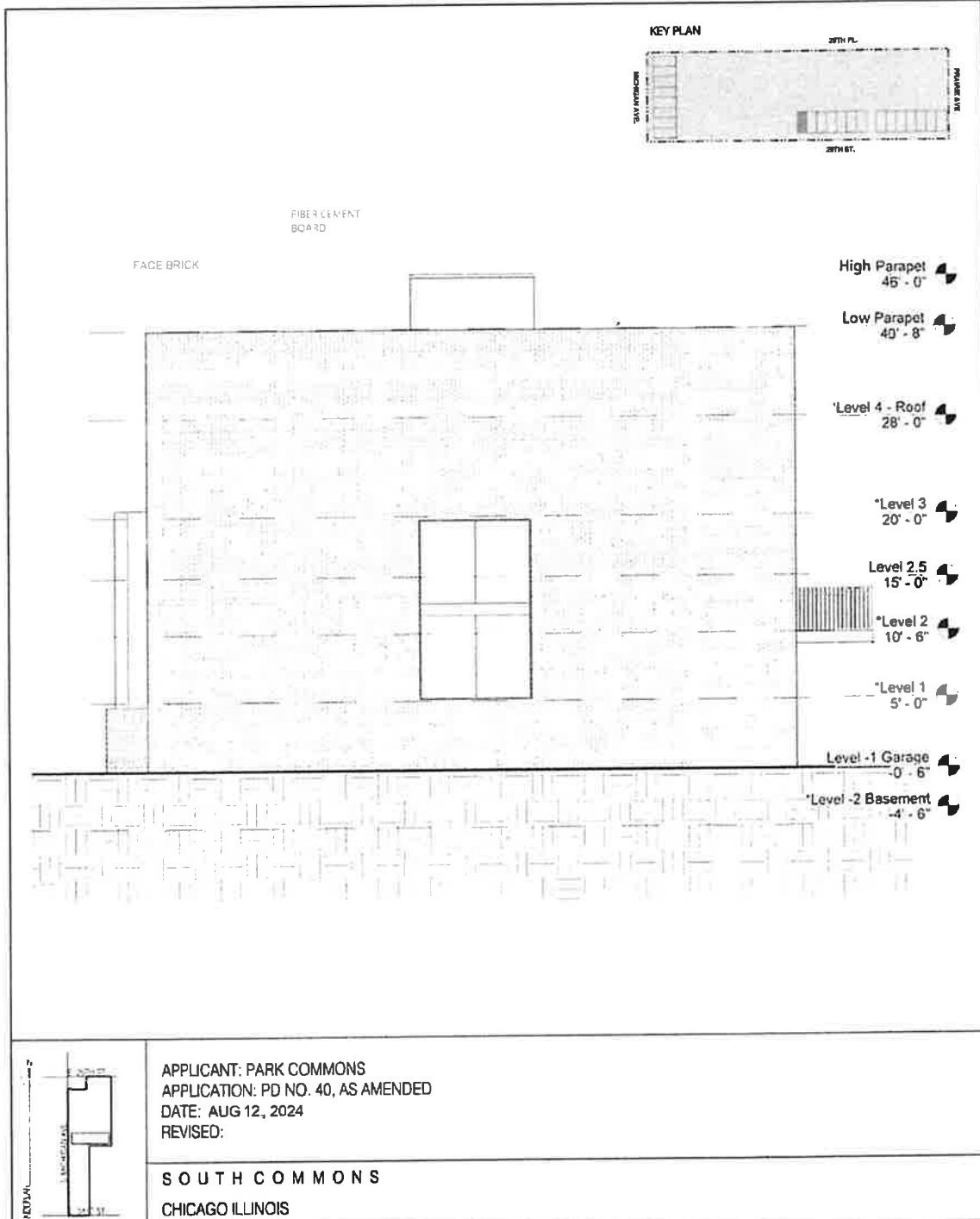


APPLICANT: PARK COMMONS  
APPLICATION: PD NO. 40, AS AMENDED  
DATE: AUG 12, 2024  
REVISED:

S O U T H C O M M O N S  
CHICAGO ILLINOIS

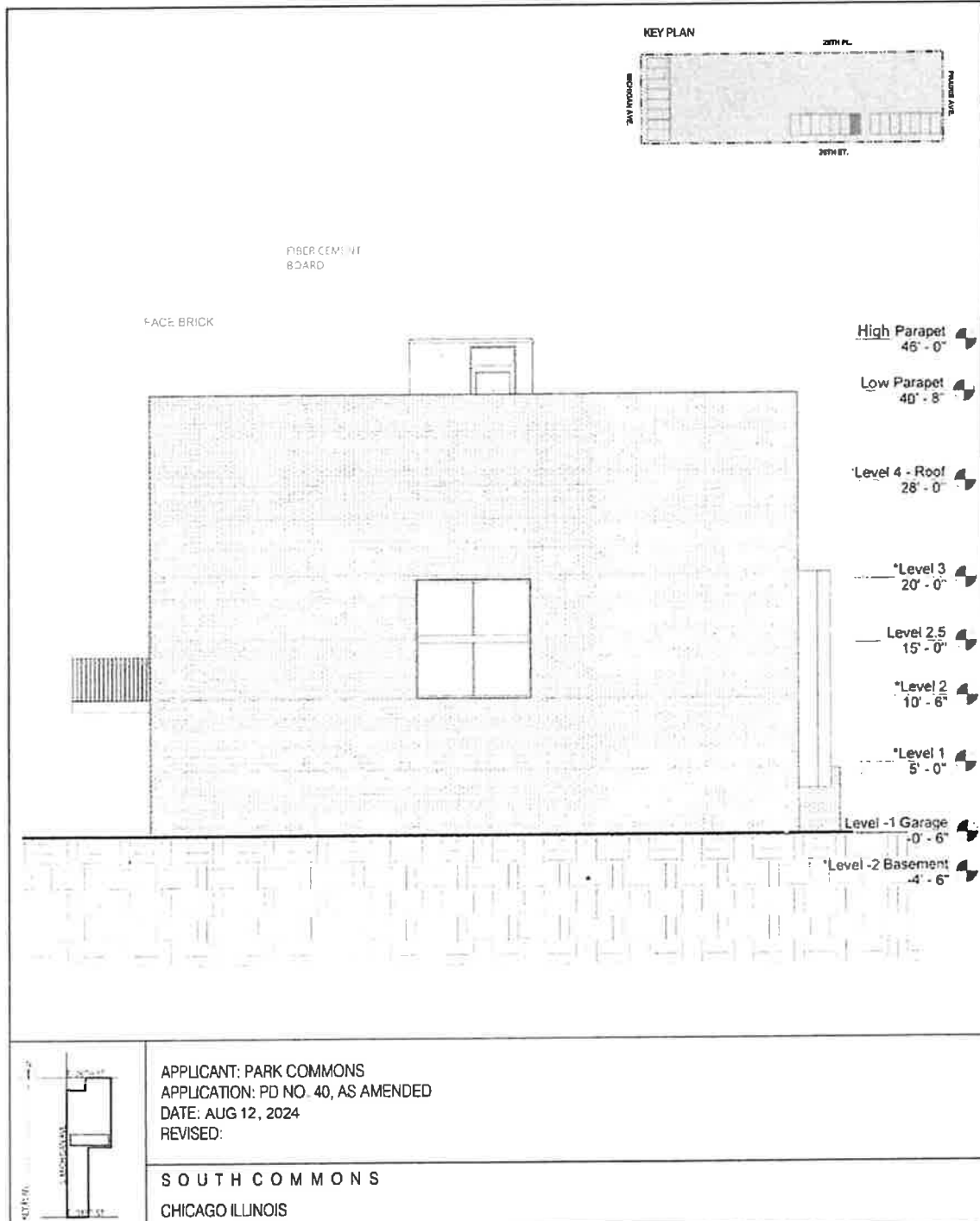
RESIDENTIAL PLANNED DEVELOPMENT NO. 40, AS AMENDED

*EAST*  
SUB AREAS A-3 - TOWN HOMES SIDE ELEVATION



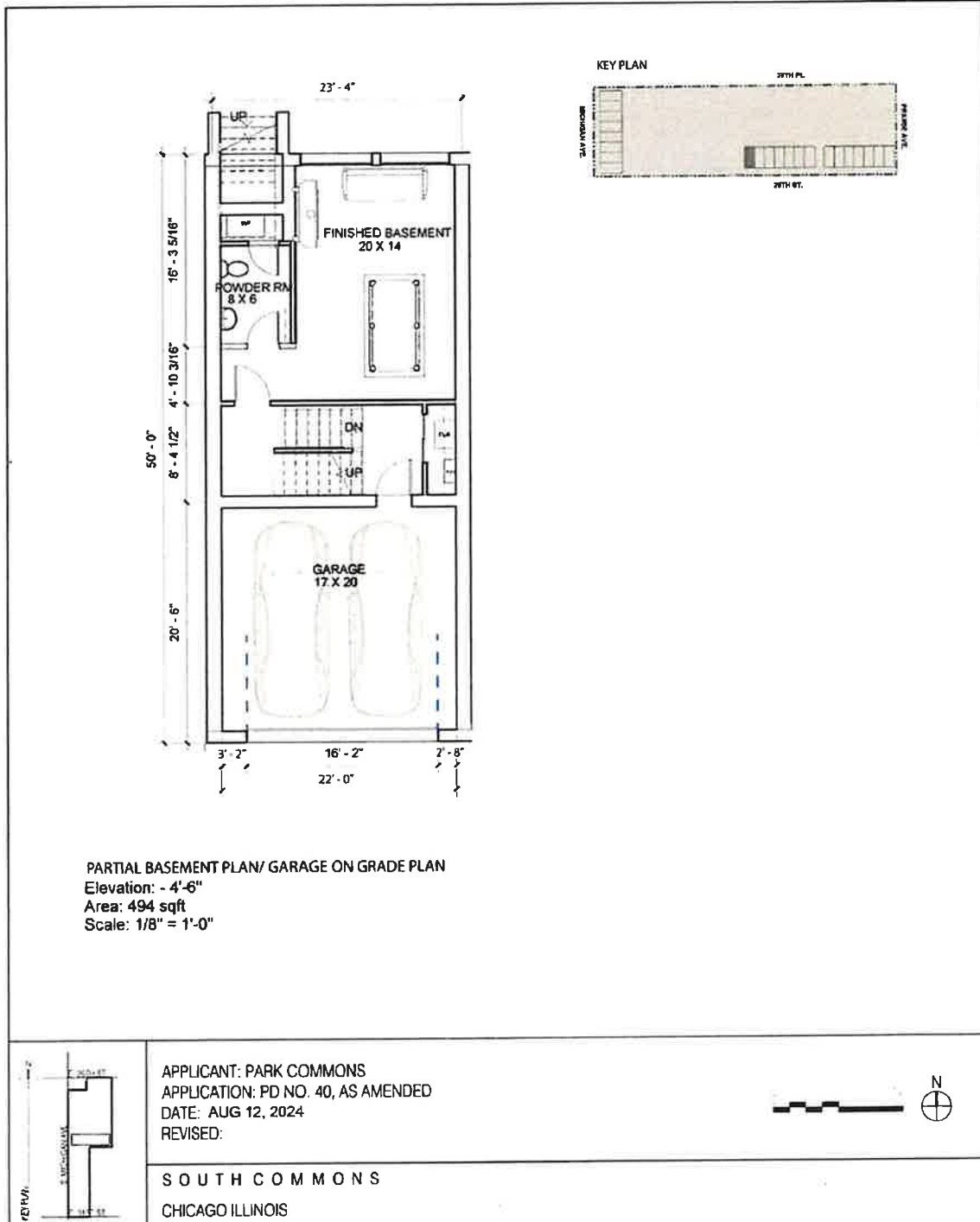
RESIDENTIAL PLANNED DEVELOPMENT NO. 40, AS AMENDED

SUB AREAS A-3 - TOWN HOMES *WEST* SIDE ELEVATION



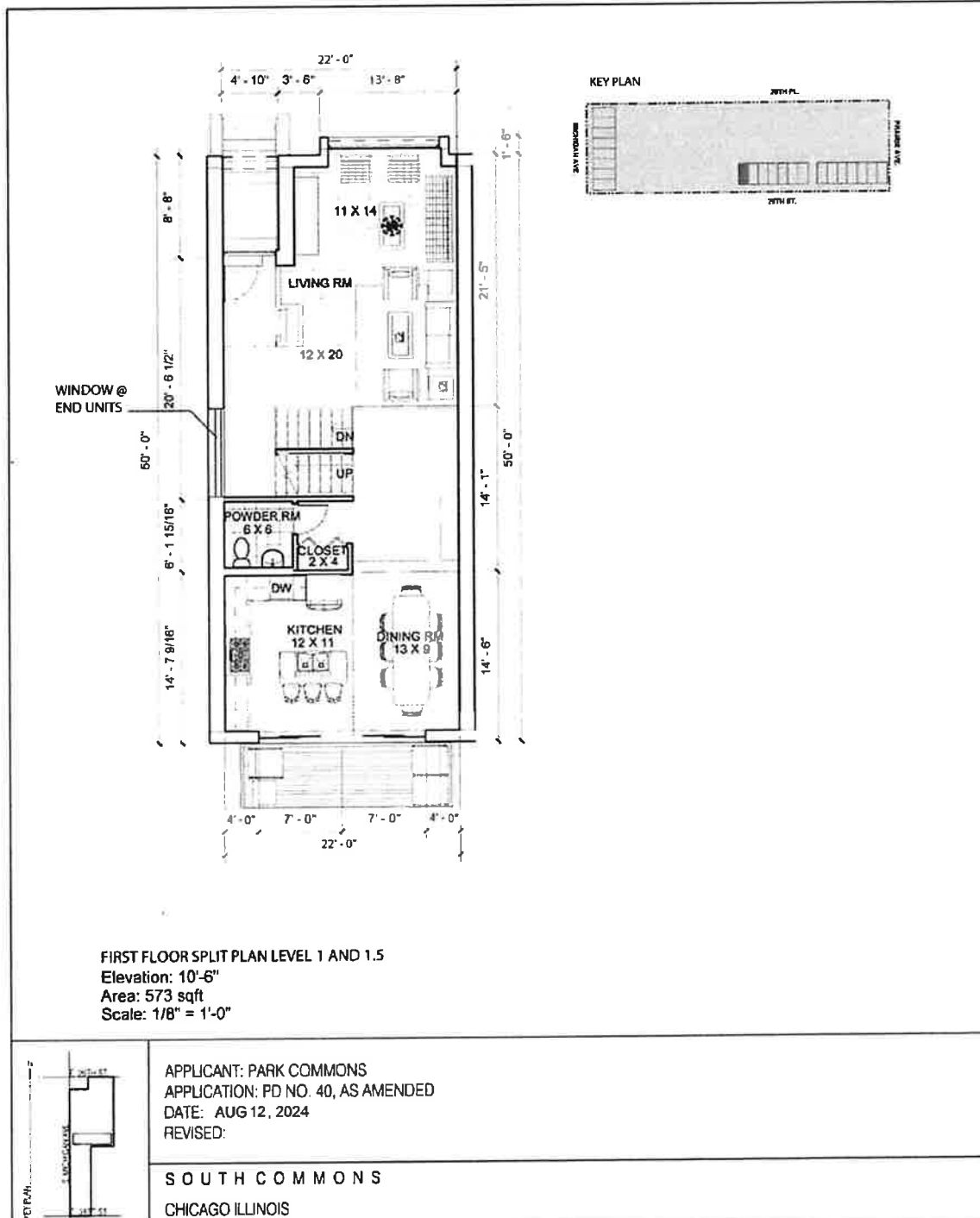
RESIDENTIAL PLANNED DEVELOPMENT NO. 40, AS AMENDED

SUB AREAS A-3 - 29TH ST. TOWNHOME PLANS



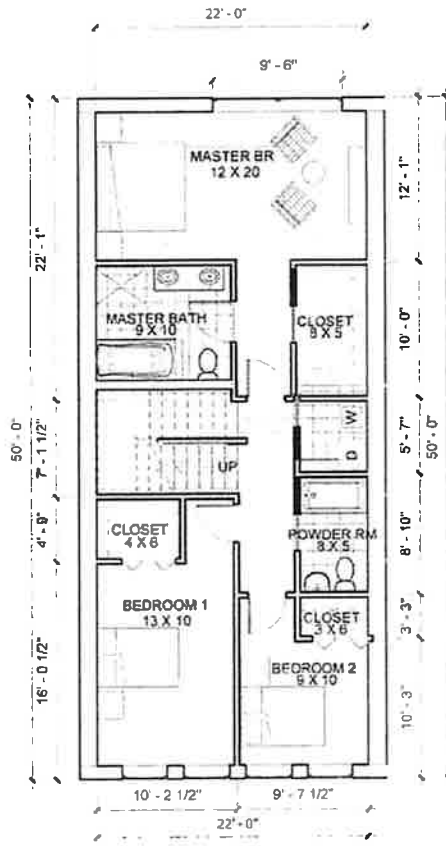
RESIDENTIAL PLANNED DEVELOPMENT NO. 40, AS AMENDED

SUB AREAS A-3 - 29TH ST. TOWNHOME PLANS

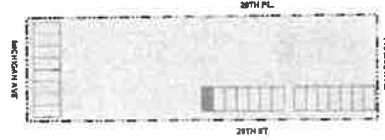


RESIDENTIAL PLANNED DEVELOPMENT NO. 40, AS AMENDED

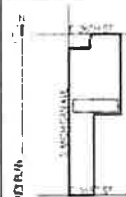
SUB AREAS A-3 - 29TH ST. TOWNHOME PLANS



KEY PLAN



Third Floor Plan  
 Elevation: 20'-0"  
 Area: 986 sqft  
 Scale: 1/8" = 1'-0"

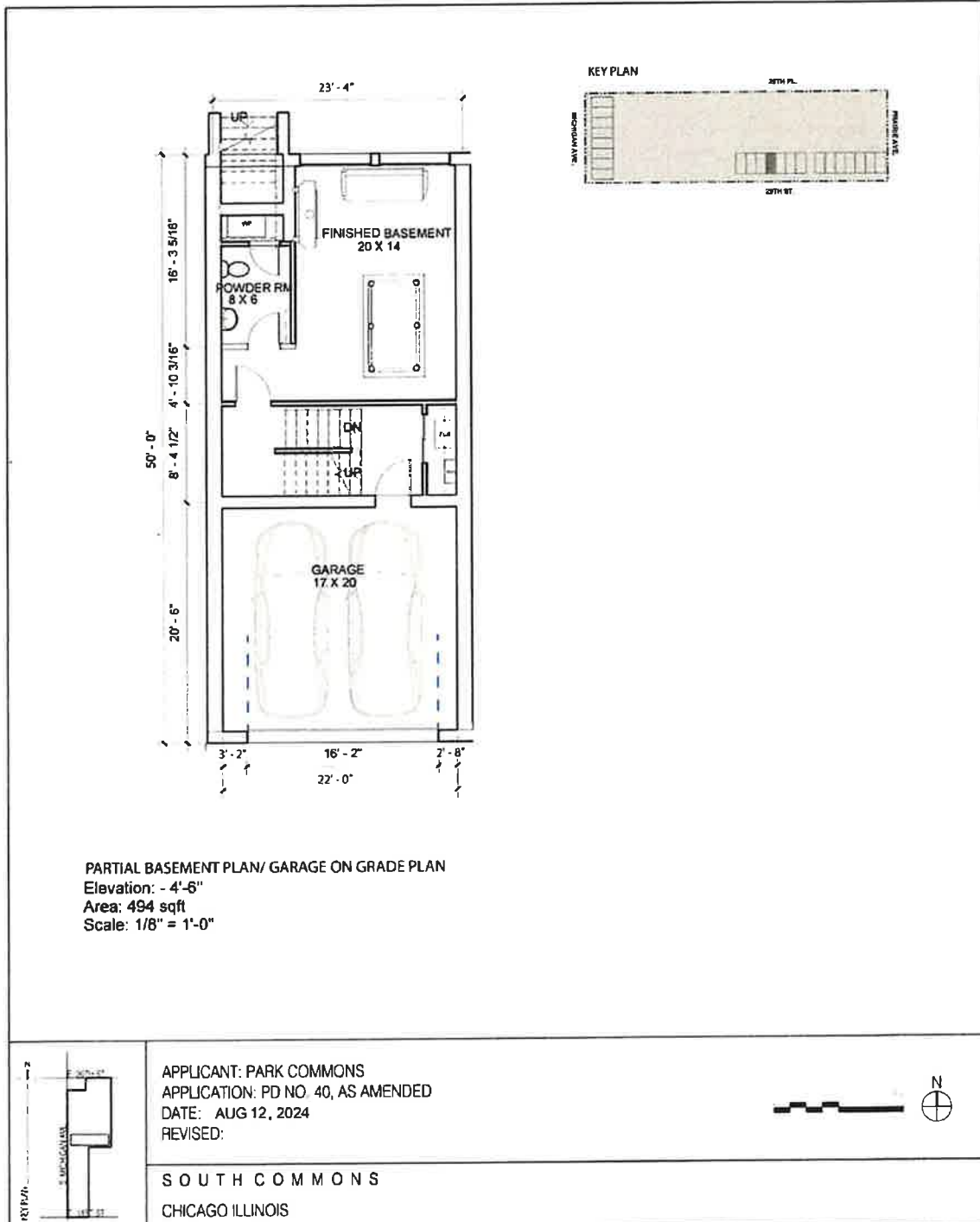


APPLICANT: PARK COMMONS  
 APPLICATION: PD NO. 40, AS AMENDED  
 DATE: AUG 12, 2024  
 REVISED:

SOUTH COMMONS  
 CHICAGO ILLINOIS

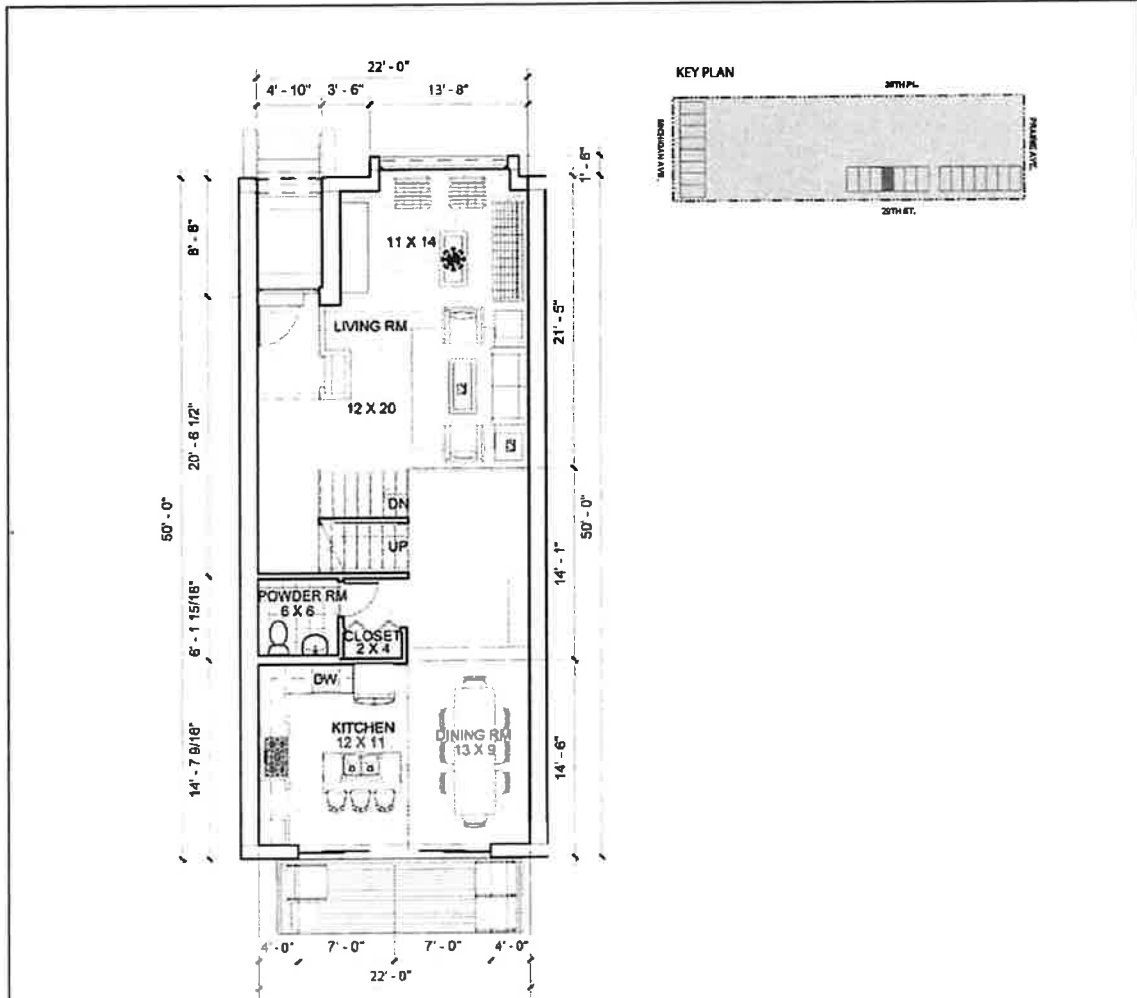
RESIDENTIAL PLANNED DEVELOPMENT NO. 40, AS AMENDED

SUB AREAS A-3 - 29TH ST. TOWNHOME PLANS



RESIDENTIAL PLANNED DEVELOPMENT NO. 40, AS AMENDED

SUB AREAS A-3 - 29TH ST. TOWNHOME PLANS

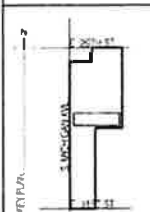


FIRST FLOOR SPLIT PLAN LEVEL 1 AND 1.5

Elevation: 10'-6"

Area: 573 sqft

Scale: 1/8" = 1'-0"



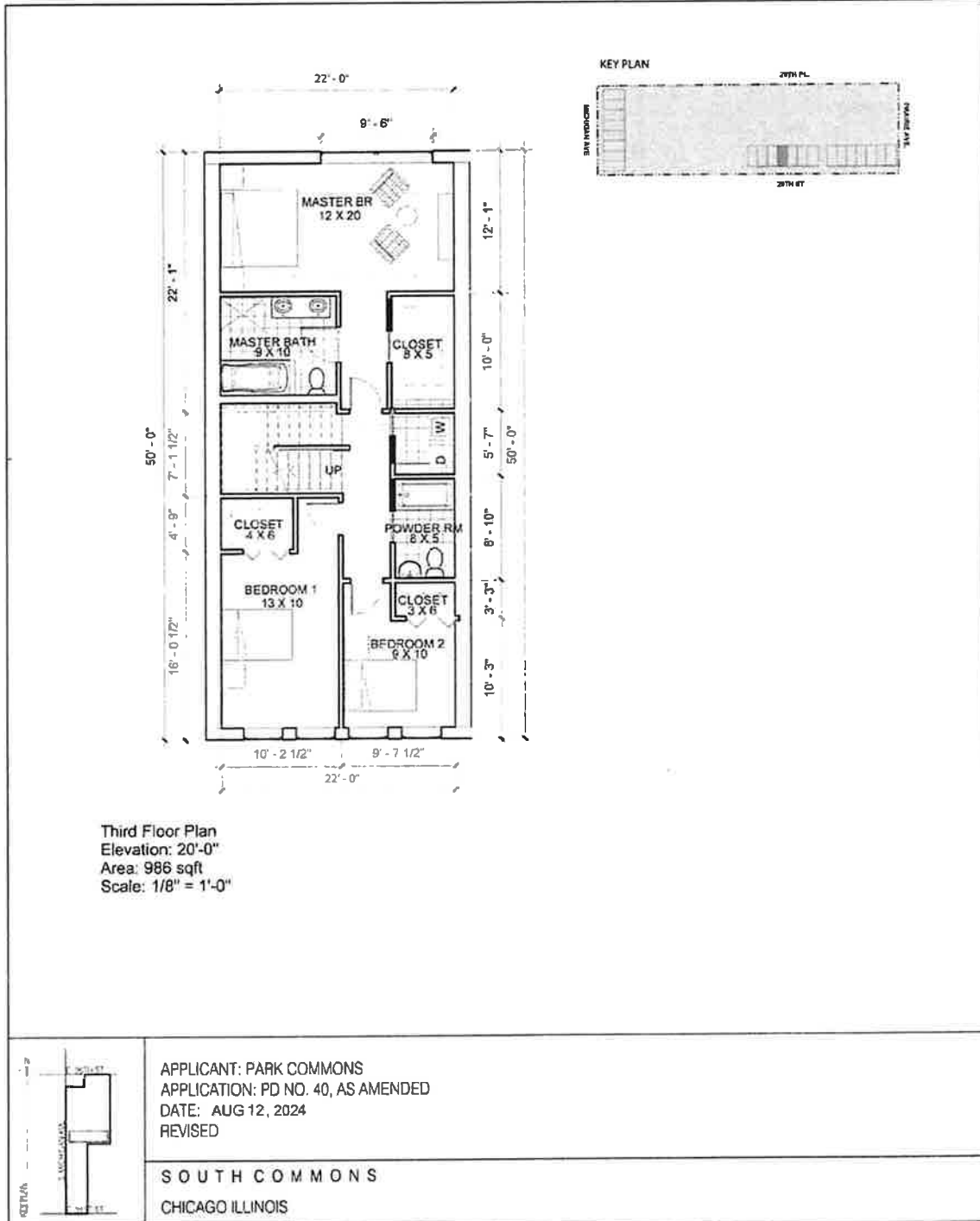
APPLICANT: PARK COMMONS  
 APPLICATION: PD NO. 40, AS AMENDED  
 DATE: AUG 12, 2024  
 REVISED:



SOUTH COMMONS  
 CHICAGO ILLINOIS

RESIDENTIAL PLANNED DEVELOPMENT NO. 40, AS AMENDED

SUB AREAS A-3 - 29TH ST. TOWNHOME PLANS





DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

April 8, 2016

Elvin E. Charity  
Charity & Associates, P.C.  
20 North Clark Street  
Suite 1150  
Chicago, IL 60602

**Re: One-year sunset extension for Residential Planned Development No. 40, South Commons**

Dear Mr. Charity:

Please be advised that your request for a one-year sunset extension to the six-year construction period for Residential Business Planned Development No. 40, as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0612-B of the Chicago Zoning Ordinance and Statement No. 16 of the Planned Development.

PD 40 was amended by the Chicago City Council on March 10, 2010. Statement No. 16 of the Planned Development contains the sunset provisions, which requires substantial construction of the Subarea A townhouse improvements within six years of the effective date of the ordinance. Your client, South Commons, L.L.C., was the original owner of PD 40, Subarea A.

The 2010 amendment divided Subarea A into five separate sub areas, designated Subareas A-1, A-2, A-3, A-4, and A-5. Title to the property within the boundaries of Sub areas A-1 and A-4 was subsequently conveyed to the South Commons Stage One Condominium Association. Title to Sub areas A-1, A-2, and A-5 was subsequently conveyed to a related entity, South Commons Stage One Venture LP. Due primarily to the recent housing crisis and economic downturn, you are requesting a one-year extension of the sunset provisions.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Planned Development No. 40, as amended, I hereby approve a one-year sunset extension from March 10, 2016 to March 10, 2017.

Sincerely,

  
Patricia A. Scudiero  
Zoning Administrator

PAS:PM:tm

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

3/10/2010

REPORTS OF COMMITTEES

16563  
87093

**COMMITTEE ON ZONING.**

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AMENDMENT OF TITLE 17 OF MUNICIPAL CODE BY RECLASSIFICATION OF  
AREA SHOWN ON MAP NO. 6-E.

(As Amended)  
(Application No. 16563)  
(Common Address: E. 28<sup>th</sup> Pl. And S. Michigan Ave.)

[SO2010-861]

The Committee on Zoning submitted the following report:

CHICAGO, March 10, 2010.

To the President and Members of the City Council:

RPID 40,99

Reporting for your Committee on Zoning, for which a meeting was held on February 25, 2010, I beg leave to recommend that Your Honorable Body pass various ordinances transmitted herewith for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of six ordinances which were corrected and amended in their amended form. They are Application Numbers 17009, 17011, 16563, 16737, 16990 and 16833.

At this time, I move for passage of the substitute ordinance transmitted herewith.

Please let the record reflect that Alderman Ginger Rugai abstains from voting on Application Number 17010 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

Respectfully submitted,

(Signed) DANIEL S. SOLIS,  
Chairman.

On motion of Alderman Solis, the said proposed substitute ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

*Yeas* -- Aldermen Fioretti, Dowell, Preckwinkle, Hairston, Lyle, Jackson, Harris, Beale, Pope, Balcer, Cárdenas, Olivo, Foulkes, Thompson, Thomas, Lane, Rugai, Cochran, Brookins, Muñoz, Zalewski, Dixon, Solis, Maldonado, Burnett, E. Smith, Reboyras, Suarez, Waguespack, Mell, Colón, Mitts, Allen, Laurino, Doherty, Reilly, Daley, Tunney, Shiller, Schuler, M. Smith, Moore -- 42.

*Nays* -- None.

Alderman Pope moved to reconsider the foregoing vote. The motion was lost.

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to this ordinance in previous and unrelated matters.

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 Residential Planned Development Number 40 symbols and indications as shown on Map Number 6-E in the area bounded by:

East 26<sup>th</sup> Street; South Prairie Avenue; the south line of East 29<sup>th</sup> Street; the east line of South Indiana Avenue; East 31<sup>st</sup> Street; South Michigan Avenue; and a line 200 feet south of East 26<sup>th</sup> Street and the west line of South Indiana Avenue,

to those of Residential Planned Development Number 40, as amended, which is hereby established in the area specified herein, subject to such use and bulk regulations as are set forth in the Residential Planned Development Statements attached hereto.

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

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

*Residential Planned Development No. 40, As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as Residential Planned Development Number 40, as amended (the "Planned Development") consists of approximately one million one hundred seventy-eight thousand five hundred forty-three and eighty-two hundredths (1,178,543.82) square feet (twenty-seven and five hundredths (27.05) acres) of net site

area (the "Property"), as depicted on the attached Planned Development Boundary and Property Line Map. The Property within the Planned Development is divided into three (3) subareas as indicated on the attached Subarea Boundary Map as Subareas A, B and C. Subarea A is further divided into Subareas A-1, A-2, A-3, A-4 and A-5 as delineated and depicted on the attached Subareas A-1, A-2, A-3, A-4 and A-5 Site Plan. The portion of the Property identified and designated Subareas A-1, A-2, A-3, A-4, and A-5 is owned and/or controlled by South Commons, L.L.C., an Illinois limited liability company ("the Applicant").

2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of any portion of the Property shall require a separate submittal on behalf of the owner of such affected portion of the Property or its successors, assignees, or grantees and approval by the City Council.
3. The requirements, obligations, and conditions contained within this Planned Development Number 40, as amended, shall be binding upon the Applicant, its successors and assigns (including any condominium or homeowners' association which is formed), grantees and lessees, and, if different than the Applicant, the legal titleholders or any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns (including any homeowners' association which is formed) and, if different than the Applicant, the legal titleholder or any ground lessors. Furthermore, if applications for amendments, modifications or changes (administrative, legislative, or otherwise) to this Planned Development affecting the Property or exclusively affecting any subarea described in this Planned Development, then, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property or subarea, as applicable, shall be under single ownership or under single designated control at the time such application for amendments, modifications or changes (administrative, legislative, or otherwise) to this Planned Development are made. Single designated control for purposes of this paragraph 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 of the owners (or designated controlling parties) of the Property or subarea, as applicable (or where a condominium or homeowners' association is formed, on behalf of the condominium owners or homeowners, by said association).
4. This Planned Development consists of these sixteen (16) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary Map; a Subarea Boundary Map; a Subarea A Property Line Map; a Subareas A-1, A-2, A-3, A-4 and A-5 Site Plan; a Subarea A Final

Landscape Plan; a Subarea A-1 -- Phase 1 Landscape Plan; and Subarea A Buildings 1, 2 and 3, and 4 and 5 Elevations prepared by Johnson & Lee, Ltd. dated January 21, 2010. A full size set of the Subareas A-1, A-2, A-3, A-4 and A-5 Site Plan, Subarea A Landscape Plan and Subarea A Building Elevations are on file with the Department of Zoning and Land Use Planning.

5. The following uses shall be permitted within the area delineated by this Planned Development:
  - Subarea A: townhouses, accessory parking, and non-accessory parking; and
  - Subareas B and C: townhouses, multi-unit residential, elderly housing, recreational uses, accessory off-street parking, and related uses.
6. On-premise identification signs shall be permitted within the Planned Development subject to the review and approval by the Department of Zoning and Land Use Planning. Temporary signs such as construction and marketing signs shall also be permitted subject to the review and approval by the Department of Zoning and Land Use Planning. Off-premises signs shall not be permitted in the Planned Development.
7. Any service drives or any other means of ingress or egress, including for emergency vehicles shall be adequately designed and paved in accordance with the provisions of the Municipal Code and the regulations of the Department of Transportation in effect at the time of construction. Off-street parking and ingress and egress shall be subject to the review and approval of the Departments of Transportation, and Zoning and Land Use Planning. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. 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.
8. For purposes of height measurement and determination, the definitions in the Chicago Zoning Ordinance shall apply. In addition to the maximum height limitations for any building or any appurtenance thereto set forth in this Planned Development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. The maximum permitted floor ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.

10. Improvements within the boundaries of Subarea A of the Property may be constructed in multiple phases and shall be designed and installed in substantial conformance with the Subareas A-1, A-2, A-3, A-4 and A-5 Site Plan, Subarea A-1 -- Phase 1 Landscape Plan, Subarea A Landscape Plan and Subarea A Building Elevations. The first phase of the improvements contemplated within the area of Subarea A-1 of the Property is delineated by the Subarea A1 -- Phase 1 Landscape Plan and contemplates the construction of surface parking containing seventy-one (71) parking spaces within the boundaries of Subarea A-1, together with the planting of grass within, and the installation of a decorative metal fence surrounding, the remaining area of Subarea A in accordance with the Subarea A-1 -- Phase 1 Landscape Plan. Up to one hundred two (102) additional surface parking spaces are contemplated for subsequent phases within Subareas A-4 and A-5, as delineated by the Subareas A-1, A-2, A-3, A-4 and A-5 Site Plan. Up to thirty-eight (38) townhomes with accessory parking (the "Residential Phase") are contemplated to be constructed within the area of Subareas A-2 and A-3 of the Property as delineated by the Subareas A-1, A-2, A-3, A-4 and A-5 Site Plan and the Subarea A Landscape Plan. Improvements in all areas of the Property shall be designed and installed in substantial conformance with the Bulk Regulations and Data Table attached hereto and made a part hereof. All landscaping contemplated by the Subarea A Landscape Plan shall be installed and maintained at all times in accordance with the Subarea A Landscape Plan. Notwithstanding any statement to the contrary, this Planned Development shall be subject to the provisions of Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening. In any instance where a provision of the Planned Development conflicts with landscape and screening provisions of the Chicago Zoning Ordinance, the Chicago Zoning Ordinance shall control. Nothing in this Planned Development is intended to waive the applicability of the landscape and screening provisions of the Chicago Zoning Ordinance.
11. The Applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
12. The City of Chicago established a Part II Review Fee in the amount of Zero and 25/100 Dollars (\$0.25) per square foot for the total buildable square feet (floor area). The Part II Review Fee will be assessed by the Department of Zoning and Land Use Planning during the actual Part II Review. The fee as determined by the Department of Zoning and Land Use Planning staff at that time is final and binding on the Applicant and must be paid to the Department of Zoning and Land Use Planning prior to the issuance of any Part II approval.
13. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Zoning and Land Use Planning, upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Zoning and Land Use Planning that such a modification is minor in nature, appropriate, and consistent with

the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this statement by the Commissioner of the Department of Zoning and Land Use Planning shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611-A of the Chicago Zoning Ordinance.

14. The applicant acknowledges that it is in the public interest to design, construct and renovate all buildings in a manner that provides healthier environments, reduces operating costs and conserves energy and resources. Townhouses constructed in Subareas A-2 and A-3 shall be certified under either the L.E.E.D. (Leadership in Energy and Environmental Design), Energy Star, or Chicago Green Homes programs. Also, said townhouses that have common and contiguous roof space without private access to the roofs shall have a vegetated ("green") roof over at least fifty percent (50%) of the net roof area.
15. The Applicant acknowledges that it is in the public interest to design, construct and maintain the buildings to be constructed within this Planned Development in a manner which promotes, enables, and maximizes universal access throughout the Property. Plans for all buildings and improvements to be constructed on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") 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 17-13-0610 of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
16. Unless substantial construction of the townhome improvements within Subarea A, as contemplated hereunder by this Planned Development has commenced within six (6) years following adoption of this Planned Development, and unless completion thereof is diligently sought, then this Planned Development shall expire and the zoning of the Property shall automatically revert to that of the pre-existing Residential Planned Development Number 40, as amended, December 21, 1970. The six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department of Zoning and Land Use Planning determines that good cause for an extension is shown.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary Map; Subarea Boundary Map; Subarea A -- Property Line Map; Subareas A-1, A-2, A-3, A-4 and A-5 -- Site Plan; Subarea A -- Final Landscape Plan; Subarea A-1, Phase 1 -- Landscape Plan; Subarea A -- Building 1 -- Elevations; Subarea A -- Buildings 2 and 3 -- Elevations; Subarea A -- Buildings 4 and 5 -- Elevations; and Chicago Builds Green Form referred to in these Plan of Development Statements printed on pages 87101 through 87114 of this *Journal*.]

16563

3/10/2010

REPORTS OF COMMITTEES

87099

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

*Residential Planned Development No. 40, As Amended.*

*Plan Of Development*

*Bulk Regulations And Data Table.  
(By Subarea)*

Gross Site Area = Net Site Area [1,178,544 square feet (27.06 acres)] + Area of Public Right-of-Way [376,794 square feet (8.65 acres)] = 1,555,338 square feet (35.71 acres)

	Subarea A	Subarea B	Subarea C	Total
Net Site Area:	154,389.5 square feet (3.54 acres)	277,611.17 square feet (6.37 acres)	746,543.15 square feet (17.14 acres)	1,178,544 square feet (27.06 acres)
Area To Be Dedicated:	N/A	N/A	N/A	N/A
General Description of Land Uses:	Rowhouses/Town houses and Accessory and Non-Accessory Parking	Rowhouses/Town houses, Private Recreation Facilities and Accessory Parking and Related Uses	Elevator Apartments, Walk-up Apartments, Housing for Elderly Persons and Private Recreation Facilities and Accessory Parking and Related Uses	
Maximum Permitted F.A.R.:	0.6	0.7	2.0	1.5
Maximum Number of Dwelling Units:	38	90	1,529	1,657
Maximum Percentage of Land Coverages:	In accordance with Site Plan	30%	20%	25%

	Subarea A	Subarea B	Subarea C	Total
Minimum Periphery Setbacks:	In accordance with Site Plan	See Below	See Below	--
Minimum Distance Between Buildings:	In accordance with Site Plan	See Below	See Below	--

Minimum Number Of Parking Spaces Provided: 1,197

Minimum Parking Requirements:

Rowhouses/Townhouses: 100% (one space for each unit)

Elevator Apartments: 75% for bedroom units and 50% for efficiency units

Minimum Number of Off-Street Loading Berths:

Elevator Apartments -- between 10,000 square feet and 200,000 square feet of floor area, one loading berth;  
Each additional 200,000 square feet of floor area, one loading berth

Minimum Setbacks (Subareas B and C):

	Front Yard	Side Yard
Rowhouses/Townhouses:	15 feet	7.5 feet
Elevator Apartments:	25 feet	20 feet

Minimum Distances between building Front and Rear Walls (Subareas B and C):

Rowhouses/Townhouses: 50 feet

Elevator Apartments: 80 feet

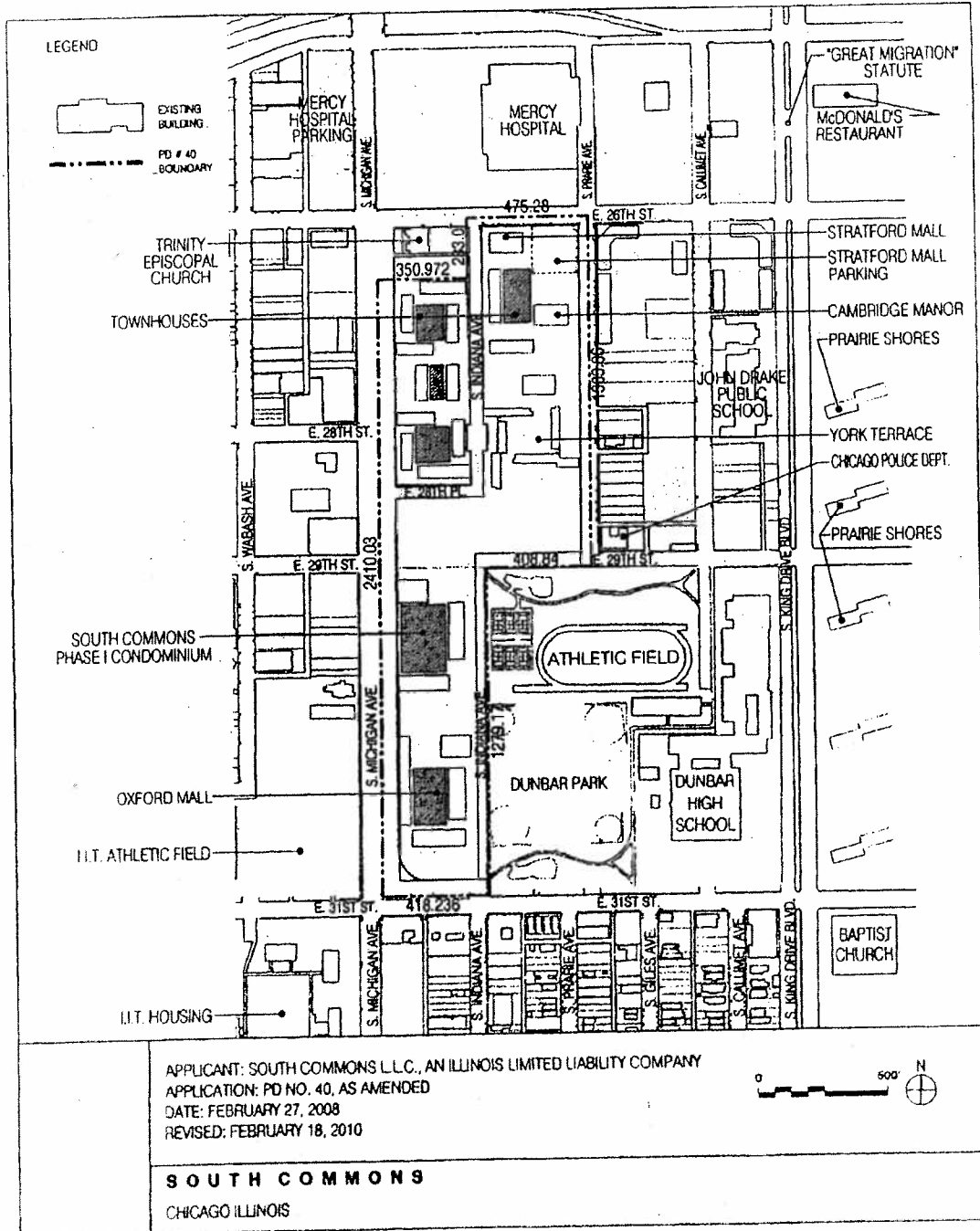
Minimum Distances between Building Front and Side Walls (Subareas B and C):

Rowhouses/Townhouses: 15 feet

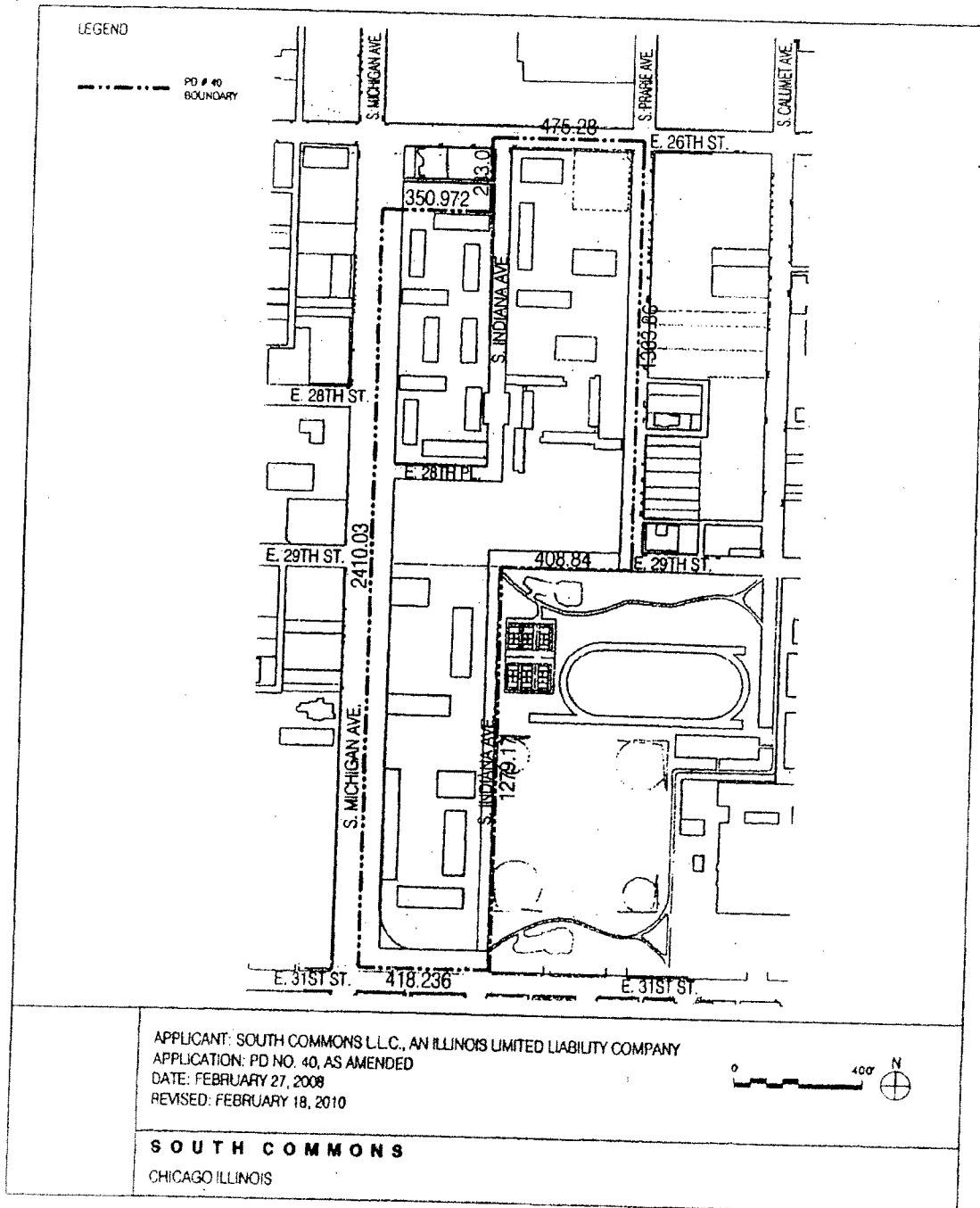
Elevator Apartments: 40 feet



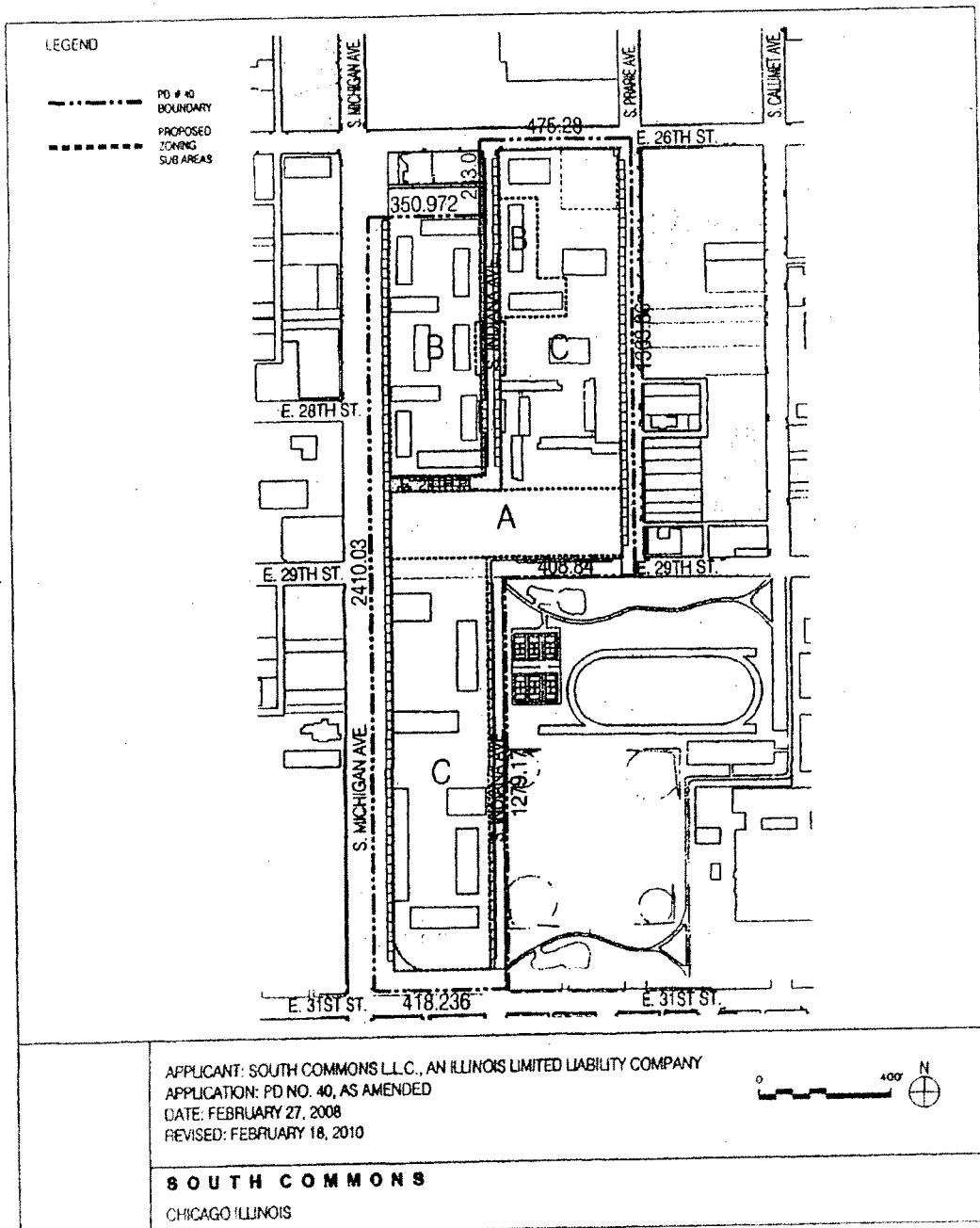
Existing Land-Use Map.



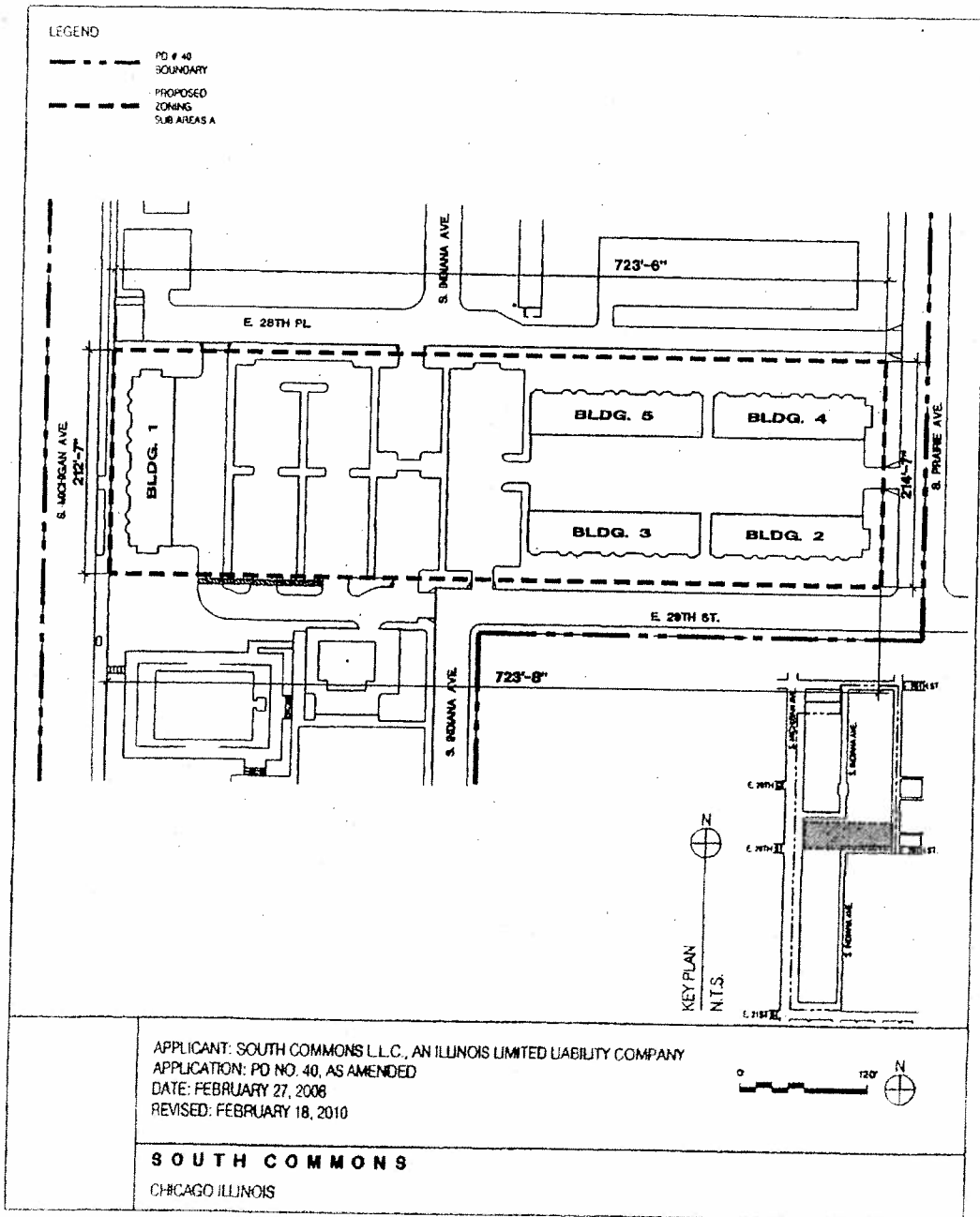
Planned Development Boundary Map.



Subarea Boundary Map.

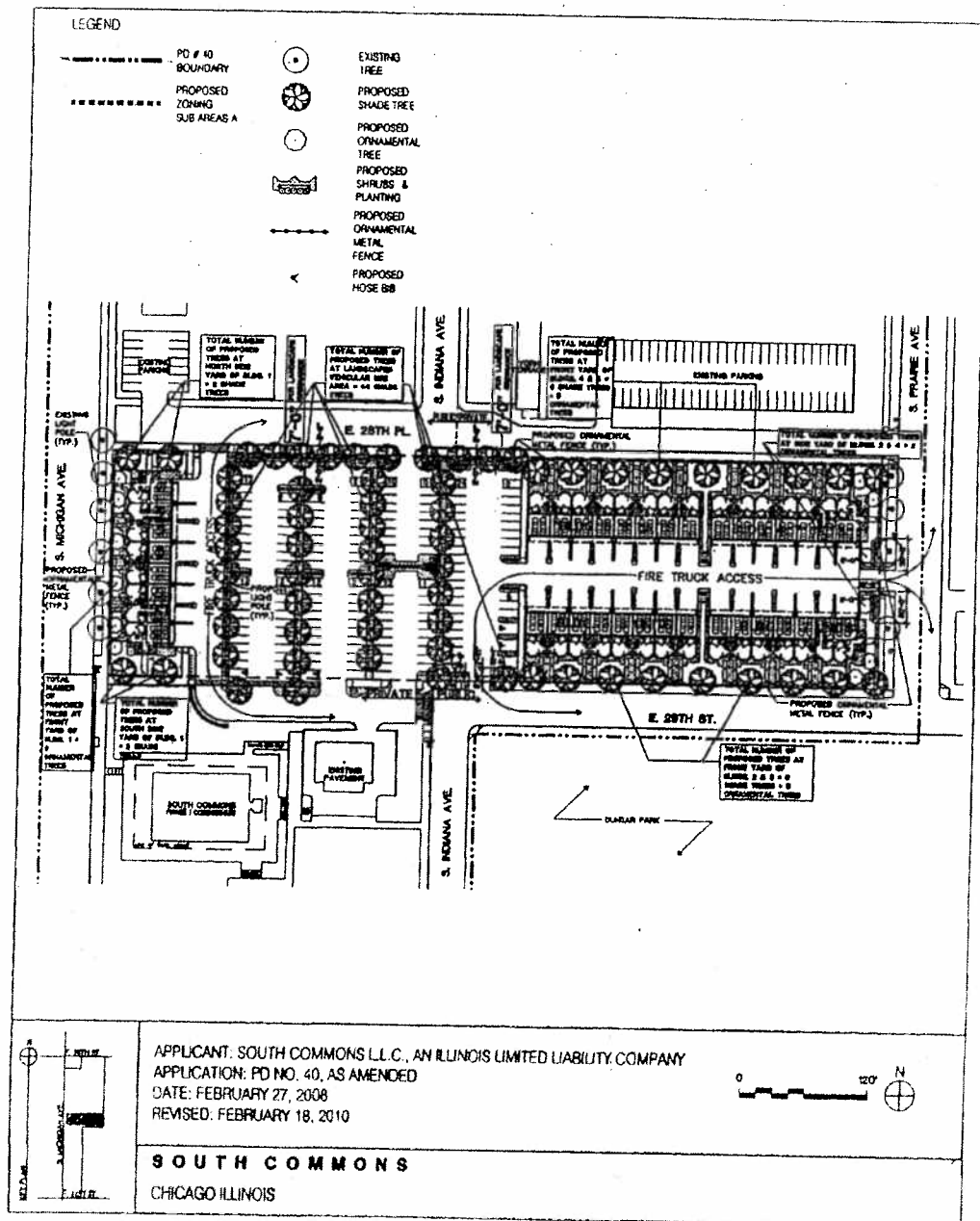


Subarea A -- Property Line Map.

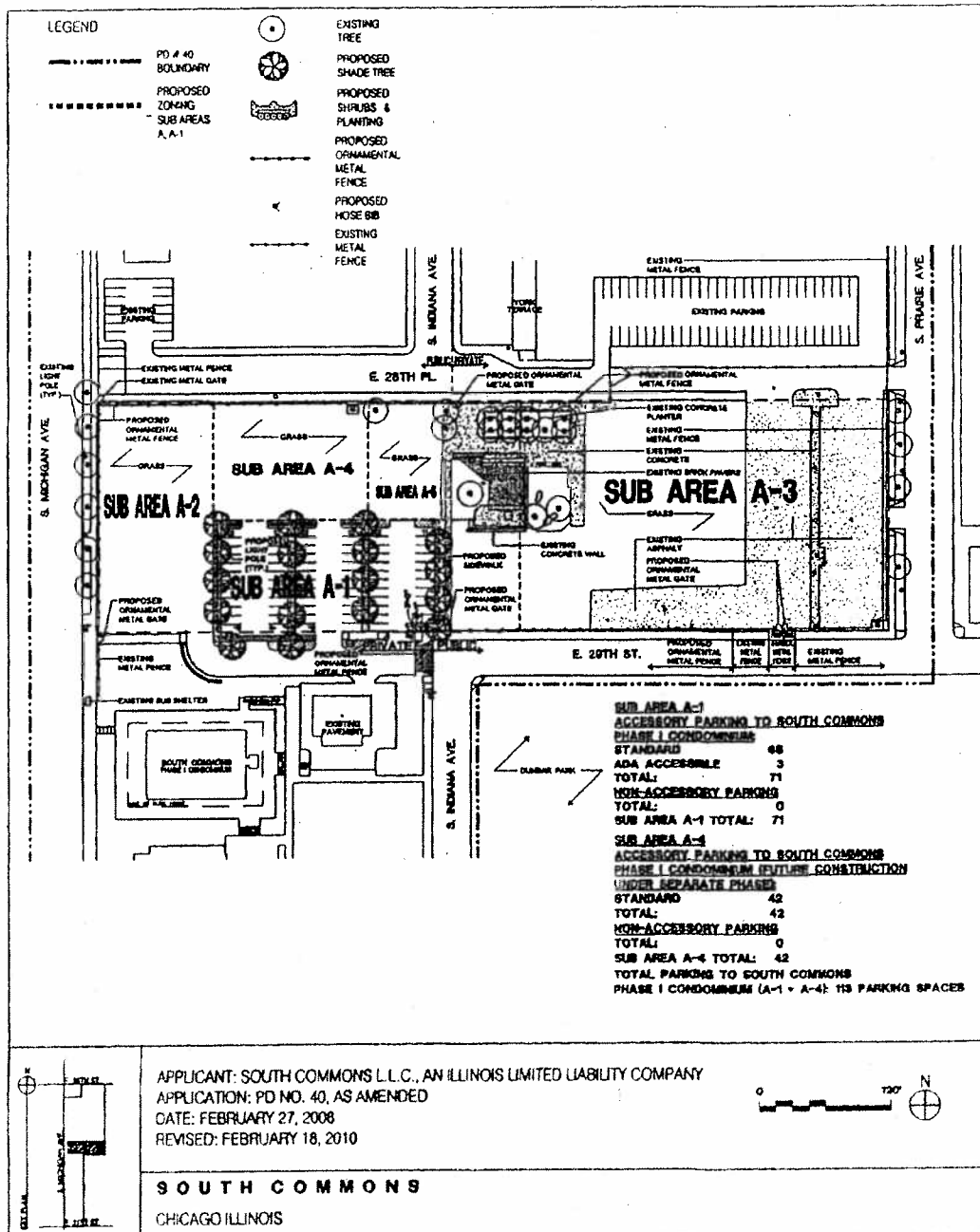




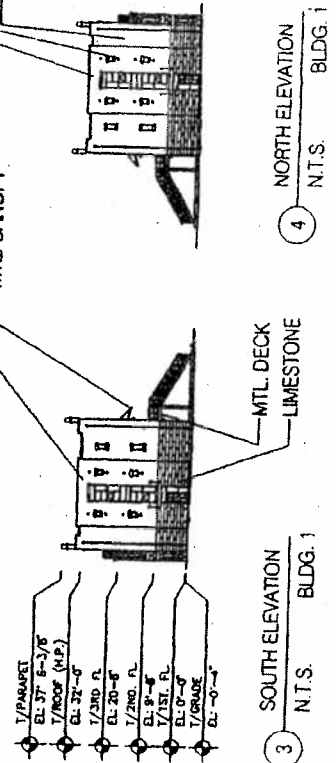
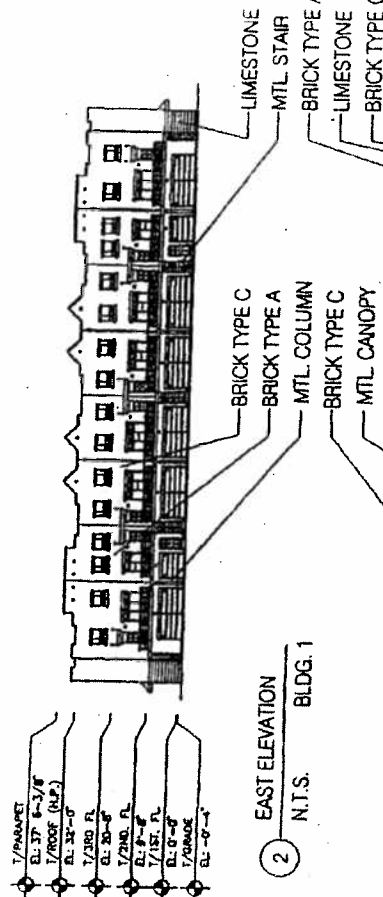
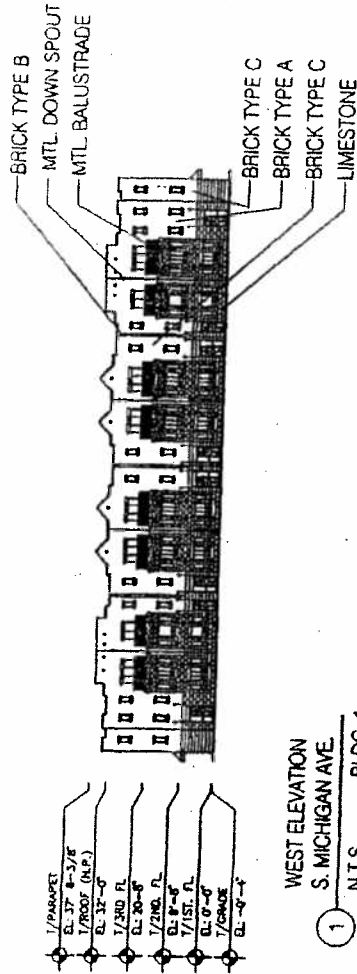
Subarea A -- Final Landscape Plan.



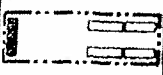
Subarea A-1, Phase 1 -- Landscape Plan.



Subarea A -- Building 1 -- Elevations.



TOTAL BUILDING AREA:  
6,853.78 G.S.F. X 3 FLOORS  
= 20,561.34 G.S.F.



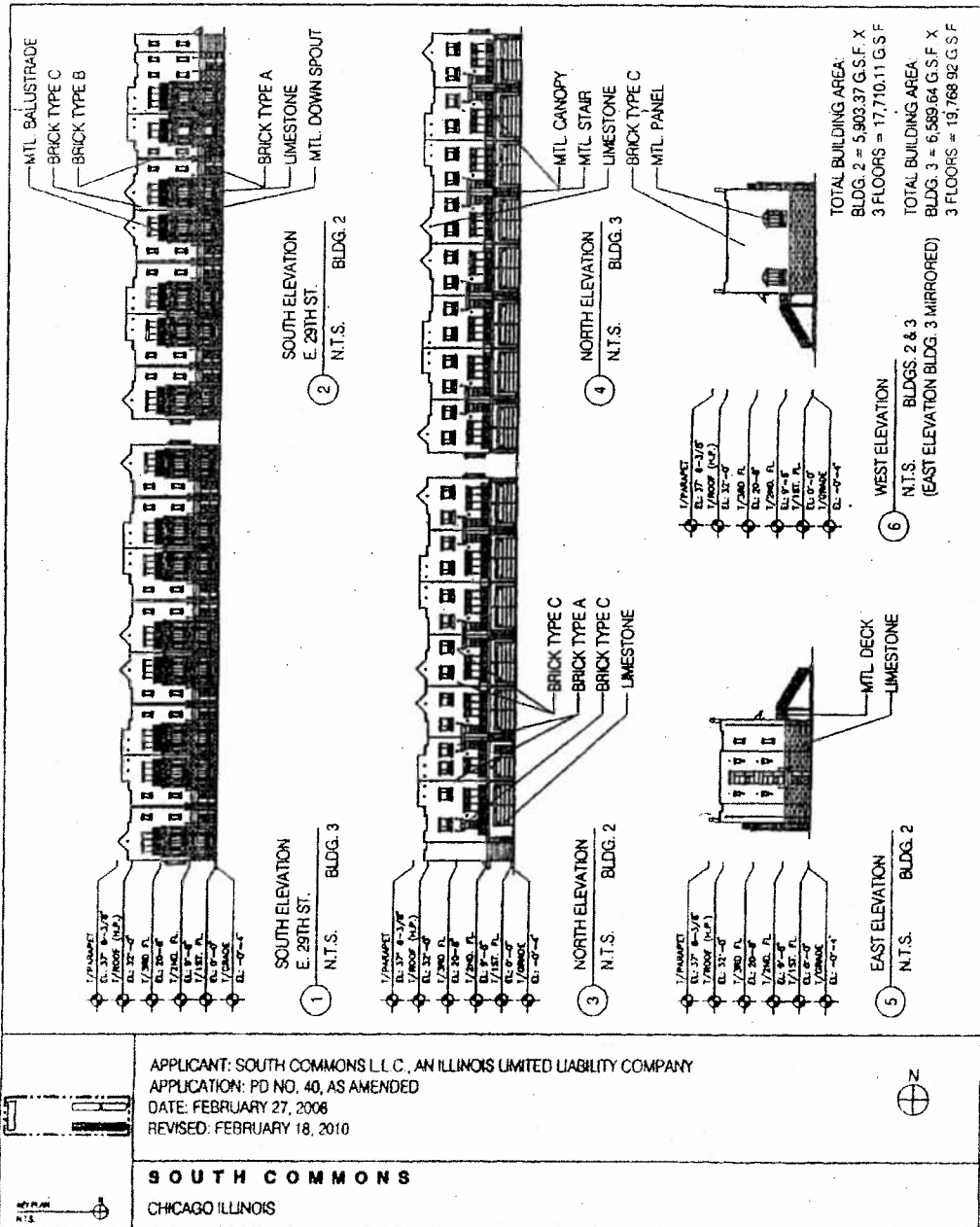
KEY PLAN  
N.T.S.

APPLICANT: SOUTH COMMONS L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY  
APPLICATION: PD NO. 40, AS AMENDED  
DATE: FEBRUARY 27, 2008  
REVISED: FEBRUARY 18, 2010

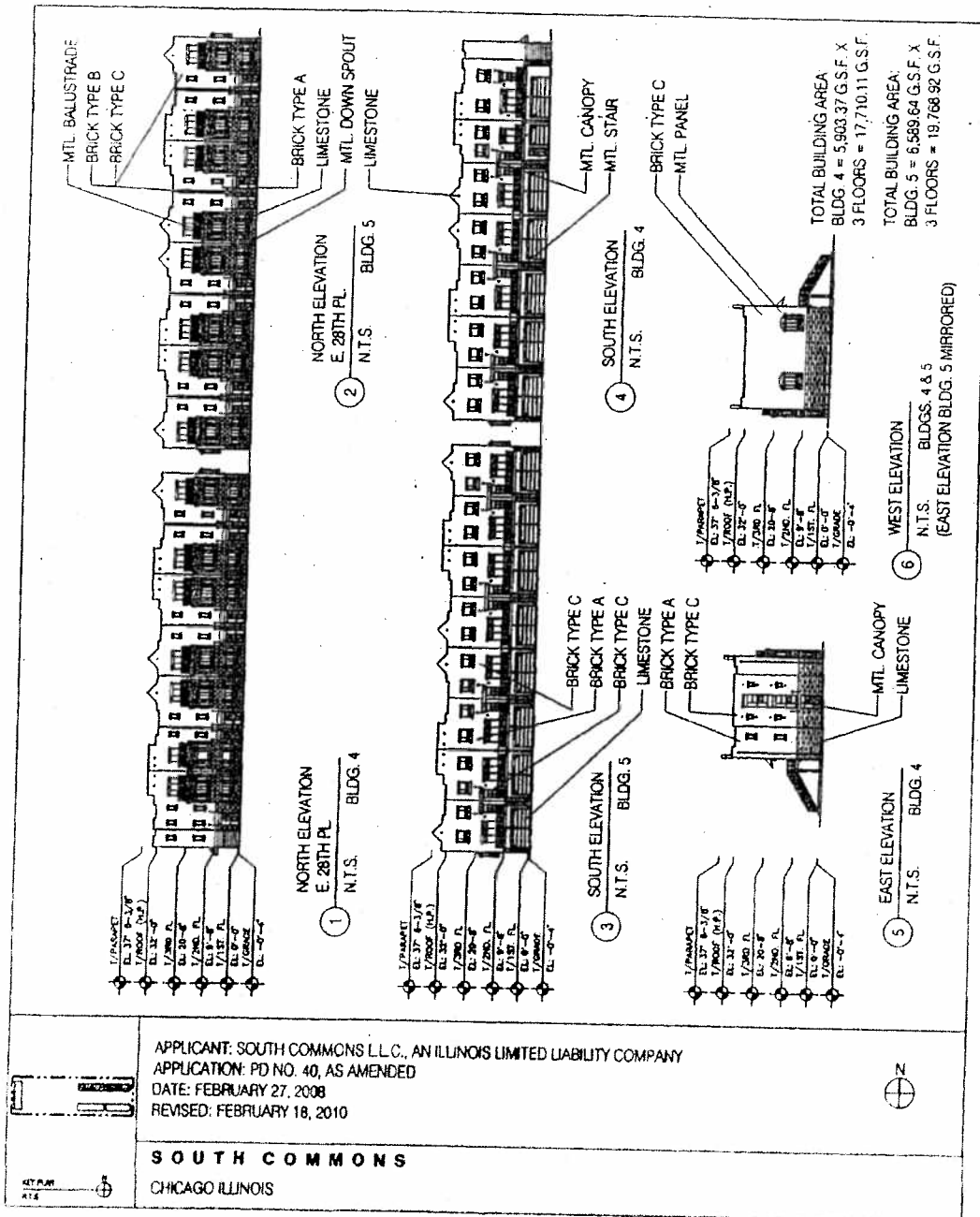


**SOUTH COMMONS**  
CHICAGO ILLINOIS

Subarea A -- Buildings 2 And 3 -- Elevations.

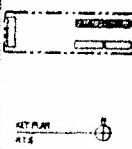


Subarea A -- Buildings 4 And 5 -- Elevations.



APPLICANT: SOUTH COMMONS L.L.C., AN ILLINOIS LIMITED LIABILITY COMPANY  
 APPLICATION: PD NO. 40, AS AMENDED  
 DATE: FEBRUARY 27, 2008  
 REVISED: FEBRUARY 18, 2010

**SOUTH COMMONS**  
 CHICAGO ILLINOIS



Chicago Builds Green Form.  
(Page 1 of 3)

Project Name:

South Commons - Sub Area A

Project Location:

\* Street Number (if the address only includes one street number, please fill only the cell "From"):

From*	To*	Direction:	Street Name:	Select Street Type:
2830	2900	S	Michigan	Ave

Ward No: Community Area No:  
4

Project Type:

Check applicable:

Planned Development     Redevelopment Agreement     Zoning Change

PD No: 40    RDA No:    From:    To:

Public project     Landmark

Project Size:

Total land area in sq.ft.:	Total building(s) footprint in sq.ft.:	Total vehicular use area in sq.ft.:
154,389.5 S.F.	31,839.8 S.F.	47,906.6 S.F.

DPD Project Manager:

Enter First Name Last Name  
Frederick Deters

BG/GR Matrix:

Select project category:  
Res. 4 or more TH

Financial Incentives:

Check applicable:

TIF     Empowerment Zone Grant     Class L  
 GRIF     Ind. Dev. Revenue Bonds     Class 6b  
 SBIF     Bank Participation Loan     DOH  
 Land Sale Write Down

Density Bonus:

Check applicable:

Public plaza & pocket park     Water features in a plaza or pocket park  
 Chicago Riverwalk improvements     Setbacks above the ground floor  
 Winter gardens     Lower level planting terrace  
 Indoor through-block connection     Green roof  
 Sidewalk widening     Underground parking and loading  
 Arcades     Concealed above-ground parking

Chicago Builds Green Form.  
(Page 2 of 3)

Landscaping:

7' Landscape Setback

Square footage:	2,279	2,279 S.F.
-----------------	-------	------------

Interior Landscape Area

Square footage:	10% of total vehicular use area	4,790 S.F.
-----------------	---------------------------------	------------

No. of Interior Trees

	38	44*
--	----	-----

No. of Parkway Trees

	0	10**
--	---	------

Open Space:

River Setback

Square footage:	0	0
-----------------	---	---

Private Open Space

Square footage:	0	0
-----------------	---	---

Privately developed Public Open Space

Square footage:	0	0
-----------------	---	---

Stormwater Management (At-grade volume control):

Permeable paving

Square footage:	50,375.5 S.F.
-----------------	---------------

Raingarden

Check applicable:

Filter strip

Bioswale

Detention pond

Native landscaping

Square footage:	0
-----------------	---

Rain-water collection cistern/barrel

Gallons:	0
----------	---

Total impervious area reduction

Square footage:	50,375.5 S.F.
-----------------	---------------

Other sustainable surface treatments:

Green roof

Square footage:	0	0
-----------------	---	---

Energy Star roof

Square footage:	0	30,897.8 S.F.
-----------------	---	---------------

High-albedo pavement

Square footage:	5,084.6 S.F.
-----------------	--------------

Transportation:

No. of accessory parking spaces

	38	185
--	----	-----

Total no. of parking spaces (Accessory + Non-Acc.)

		245
--	--	-----

No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)

	0	0
--	---	---

No. of bicycle parking

	0	36
--	---	----

Within 600 ft of CTA or Metra station entrance

Check if applicable:

Chicago Builds Green Form.  
(Page 3 of 3)

**Building Certification:**

- |                                  |                                     |                                     |
|----------------------------------|-------------------------------------|-------------------------------------|
| Energy Star building             | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> |
| LEED certification               | <input type="checkbox"/>            |                                     |
| LEED Certified                   |                                     | <input type="checkbox"/>            |
| LEED Silver                      |                                     | <input type="checkbox"/>            |
| LEED Gold                        |                                     | <input type="checkbox"/>            |
| LEED Platinum                    |                                     | <input type="checkbox"/>            |
| Chicago Green Homes              | <input type="checkbox"/>            |                                     |
| Chicago Green Homes [one-star]   |                                     | <input type="checkbox"/>            |
| Chicago Green Homes [two-star]   |                                     | <input type="checkbox"/>            |
| Chicago Green Homes [three-star] |                                     | <input type="checkbox"/>            |

**Energy efficiency strategies not captured above:**

*(E: Other than Energy Star Roof - or Energy Star Building Certification)*

**Other sustainable strategies and/or Project Notes:**

Adjacent to CTA bus stop  
 \* Number of interior trees = 44  
 Number of front / side yard trees = 51  
 \*\* Number of parkway trees = 10  
 Total number of trees = 105

Adjacent to CTA bus stop  
 \* Number of interior trees = 44  
 Number of front / side yard trees = 51  
 \*\* Number of parkway trees = 10  
 Total number of trees = 105



City of Chicago  
Richard M. Daley, Mayor

Department of Zoning

Patricia A. Scudiero  
Zoning Administrator

City Hall, Room 905  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-5777 (Voice)  
(312) 744-6552 (FAX)  
(312) 744-2950 (TTY)  
<http://www.cityofchicago.org>

March 25, 2009

Elvin E. Charity  
Charity & Associates  
20 North Clark Street; Suite 1150  
Chicago, Illinois 60602

Re: South Commons Townhouses (PD #40/ Sub-area A)

Dear Mr. Charity,

The Department of Zoning and Land Use Planning has continued the internal review of your proposal for the site located at E. 28<sup>th</sup> Place & South Michigan Avenue (South Commons townhouses). We ask that you review the comments and respond with a revised set of plans to be delivered to the attention of Fred Deters in City Hall, Room 703.

Site plan. The Zoning Code (§17-2-0501-C) restricts buildings in townhouse developments to 9 or fewer units. That would require the 15-units buildings (Buildings 2 & 3) to be broken into two sections with a 10' separation between the two sections.

Please extend the sidewalk along the north side of E. 29<sup>th</sup> Street to Michigan Avenue.

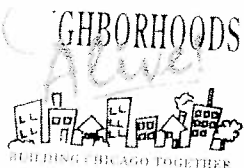
Besides the parking directly associated with each of the townhouse buildings, there are two parking lots in Sub-area A-1 (90 spaces & 17 spaces, both with) w/ access from E. 29<sup>th</sup> St.) and two lots in Sub-area A-3 (26 spaces w/ access from E. 28<sup>th</sup> Pl. and 40 spaces w/ access from E. 29<sup>th</sup> St.). What is the intended purpose of each of these lots? Accessory or non-accessory? For whom?

Please indicate the dimensions of the townhouses' front yards, so that we can compare them to the required private yards.

Landscape. In Sub-area A-3 where the internal auto-court abuts S. Prairie Ave., provide the standard 7' perimeter landscaping (fence, hedge, trees).

Where the parking lots front E. 28<sup>th</sup> Pl. in Sub-area A-1, the Landscape Plan is unclear; it appears to indicate a sod parkway w/ parkway trees in the 28<sup>th</sup> Pl. right-of way and a 7' sidewalk on the private property, but no 7' perimeter landscaping, just the fence. The sidewalk should be in the 28<sup>th</sup> Pl. right-of way. At about the point where 28<sup>th</sup> St. begins, the sidewalk should transition from the private property in Sub-area A-3 to a curb-attached sidewalk along the street. There would be no parkway trees because of the narrow sidewalk. The 7' strip of private property could then contain the trees (plus hedge & fence) as part of the perimeter landscaping of the parking lots.

Elevations. The endwalls of Buildings 2 & 3 facing S. Prairie Av. should be more articulated; maybe with more elaboration of the doorway and/or the addition of more windows.



Sustainable features. As per the City's Sustainability Policy, the townhouses will have to be Building Certified, either Energy Star, LEED, or Chicago Green Homes. So long as the townhouse owners each have private access to their roofs and are individually responsible for maintenance of their individual roofs, no vegetated green roof would be required. Otherwise, if the roof maintenance is a common responsibility, a 50% vegetated green roof would be necessary. All pavement in the townhouse autocourts should be permeable (asphalt, concrete, or pavers).

These comments are based on a partial review of the proposal and do not reflect a complete list of issues/concerns of the Department of Zoning and Land Use Planning. Additional comments may be provided throughout the review process. Your project will not receive final recommendation from staff until a complete review has taken place, all documents have been received and all comments have been addressed.

If you have any questions or concerns, please do hesitate to contact me or your Project Manager, Fred Deters at 312-744-5651.

Thank you,

A handwritten signature in cursive script, appearing to read "Heather Gleason".

Heather Gleason  
Assistant Commissioner  
Department of Zoning and Land Use Planning

CC: Fred Deters, Michael Berkshire, Main File



City of Chicago  
Richard M. Daley, Mayor

Department of Zoning

Patricia A. Scudiero  
Zoning Administrator

City Hall, Room 905  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-5777 (Voice)  
(312) 744-6552 (FAX)  
(312) 744-2950 (TTY)  
<http://www.cityofchicago.org>

March 18, 2009

Mr. Elvin E. Charity  
Charity & Associates, P.C.  
20 North Clark Street  
Suite 1150  
Chicago, IL 60602

Re: Residential Planned Development No. 40, as amended, Subarea A,  
South Commons, Proposed 29<sup>th</sup> Street Connection


Dear Mr. Charity:

In response to your letter of February 25, 2009, please be advised that the Department of Zoning and Land Use Planning has reviewed your proposed townhouse project within Subarea A of Residential Planned Development No. 40. During this review process, the dedication and improvement of 29<sup>th</sup> Street was discussed.

As you know, the original development proposed the vacation of 29<sup>th</sup> Street, however, the old right-of-way has never been built over. Due to the increasing development in the surrounding Bronzeville area, it has been recommended that 29<sup>th</sup> Street be improved as a public street connection to Michigan Avenue. However, we understand that the former right-of-way site is not owned by your applicant and was never included as part of your proposal.

Therefore, the Department of Zoning and Land Use Planning has determined that the rededication of 29<sup>th</sup> Street will not be a requirement or your proposed Planned Development amendment. If you have any questions, please contact Heather Gleason of my staff at 312 744-0063.

Sincerely,

  
Patricia A. Scudiero  
Commissioner

PAS:HG:tm

c: Alderman Robert Fioretti, Heather Gleason, Fred Deters, DPD files





City of Chicago  
Richard M. Daley, Mayor

Department of Planning and  
Development

Arnold L. Randall  
Commissioner

City Hall, Room 1900  
121 North LaSalle Street  
Chicago, Illinois 60602  
312 744-4190  
312 744-2271 (FAX)  
312 744-2578 (TTY)

<http://www.cityofchicago.org>

August 20, 2008

Mr. Elvin E. Charity  
Charity & Associates, P.C.  
20 North Clark Street, Suite 1150  
Chicago, Illinois 60602

**Re: Administrative Relief request for Residential Planned Development No. 40, as amended, Sub-area A, S. Michigan Ave. and E. 29<sup>th</sup> St.**

Dear Mr. Charity:

Please be advised that your request for a minor change to Residential Planned Development No. 40 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

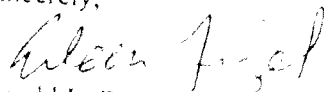
Specifically, you are requesting to amend the Planned Development's permitted uses to allow parking in Sub-area A that is accessory to primarily residential uses in Sub-areas B and C. The current Planned Development allows parking in Sub-area A for uses in Sub-area A. This change will allow for the construction of a surface parking lot for 105 automobiles which will serve as replacement parking for the approximately 95 parking spaces that were lost when a dilapidated parking garage building within the boundaries of South Commons Condominium, which is comprised of six residential buildings containing a total of approximately 675 units. The replacement parking lot will be constructed by the South Commons Condominium Association which plans to sell the spaces to unit owners. The following drawings, prepared by Terra Engineering Ltd., and dated July 31, 2008, shall be inserted into the main file in anticipation of a Part II request:

- L-1 Landscape Site Plan
- L-2 Landscape Details
- L-3 Overall Site Plan

With regard to your request, the Department of Planning and Development has determined that amending the permitted uses in Sub-area A to allow for the construction of replacement parking would not change the character of the development, would not increase the maximum permitted floor area ratio, and would not create an adverse impact on the Planned Development and therefore, would constitute a minor change.

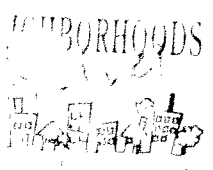
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 40, I hereby approve this change, but no other change to this Planned Development.

Sincerely,

  
Arnold L. Randall  
Commissioner

ALR.SA.HG:lm

cc: Judy Minor Jackson, Mike Marmo, Pat Hayes, Erik Glass, DPD files



to those of an R3 General 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. 3-M.*

*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 B4-1 Restricted Service District symbols and indications as shown on Map No. 3-M in the area bounded by

a line 99 feet north of W. Division Street; N. Central Avenue; a line 106 feet south of W. Division Street; and the alley next west of and parallel to N. Central Avenue,

to those of a B3-1 General 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. 5-N.*

*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 B3-1 General Retail District symbols and indications as shown on Map No. 5-N in the area bounded by

the alley next north of and parallel to W. North Avenue; N. Newland Avenue; W. North Avenue; and N. Sayre 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 No. 6-E.*

*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 Planned Development symbols and indications as shown on Map No. 6-E in the area bounded by

E. 26th Street; S. Prairie Avenue; the south line of E. 29th Street; the east line of S. Indiana Avenue; E. 31st Street; S. Michigan Avenue; a line 200 feet south of E. 26th Street; and the west line of S. Indiana 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 10192 to 10196 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. 7-N.*

*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. 7-N in the area bounded by

the alley next north and parallel to W. Diversey Avenue; N. New England Avenue; W. Diversey Avenue; and N. Newland Avenue,

to those of a B2-2 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. 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 R4 General Residence District symbols and indications as shown on Map No. 15-I in the area bounded by

a line 195.82 feet north of W. Rosemont Avenue; N. California Avenue; W. Rosemont Avenue; and the alley next west of and parallel to N. California 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. 15-P.*

*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 Planned Development symbols and indications as shown on Map No. 15-P in the area bounded by

the south line of the right of way of the John F. Kennedy Expressway; a line 100 feet west of the center line of N. Pueblo Avenue; the north line of W. Bryn Mawr Avenue; a line 833.31 feet west of the center line of N. Pueblo Avenue; a line 459.75 feet north of the north line of W. Bryn Mawr Avenue; and N. Delphia Avenue, or the line thereof if extended where no street exists,

to the designation of a Business 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 10197 to 10202 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 Nos. 16-F and 18-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 C1-2 Restricted Commercial District symbols and indications as shown on Map No. 16-F and Map No. 18-F in the area bounded by

W. 70th Street; the alley next east of S. Wentworth Avenue; W. 72nd Street; S. Wentworth Avenue; a line 100 feet south of and parallel to W. 71st Street; the alley next west of and parallel to S. Wentworth Avenue; W. 71st Street; S. Wentworth Avenue; a line 80.42 feet north

(Continued on page 10203)

PD  
40

PLAN OF DEVELOPMENT

RESIDENTIAL PLANNED DEVELOPMENT NO. 40, AS AMENDED

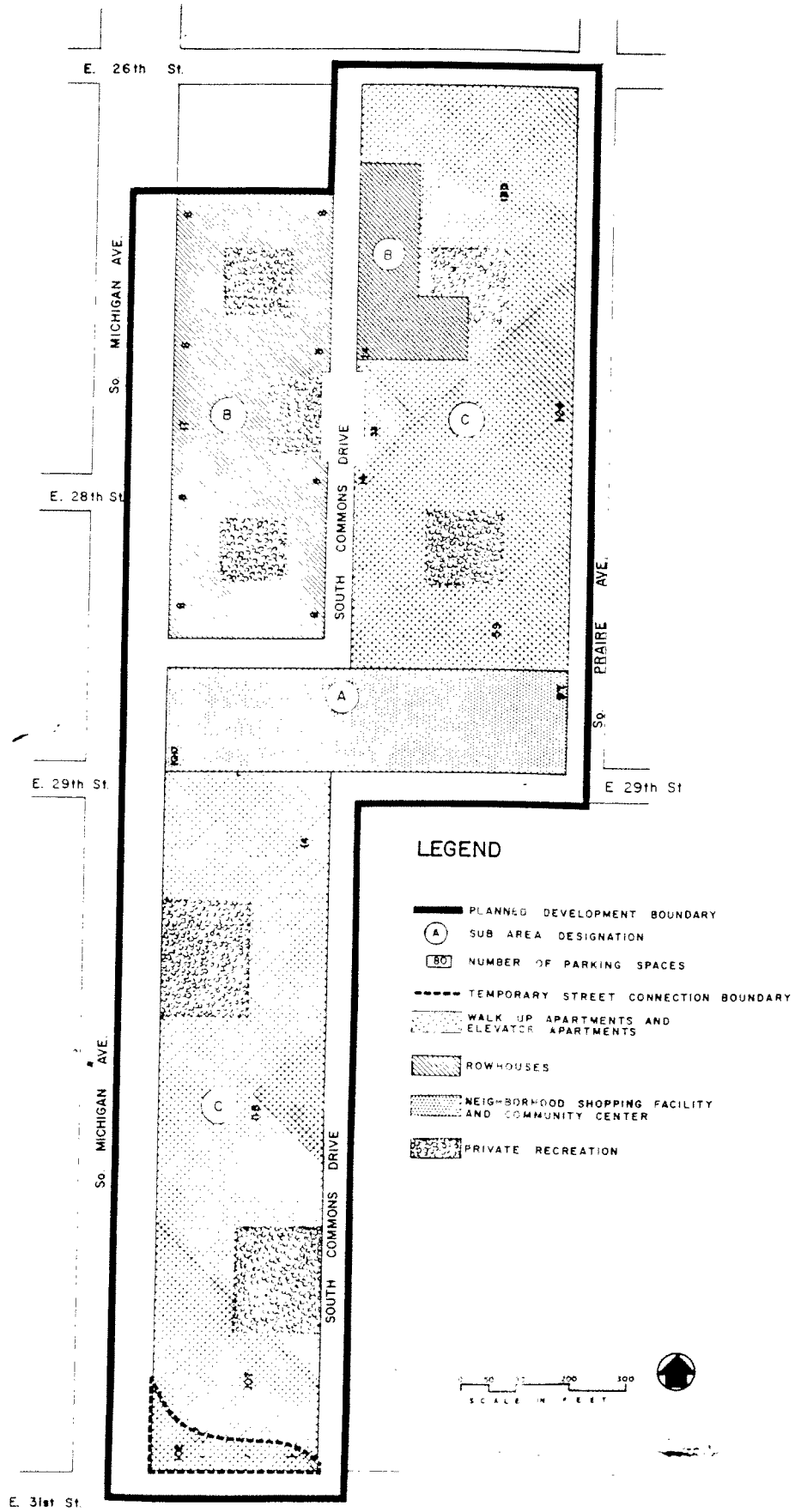
STATEMENTS

1. The area delineated hereon as "Residential Planned Development" is owned and controlled by the Department of Urban Renewal of the City of Chicago and designated as Redevelopment Project 6B, 6C and 6D - Plats A. B. C. D. E. F, G, H, I and J.
2. Off-street parking facilities shall be provided in compliance with this Plan of Development as authorized by the Chicago Zoning Ordinance.
3. Any dedication or vacation of streets or alleys or adjustment of rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Department of Urban Renewal and approval by the City Council.
4. All applicable official reviews, approvals or permits, are required to be obtained by the  
  
Department of Urban Renewal or its successor upon conveyance of Redevelopment Project 6B, 6C and 6D - Plats A, B, C, D, E, F, G, H, I, and J.
5. Service drives or any other ingress or egress shall be adequately designed and paved to provide ingress and egress for motor vehicles including emergency vehicles. There shall be no parking within such paved areas.
6. Use of land will consist of rowhouses, walk-up apartment and elevator apartment structures, housing for the elderly persons, private recreation areas, neighborhood shopping facilities and a community center.
7. 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 intent and purpose of the Chicago Zoning Ordinance as related to a B2-1 Restricted Retail District (as applied to Sub-Area A) and a R5 General Residence District (as applied to Sub-Area B and C), and with the regulations hereby made applicable thereto.
8. The Plan of Development hereby attached, shall be subject to the "Rules, Regulations and Procedures in relation to Planned Developments."

APPLICANT: DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO

TE: SEPTEMBER 16, 1970

RESIDENTIAL PLANNED DEVELOPMENT No. 40 AS AMENDED  
GENERALIZED LAND USE PLAN

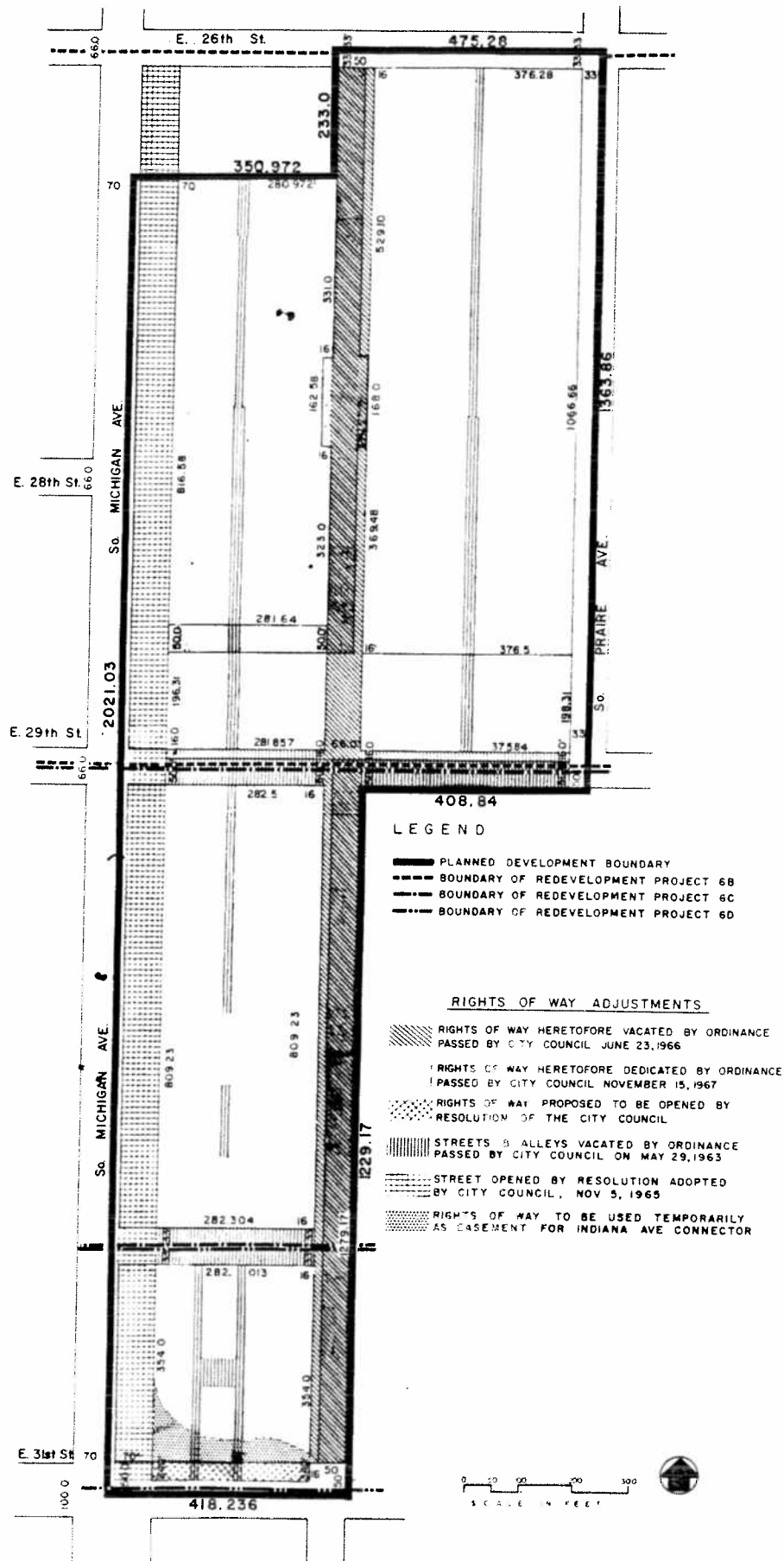


APPLICANT: DEPARTMENT OF URBAN RENEWAL  
CITY OF CHICAGO

DATE: SEPTEMBER 16, 1970



PROPERTY LINE MAP AND RIGHTS OF WAY ADJUSTMENT



APPLICANT DEPARTMENT OF URBAN RENEWAL  
CITY OF CHICAGO

DATE: SEPTEMBER 16, 1970

RESIDENTIAL PLANNED DEVELOPMENT NO. 40 AS AMENDED

Planned Development Use and Bulk Regulations and Data

AREA	NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	NUMBER OF DWELLING UNITS	MAXIMUM FLOOR AREA RATIO	MAXIMUM % OF LAND COVERED
	SQUARE FEET	ACRES				
A.	154,389.5	3.54	NEIGHBORHOOD SHOPPING FACILITY AND COMMUNITY CENTER	-	1.0	40
B.	277,611.17	6.37	ROWHOUSES AND PRIVATE RECREATION	90	0.7	30
C.	746,543.15	17.14	ELEVATOR APTS., WALK-UP APTS., HOUSING FOR ELDERLY PERSONS, & PRIVATE RECREATION	1529	2.0	20

GROSS SITE AREA - NET SITE AREA (27.05 Acres) + AREA OF PUBLIC R.O.W. (8.65 acres) = 35.70 acre

MAXIMUM NUMBER OF DWELLING UNITS PER ACRE OF TOTAL NET RESIDENTIAL AREA: 60.2

PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 1.5

MINIMUM NUMBER OF PARKING SPACES PROVIDED: 1146

MINIMUM OFF-STREET LOADING BERTHS: ELEVATOR APTS. - Between 10,000-200,000 sq. ft. one space, e; additional 200,000 sq. ft. or fraction thereof - one space  
 BUSINESS - Between 10,000-100,000 sq. ft. - one space

MINIMUM PARKING REQUIREMENTS: ROWHOUSES 100%  
 ELEVATOR APTS. 75% for bdrm. units, 50% for eff.  
 BUSINESS USES 1-space for each 1200 sq. ft. of gross floor area  
 COMMUNITY CENTER 1-space for each 3 employees

MINIMUM SETBACKS: FRONT YARDS SIDE YARDS  
 ELEVATOR APTS. 25 ft. 20 ft.  
 ROWHOUSES 15 ft. 7.5 ft.

MINIMUM DISTANCES BETWEEN BUILDING FRONT & REAR WALLS: Elevator Apts.: 80 ft.  
 Rowhouses: 50 ft.  
 MINIMUM DISTANCES BETWEEN BUILDING FRONT AND SIDE WALLS: Elevator Apts.: 40 ft.  
 Rowhouses: 15 ft.

MAXIMUM PERCENTAGE OF LAND COVERAGE FOR TOTAL NET SITE AREA: 25%

APPLICANT: DEPARTMENT OF URBAN RENEWAL  
 OF THE CITY OF CHICAGO

DATE: SEPTEMBER 16, 1970

**UNFINISHED BUSINESS.**

**Chicago Zoning Ordinance Amended to Reclassify Particular Areas.**

On motion of Alderman Metcalfe the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published on July 11, 1966, pages 7050-7051, recommending that the City Council pass eight proposed ordinances transmitted with the committee's report for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

On separate motions made by Alderman Metcalfe each of said eight proposed ordinances was *Passed*, by yeas and nays as follows:

*Yeas*—Aldermen Parrillo, Harvey, Metcalfe, Holman, Despres, Miller, Bohling, Condon, Lupo, Buchanan, Danaher, Zelezinski, Healy, Krska, Murray, Fitzpatrick, Campbell, Yaksic, Janousek, Tourek, Collins, Marzullo, Zydlo, Sain, Provenzano, T. F. Burke, McMahon, Keane, Sulski, Sande, Laskowski, Aiello, Casey, Cullerton, Laurino, Kaplan, Scholl, Goldberg, Rosenberg, Fifielski, Kerwin, O'Rourke, Wigoda, Sperling—44.

*Nays*—None.

Said ordinances as passed read respectively as follows (the Italic heading not being a part of the ordinance):

*Reclassification of Area Shown on Map No. 1-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 M1-2 Restricted Manufacturing District and all the M2-2 General Manufacturing District symbols and indications as shown on Map No. 1-I in the area bounded by

the alley next south of and parallel to W. Fulton Street; N. Western Avenue; W. Washington Street; N. Campbell Avenue; W. Lake Street; and N. Campbell Avenue,

to those of an M2-3 General Manufacturing 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. 5-N.*

*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 B4-1 Restricted Service District symbols and indications as shown on Map No. 5-N in the area bounded by

W. Grand Avenue; N. Normandy Avenue; the

alley next south of and parallel to W. Grand Avenue; and N. Rutherford Avenue,

to those of a C2-1 General 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. 6-E.*

*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 C2-3 General Commercial District, C2-4 General Commercial District, B4-3 Restricted Service District, R4 General Residence District, R5 General Residence District symbols and indications as shown on Map No. 6-E in the area bounded by

E. 26th Street; S. Prairie Avenue; the south line of E. 29th Street; the east line of S. Indiana Avenue; E. 31st Street, S. Michigan Avenue, a line 200 feet south of E. 26th Street and the west line of S. Indiana 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 Plan of Development attached to this ordinance is printed on pages 7212-7216.]

*Reclassification of Area Shown on Map No. 8-E.*

*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, B2-3 Restricted Retail District, and B4-3 Restricted Service District symbols and indications as shown on Map No. 8-E in the area bounded by

E. 35th Street; S. Rhodes Avenue; E. 37th Street; and the alley next east of and parallel to S. South Park Way,

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.

(Continued on page 7217)

RESIDENTIAL PLANNED DEVELOPMENT

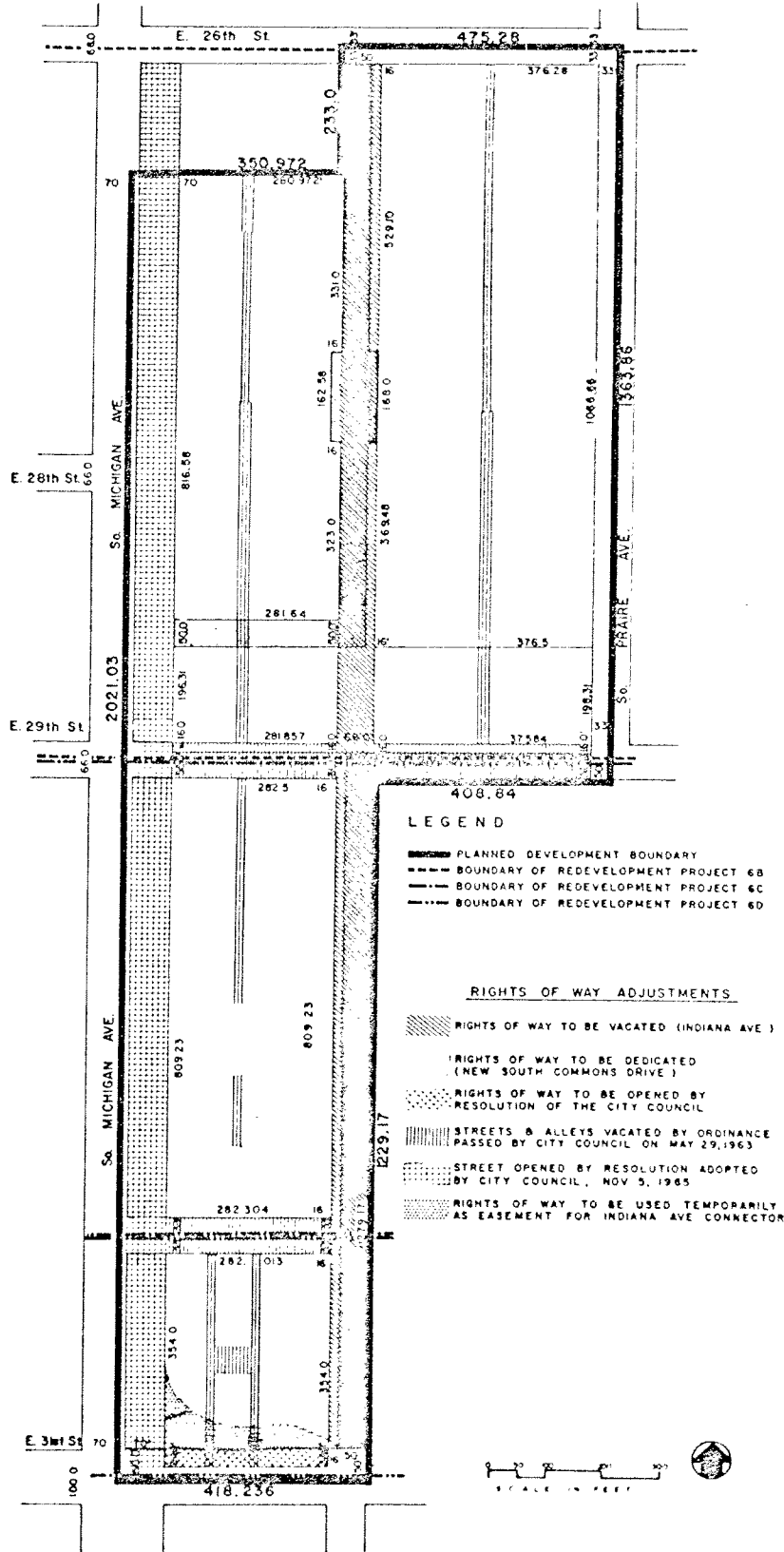
STATEMENTS

1. The area delineated hereon as "Residential Planned Development" is owned and controlled by the Department of Urban Renewal of the City of Chicago and designated as Redevelopment Project 6B, 6C and 6D - Plats A, B, C, D, E, F, G, H, I and J.
2. Off-street parking facilities shall be provided in compliance with this Plan of Development as authorized by the Chicago Zoning Ordinance.
3. Any dedication or vacation of streets or alleys or adjustment of rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Department of Urban Renewal and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the  
  
Department of Urban Renewal or its successor upon conveyance of Redevelopment Project 6B, 6C and 6D - Plats A, B, C, D, E, F, G, H, I and J.
5. Service drives or any other ingress or egress shall be adequately designed and paved to provide ingress and egress for motor vehicles including emergency vehicles. There shall be no parking within such paved areas.
6. Use of land will consist of rowhouses, walkup apartment and elevator apartment structures, private recreation areas, neighborhood shopping facilities and a community center.
7. 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 intent and purpose of the Chicago Zoning Ordinance as related to a B2-1 Restricted Retail District (as applied to Sub-Area A) and a R5 General Residence District (as applied to Sub-Area B and C), and with the regulations hereby made applicable thereto.
8. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in relation to Planned Developments."

APPLICANT: DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO

DATE: June 17, 1966.

RESIDENTIAL PLANNED DEVELOPMENT  
PROPERTY LINE MAP AND RIGHTS OF WAY ADJUSTMENT

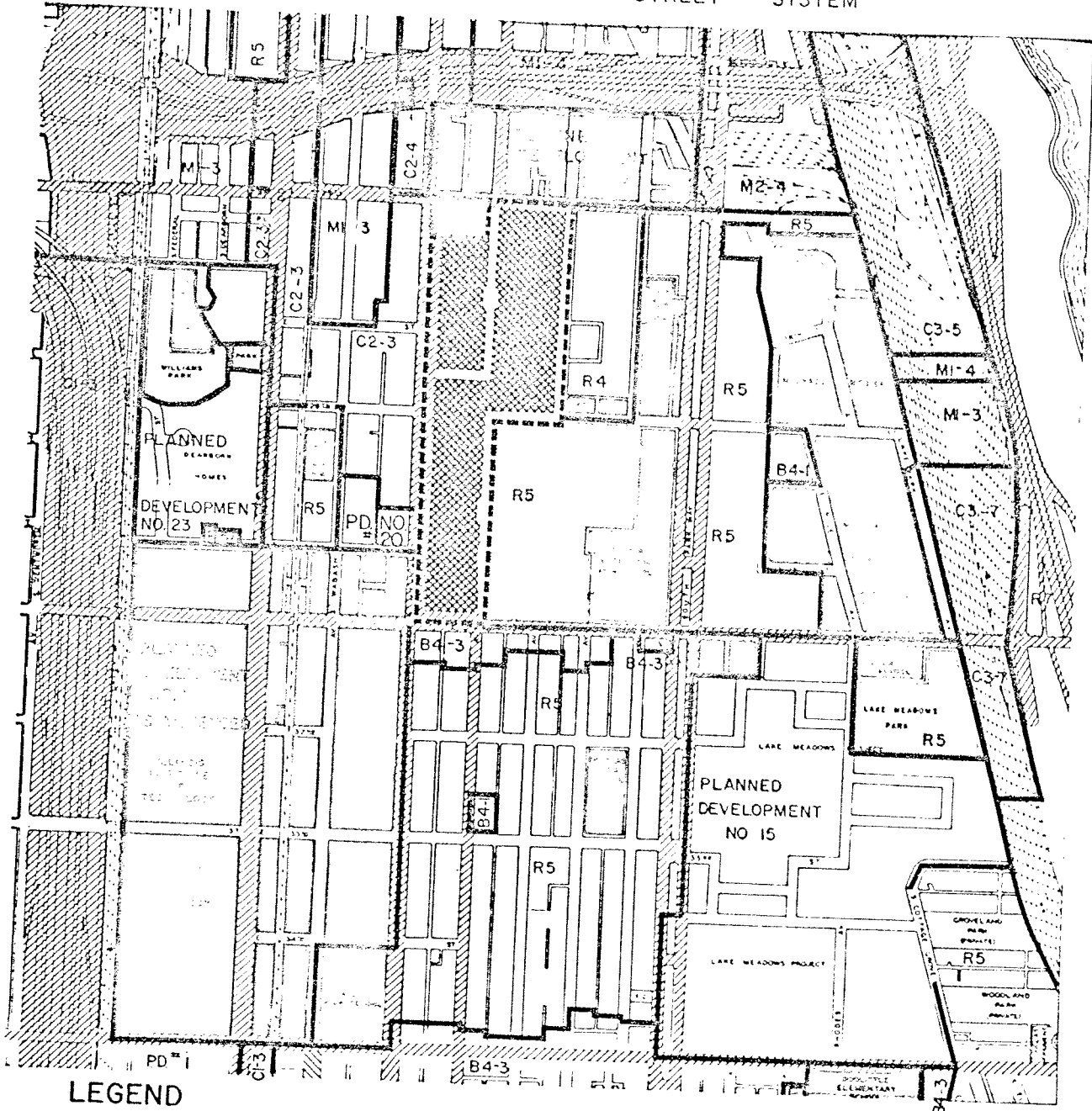


APPLICANT DEPARTMENT OF URBAN RENEWAL  
OF THE CITY OF CHICAGO

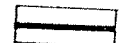




DATE: JUNE 17, 1966

# RESIDENTIAL PLANNED DEVELOPMENT

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM

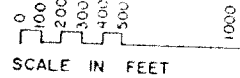


## LEGEND

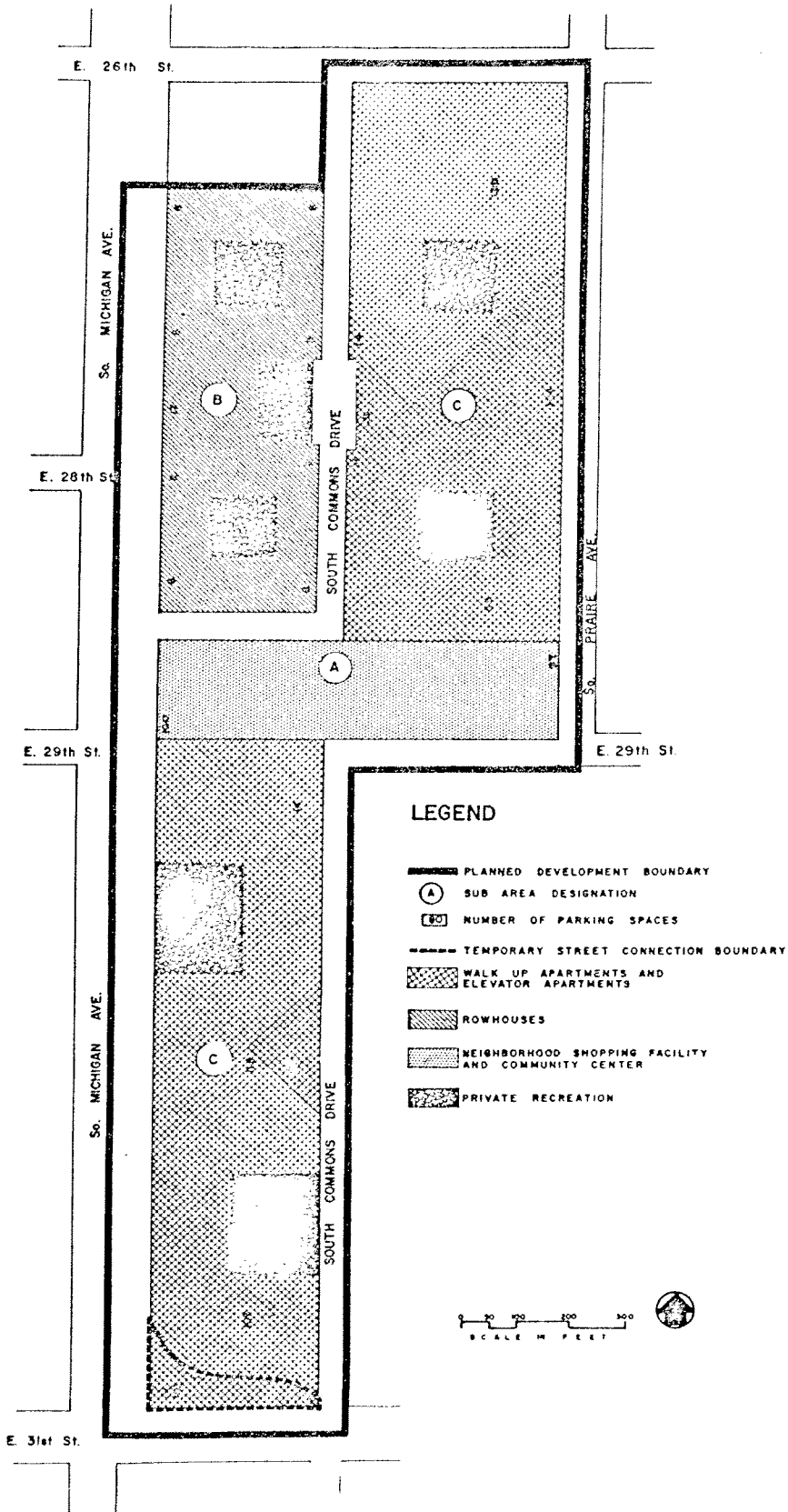
-  ZONING BOUNDARY
-  PARKS & PLAYGROUNDS
-  SCHOOLS - PUBLIC AND QUASI PUBLIC BUILDINGS
-  PREFERENTIAL STREETS
-  PROPOSED RESIDENTIAL PLANNED DEVELOPMENT

APPLICANT: DEPARTMENT OF URBAN RENOVATION  
OF THE CITY OF CHICAGO

DATE: JUNE 17, 1966



RESIDENTIAL PLANNED DEVELOPMENT  
GENERALIZED LAND USE PLAN



APPLICANT: DEPARTMENT OF URBAN RENEWAL  
OF THE CITY OF CHICAGO

DATE: JUNE 17, 1966

RESIDENTIAL PLANNED DEVELOPMENT

Planned Development Use and Bulk Regulations and Data

SUB-AREA	NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	NUMBER OF DWELLING UNITS	MAXIMUM FLOOR AREA RATIO	MAXIMUM % OF LAND COVERAGE
	SQUARE FEET	ACRES				
A	154,389.5	3.54	NEIGHBORHOOD SHOPPING FACILITY AND COMMUNITY CENTER	-	1.0	40
B	227,053.67	5.21	ROWHOUSES AND PRIVATE RECREATION	80	0.7	26
C	797,102.15	18.30	ELEVATOR APTS., WALKUP APTS. AND PRIVATE RECREATION	1334	2.0	20

GROSS SITE AREA = NET SITE AREA (27.05 acres) + AREA OF PUBLIC R.O.W. (8.65 acres) = 35.70 acres

MAXIMUM NUMBER OF DWELLING UNITS PER ACRE OF TOTAL NET RESIDENTIAL AREA: 60.2

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 1.7

MINIMUM NUMBER OF PARKING SPACES PROVIDED: 1040

MINIMUM OFF-STREET LOADING BERTHS: ELEVATOR APTS. - Between 10,000-200,000 sq. ft. one space, each additional 200,000 sq. ft. or fraction thereof - one space.  
 BUSINESS USES - Between 10,000-100,000 sq. ft. - one space

MINIMUM PARKING REQUIREMENTS: ROWHOUSES 100%  
 ELEVATOR APTS. 75% for bdrm units, 50% for elevators  
 BUSINESS USES 1 space for each 2000 sq. ft. gross floor area  
 COMMUNITY CENTER 1 space for each 3000 sq. ft.

MINIMUM SETBACKS: FRONT YARDS SIDE YARDS  
 ELEVATOR APTS. 25 ft. 20 ft.  
 ROWHOUSES 15 ft. 7.5 ft.

MINIMUM DISTANCES BETWEEN BUILDING FRONT AND REAR WALLS: Elev. Apts: 80 ft.  
 Rowhouses: 50 ft.  
 MINIMUM DISTANCES BETWEEN BUILDING FRONT AND SIDE WALLS: Elev. Apts: 40 ft.  
 Rowhouses 15 ft.

MAXIMUM PERCENTAGE OF LAND COVERAGE FOR TOTAL NET SITE AREA: 25%

APPLICANT: DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO DATE: June 1966