



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

April 25, 2022

Connor M. Kenney  
Regional Director  
SAA | EVI  
1 Seneca Street, Floor 29, Suite 52  
Buffalo, NY 14203

Re: **PD 45, Concordia Place Apts.  
Approximately 13037-13113 S. Daniel Dr., 13022-13107 S. Dr. Martin  
Luther King Dr., 301-327 E. 130<sup>th</sup> St., 236-328 E. 131<sup>st</sup> Pl.**

Dear Mr. Kenney:

In response to your recent request, please be advised that the subject properties are zoned Planned Development Number 45 ("PD 45").

Per your request letter, L + M Development Partners and SAA | EVI are submitting a low-income housing tax credit application to the Illinois Housing Development Authority for the proposed rehabilitation of 297 dwelling units within 29 buildings located in PD 45. The proposed renovation includes upgraded bathrooms and kitchens, new interior finishes, windows and doors, updated landscaping, and accessibility improvements. There is no proposed change to the number of dwelling units.

PD 45 permits up to 348 dwelling units in two- and three-story attached buildings, a community center, auxiliary uses, and recreational areas and facilities. A minimum of one parking space per dwelling unit is required. This letter does not serve as confirmation of the number of legally established dwelling units at the subject site. Any rehabilitation, additions or new construction must comply with the requirements of PD 45 and all required permits must be obtained prior to the start of construction.

Sincerely,

Patrick Murphey  
Zoning Administrator

C: Main file

*Reclassification of Area Shown on Map No. 26-A.*

*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 M1-1 Restricted Manufacturing District symbols and indications as shown on Map No. 26-A in the area bounded by

E. 110th Street; a line from a point 110.85 feet east of S. Avenue F along the south line of E. 110th Street to a point 260.91 feet south of E. 110th Street along the east side of S. Avenue F; and S. Avenue F.

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. 26-A.*

*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 and all the C1-1 Restricted Commercial District symbols and indications as shown on Map No. 26-A in the area bounded by

E. 105th Street; S. Avenue B; E. 106th Street; and the east line of the right of way of the Pennsylvania Railroad,

to those of a B5-1 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. 26-A.*

*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 and all the C1-1 Restricted Commercial District symbols and indications as shown on Map No. 26-A in the area bounded by

S. Indianapolis Avenue; E. 106th Street; and S. Avenue B,

to those of an M1-1 Restricted 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. 26-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 B4-1 Restricted Service District symbols and indications as shown on Map No. 26-H in the area bounded by

a line 180.45 feet north of W. 109th Street; a line 100 feet east of S. Western Avenue; W. 109th Street; and a line 50 feet east of S. Western Avenue,

to those of an R1 Single Family Residence District, and a corresponding use district is hereby established in the area above described.

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

*Reclassification of Area Shown on Map No. 32-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 R3 General Residence District symbols and indications as shown on Map No. 32-E in the area bounded by

E. 130th Street; a line 1129.94 feet east of S. Indiana Avenue; a line 981.65 feet south of E. 130th Street; S. Indiana Avenue; and the east line of the right of way of the Illinois Central Railroad,

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 8412-8416.]

*Reclassification of Area Shown on Map No. 32-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 R2 Single Family Residence District symbols and indications as shown on Map No. 32-F in the area bounded by

W. 129th Place; S. Halsted Street; the Corporate Limits of the City of Chicago; and the alley next west of and parallel to S. Halsted Street or the line thereof if extended where no alley exists,

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.

Alderman Metcalfe moved to pass two proposed ordinances transmitted with the pending committee's reports as *amended by the committee*. The motion *Prevailed* and each of said two proposed ordinances *as so amended*, was *Passed*, by yeas and nays as follows:

*Yeas*—Aldermen Metcalfe, Holman, Miller, Bohling, Lupo, Buchanan, Danaher, Healy, J. P. Burke, Krska, Chew, Murray, Fitzpatrick, Campbell, Yaksic, Janousek, Tourek, Collins, Marzullo, Zydlo, Sain, Provenzano, McMahon, Keane, Sulski, Brandt, Sande, Laskowski, Aiello, Casey, Cullerton, Laurino, Scholl, Goldberg, Fifielski, Kerwin, Hoellen, O'Rourke, Wigoda, Sperling—40.

*Nays*—None.

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

Said ordinances as passed, read respectively as follows:

*Reclassification of Area Shown on Map No. 14-J.*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as shown on Map No. 14-J in the area bounded by

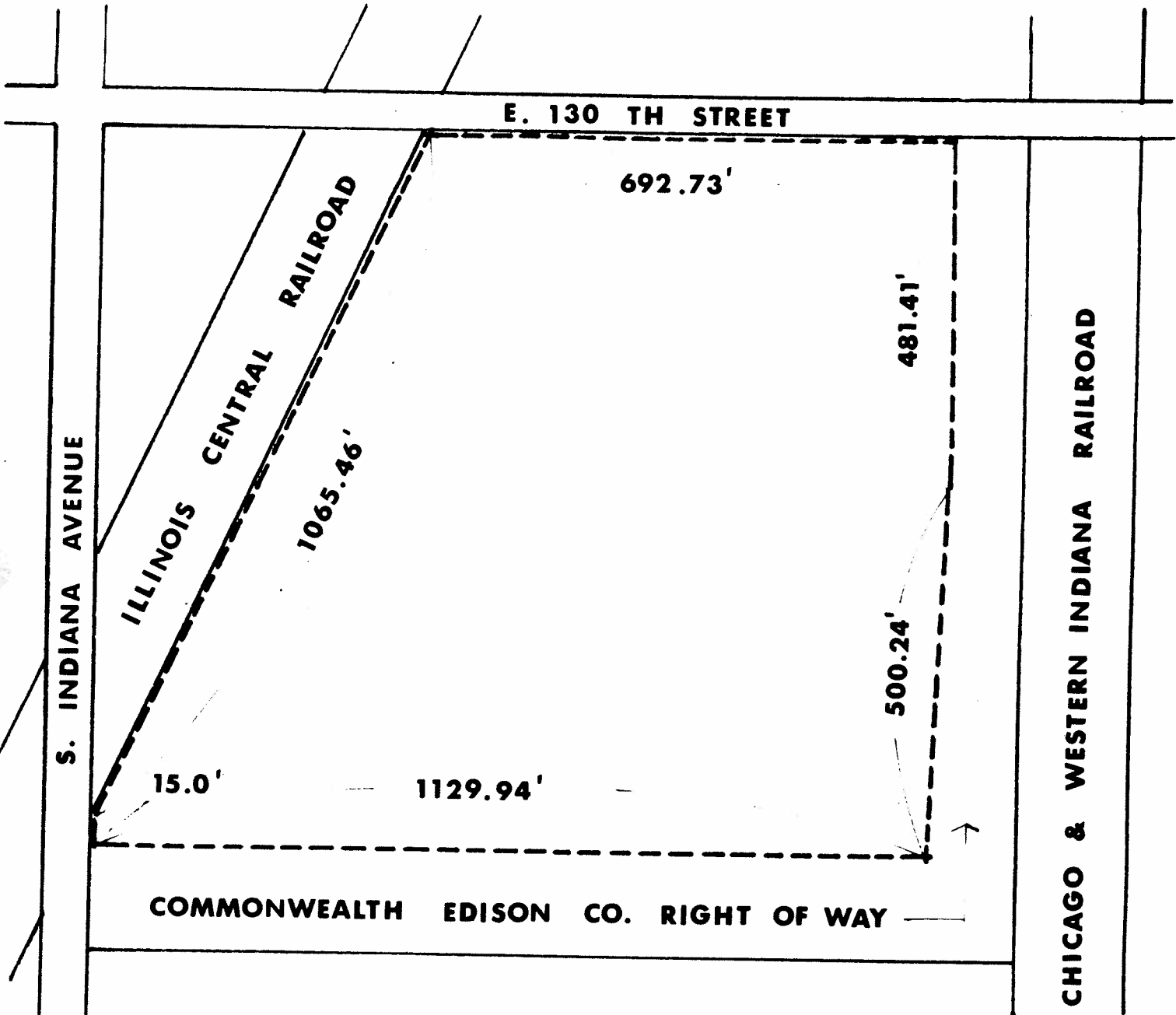
(Continued on page 8417)

# PLAN OF DEVELOPMENT RESIDENTIAL PLANNED DEVELOPMENT #45

## STATEMENTS

1. The area delineated hereon as "Residential Planned Development" is under the ownership and control of Antioch Foundation, Dr. Wilbur N. Daniel, authorized agent of the Antioch Foundation.
2. Off-street parking facilities will be provided in compliance with this Planned Development as authorized by the Chicago Zoning Ordinance.
3. Any dedication of streets or adjustment of rights-of-way or consolidation or subdivision of parcels shall require a separate submittal on behalf of Antioch Foundation, Dr. Wilbur N. Daniel, and approval by the City Council.
4. Any public way not heretofore proposed to be dedicated shall be adequately designed and paved and shall have a minimum right-of-way width of 24 feet to provide ingress and egress for motor vehicles. There shall be no parking within the 24 feet of right-of-way of such paved areas. All cul-de-sacs shall have a minimum radius of 32 feet with no parking allowed.
5. The applicant, Antioch Foundation, Dr. Wilbur N. Daniel, or his successor is required to obtain all official reviews, approvals or permits.
6. Use of land consists of two and three story multiple family attached dwellings, recreational areas and facilities, and community center and auxiliary uses.
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 an R3 General Residence District classification and with 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.

**RESIDENTIAL PLANNED DEVELOPMENT  
PROPERTY LINE MAP & RIGHT OF WAY ADJUSTMENTS**

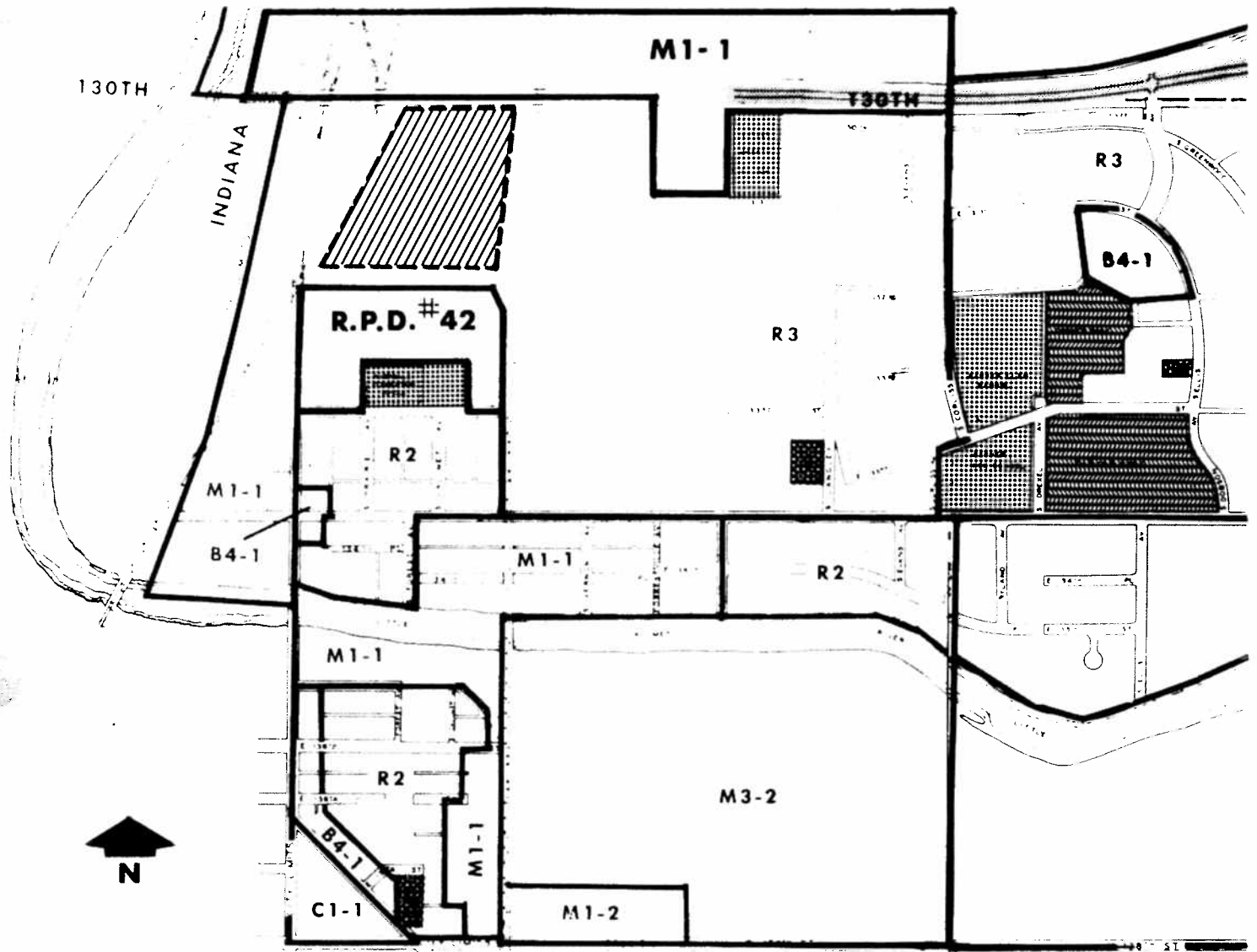


SCALE 1" = 200'-0"



PLANNED DEVELOPMENT BOUNDRY

# RESIDENTIAL PLANNED DEVELOPMENT EXISTING ZONING & PREFERENTIAL STREET MAP



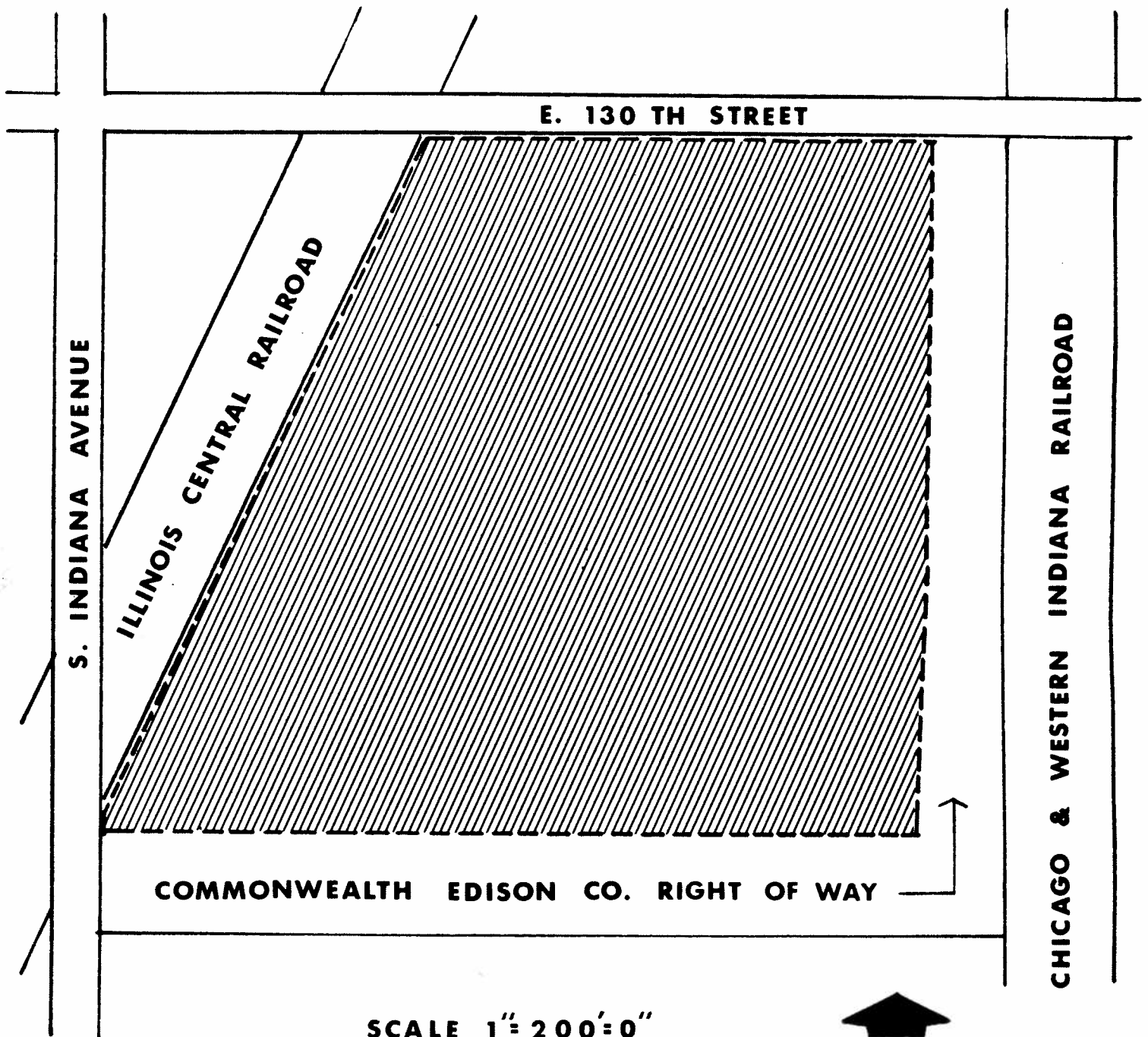
SCALE 1"=1000'-0"

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

APPLICANT: ANTIOCH FOUNDATION

DATE: NOV. 15, 1966

**RESIDENTIAL PLANNED DEVELOPMENT  
GENERALIZED LAND USE PLAN**



S. INDIANA AVENUE

ILLINOIS CENTRAL RAILROAD

E. 130 TH STREET

CHICAGO & WESTERN INDIANA RAILROAD

COMMONWEALTH EDISON CO. RIGHT OF WAY

SCALE 1" = 200' = 0"



**PLANNED DEVELOPMENT AREA - TWO &  
THREE STORY MULTIPLE - FAMILY  
ATTACHED DWELLINGS & RECREATIONAL  
AREAS & FACILITIES, COMMUNITY  
CENTER & AUXILIARY USES**

# RESIDENTIAL PLANNED DEVELOPMENT

## PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

<u>Site Area</u>					
Sq. Ft.	Acres	Description of Land Use	No. of D.U.s	F.A.R.	% of Land Covered
902,642	20.72	Two and three story multiple family attached dwellings, community center and auxiliary uses, and recreational areas and facilities	348	0.7	15

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Gross Site Area = Net Site Area 20.72 Acres

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Maximum Number of D.U.s = 348

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Maximum Number of D.U.s/Acre of Total Net Site Area = 16.8

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Maximum Permitted F.A.R. for Total Net Site Area = 0.7

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Minimum Number of Parking Spaces (One space per dwelling unit) = 348  
 Actual Number of Parking Spaces = 463

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Minimum Setbacks:            Front Yard - 20'  
                                          Side Yard - 5'

Minimum Periphery Setback - 40'

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Maximum Percent of Land Covered = 15%

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