



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

July 11, 2023

Anne M. Oliva
Embrace Living Communities
1900 Spring Road, Suite 300
Oak Brook, IL 60523

Re: 6344 S. Peoria St. and 6333 S. Sangamon St.

Dear Ms. Oliva:

In response to your recent request, please be advised that the subject properties are currently zoned Residential Planned Development No. 503 ("PD 503"). PD 503 permits a 60-unit building for low-income persons aged 62 or older at 6344 S. Peoria St. and a 40-unit building for low income, physically handicapped adults at 6333 S. Sangamon St.

Embrace Living Communities is applying to the Illinois Housing Development Authority for financing for the rehabilitation of both buildings. There are no unit reconfigurations or structural changes proposed. According to your request, one of the dwelling units within the 6333 S. Sangamon St. building is being used as a property management office. It is our opinion that the use of one dwelling unit as a property management office for the 100 dwelling unit development is within substantial conformance of the Planned Development and therefore permitted, pursuant to Statement Number 10 of PD 503.

All proposed rehabilitation work must comply with PD 503 and with the building permits issued on July 5, 2023 (Permit nos. 100983223 and 100983225) for both buildings.

Sincerely,

Patrick Murphey
Zoning Administrator

C: Main file

*Reclassification Of Area Shown On Map Number 15-H.
(As Amended)*

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-H in area bounded by:

West Devon Avenue; a line 274 feet east of North Hoyne Avenue; a line 109.01 feet south of West Devon Avenue; and North Hoyne 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 Number 16-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 Business Planned Development No. 74 symbols and indications as shown on Map No. 16-G in area bounded by:

a line 25 feet south of the alley next south of and parallel to West 63rd Street; South Peoria Street; a line 105.65 feet north of West 64th Street; the alley next east of and parallel to South Sangamon Street; the alley next north of and parallel to West 64th Street; and South Sangamon Street,

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 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 Planned Development No. ~~502~~ 503
(As Amended)

Plan Of Development

Statements.

1. The area delineated herein as Residential Planned Development No. ____, consists of approximately 74,523.70 square feet (or 1.72 acres) of real property. Title to the property is held by the City of Chicago and will be conveyed to Englewood Area Housing, Incorporated ("Applicant") subject to an agreement for the sale and redevelopment of land ("Redevelopment Agreement") to be entered into between the City of Chicago and Applicant. The Applicant has been authorized by the Department of Urban Renewal pursuant to letters dated December 14, 1989 and March 23, 1990, from the Deputy Commissioner of the Department of Housing, to proceed with the rezoning of the property subject to the limitations set forth below in Statement No. 14.
2. This Plan of Development consists of these statements and the following component elements: map of zoning, boundary and property line map, development drawings and site plan (the "Site Plan") and landscape plan (the "Landscape Plan") prepared by Triad Consortium, Ltd., dated April 6, 1990 and filed with the Department of Planning, generalized land use plan and Table of Planned Development Use and Bulk Regulations, all of which are applicable to the area delineated herein.
3. The use of the land will consist of two newly constructed buildings:
 - (i) Phase I -- one multi-story, masonry, 60-unit rental structure for low income persons aged 62 or older, with twenty (20) off-street parking spaces (eighteen [18] non-handicapped and two [2] handicapped), one off-street loading berth, recreational, community, and open areas as authorized by this Plan of Development; and

- (ii) Phase II -- one multi-story, masonry, 40-unit rental structure for low income physically handicapped adults, with seventeen (17) off-street parking spaces (twelve [12] handicapped and five [5] non-handicapped) one off-street loading berth, recreational, community, and open areas as authorized by this Plan of Development.
4. All applicable governmental reviews, approvals, or permits are required to be obtained by the Applicant or its successors, assigns, or grantees.
 5. Any dedication or vacation of streets or alleys or adjustments of the rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of Applicant, its successors or assigns.
 6. Off-street parking and loading facilities will be provided in compliance with this Plan of Development, as authorized by the Chicago Zoning Ordinance and as determined by the Department of Planning.
 7. Service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas.
 8. Identification signs may be permitted with the approval of the Commissioner of Planning and the Commissioner of Inspectional Services.
 9. The proposed structures shall not exceed any federal or local height restrictions.
 10. The property subject to this Planned Development shall be used and developed in substantial conformance with the Site Plan.
 11. The property subject to this Planned Development shall be landscaped in substantial conformance with the Landscape Plan. The landscaping shall be maintained at all times in accordance with the Landscaping Plan. Mature trees shall be installed in the public way adjacent to the property to the maximum extent in accordance with the standards of the Department of Streets and Sanitation, Bureau of Forestry and the Department of Public Works, Bureau of Street Traffic subject to the approval of the Department of Planning.

12. Unless substantial construction upon Phase I has commenced within ten (10) years following adoption of this Planned Development, then this Planned Development shall expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided for by said amendatory ordinance (the first day of which as applied to this Planned Development shall be the effective date of the amendatory ordinance). If this Planned Development expires under the provisions of this section, then the zoning of the property shall automatically revert to the pre-existing zoning classifications, i.e. Planned Development No. 74 as to part, and R4 Zoning District as to part.
13. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments", as adopted by the Commissioner of Planning.
14. This Planned Development is conditioned upon the execution of a Redevelopment Agreement by and between the Applicant and the City of Chicago and upon the subsequent conveyance by the City of Chicago to the Applicant of the subject property. In the event that the Redevelopment Agreement is not executed and title to the subject property of the Planned Development is not conveyed by the City of Chicago to the Applicant within one (1) year of the effective date of the adoption of this Residential Planned Development by the City Council, this Residential Planned Development shall be null and void and the zoning classifications of the property shall revert to the zoning classifications existing prior to the adoption of this Residential Planned Development; provided, however, that if the execution of the Redevelopment Agreement and the subsequent conveyance of the property by the City of Chicago to the Applicant does not occur within said one (1) year period through no fault of the Applicant, the one (1) year limitation set forth in this Statement 14 shall be extended for one additional year and this Residential Planned Development shall remain in effect for that additional period.

[Existing Zoning and Preferential Street System Map, Property Line Map
and Right-of-Way Adjustments Map, Site Plan, Landscape Plan and
Generalized Land Use Plan attached to this Plan of
Development printed on pages 18003
through 18007 of this Journal.]

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

Residential Planned Development No. _____

***Planned Development Use And Bulk Regulations And Data.
(As Amended)***

Net Site Area		General Description Of Land Use	Number Of Dwelling Units	Maximum Floor Area Ratio
Square Feet	Acres			
42,476.73	0.98	Phase I	60	1.3
<u>32,046.97</u>	<u>0.74</u>	Phase II	<u>40</u>	<u>1.3</u>
74,523.70	1.72		100	1.3

2.27 Acres Gross Site Area = 1.72 Acres Net Site + 0.55 Acres Public Streets and Alleys Area.

Maximum Permitted F.A.R. for Total Net Site Area: 1.3

Minimum Number of Off-Street Parking Spaces: 20 spaces in Phase I
17 spaces in Phase II

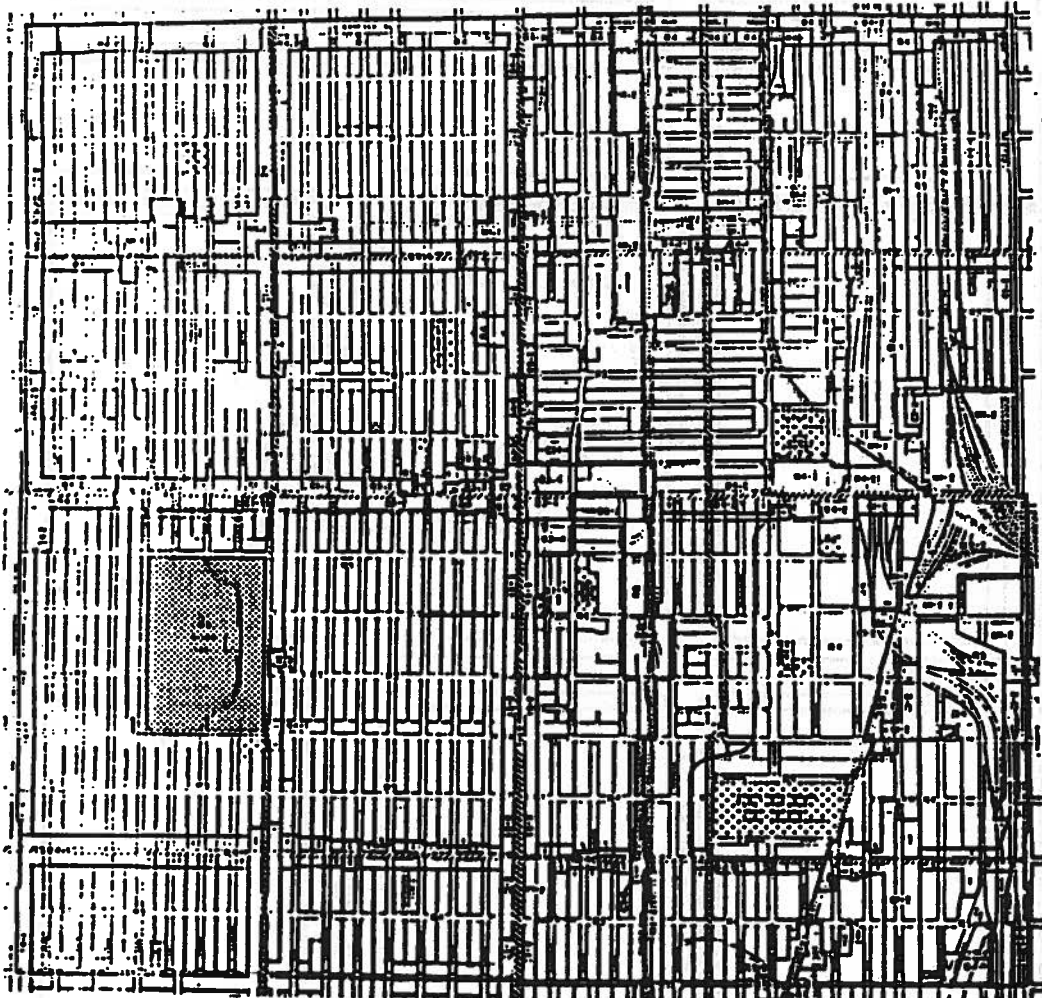
Minimum Number of Off-Street Loading Spaces: 1 space in Phase I
1 space in Phase II






Maximum Height of Structures: 70 feet in Phase I
62 feet in Phase II

Minimum Distances Between Buildings: 43.0 feet

Minimum Ground Level Set-Backs in Accordance with Site Plan: _____

BUSINESS PLANNED DEVELOPMENT
EXISTING ZONING AND PREFERENTIAL STRET SYSTEM.



-  BUSINESS PLANNED DEVELOPMENT
-  ZONING BOUNDARY
-  PARKS, PLAYGROUNDS
-  PARKS AND OTHER PUBLIC FACILITIES
-  PREFERENTIAL STREETS

EXISTING ZONING

- 100-1000 SQUARE FEET
- 100-1000 SQUARE FEET
- 1000-2000 SQUARE FEET
- 2000-3000 SQUARE FEET
- 3000-4000 SQUARE FEET
- 4000-5000 SQUARE FEET
- 5000-6000 SQUARE FEET
- 6000-7000 SQUARE FEET
- 7000-8000 SQUARE FEET
- 8000-9000 SQUARE FEET
- 9000-10000 SQUARE FEET

NEW PLANNED

- 100-1000 SQUARE FEET
- 1000-2000 SQUARE FEET
- 2000-3000 SQUARE FEET
- 3000-4000 SQUARE FEET
- 4000-5000 SQUARE FEET
- 5000-6000 SQUARE FEET
- 6000-7000 SQUARE FEET
- 7000-8000 SQUARE FEET
- 8000-9000 SQUARE FEET
- 9000-10000 SQUARE FEET

PREFERENTIAL STREETS

- 100-1000 SQUARE FEET
- 1000-2000 SQUARE FEET
- 2000-3000 SQUARE FEET
- 3000-4000 SQUARE FEET
- 4000-5000 SQUARE FEET
- 5000-6000 SQUARE FEET
- 6000-7000 SQUARE FEET
- 7000-8000 SQUARE FEET
- 8000-9000 SQUARE FEET
- 9000-10000 SQUARE FEET

- 100-1000 SQUARE FEET, GROUP 1
- 1000-2000 SQUARE FEET, GROUP 1
- 2000-3000 SQUARE FEET, GROUP 1
- 3000-4000 SQUARE FEET, GROUP 1
- 4000-5000 SQUARE FEET, GROUP 1

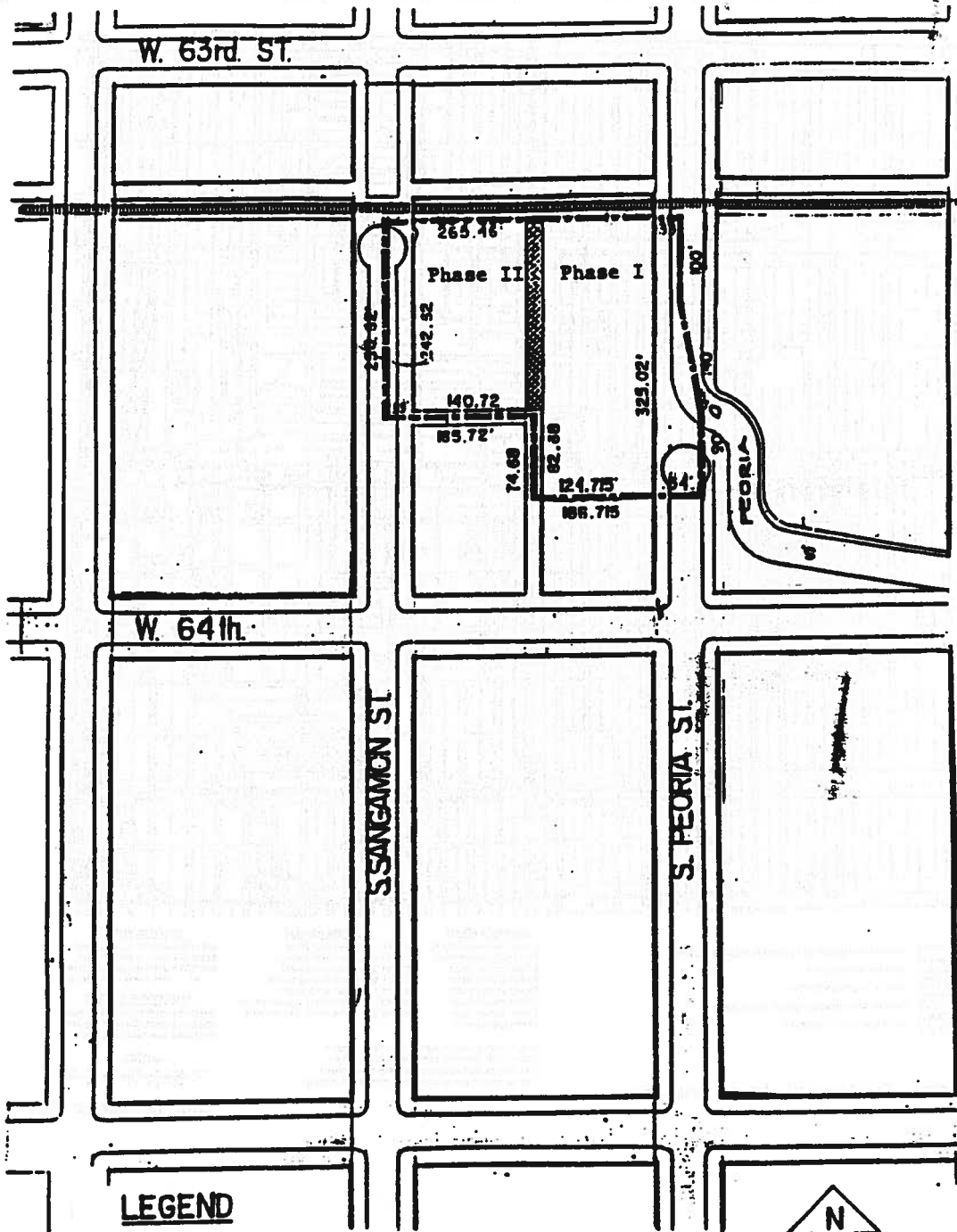


APPENDIX Englewood Area Housing




DATE: December 28, 1989

Revised 4/6/90

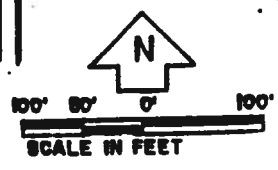
RESIDENTIAL PLANNED DEVELOPMENT
PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS.



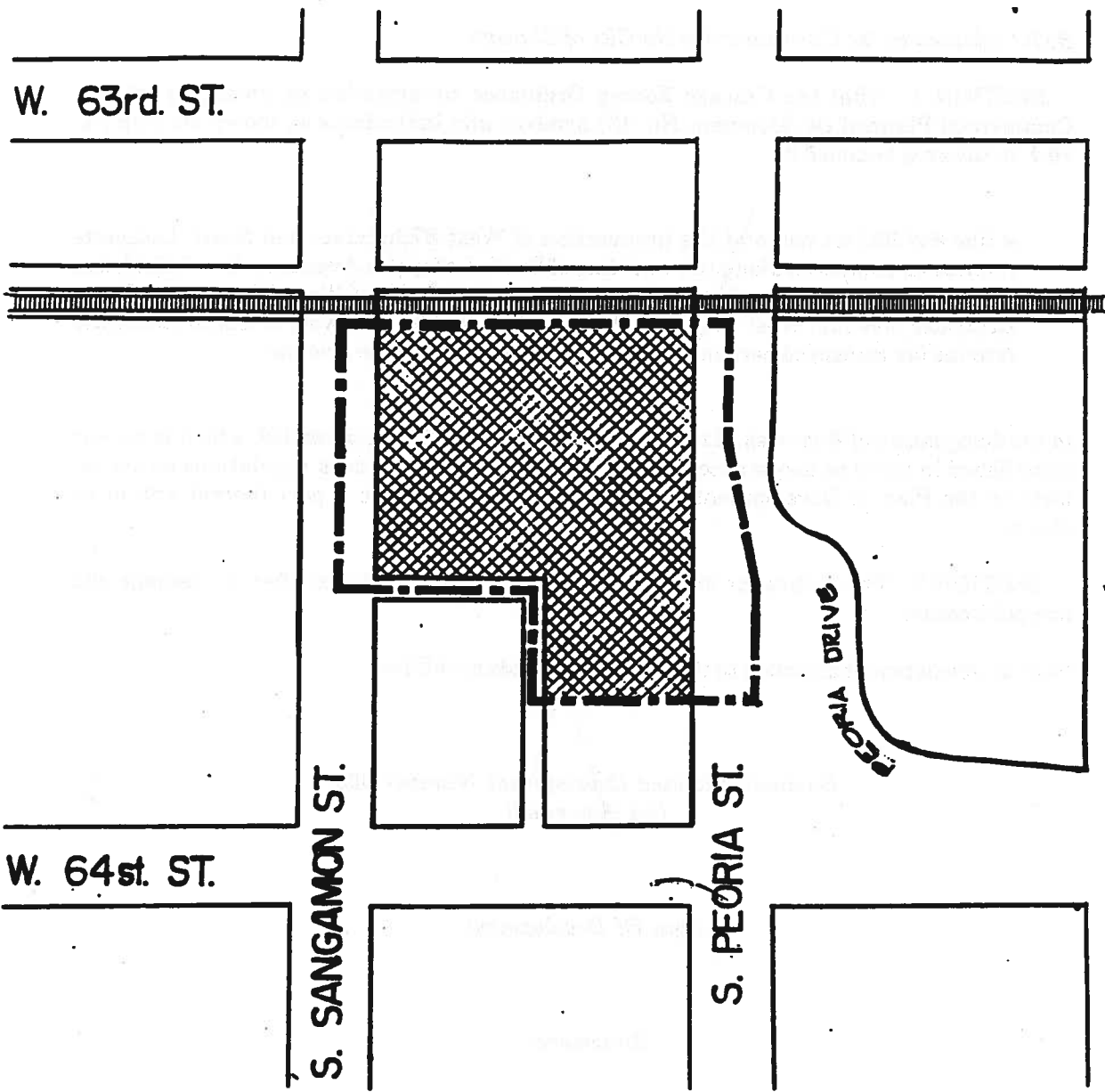
LEGEND

-  ALLEYS TO BE VACATED
-  PLANNED DEVELOPMENT BOUNDARY
-  C.T.A. ELEVATED RAPID TRANSIT




APPLICANT: ENGLEWOOD AREA HOUSING INC.
DATE: NOVEMBER, 1989



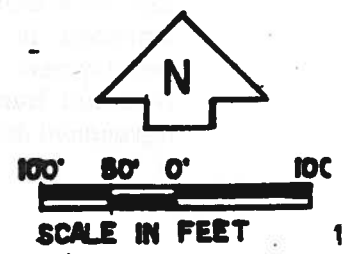
RESIDENTIAL PLANNED DEVELOPMENT
GENERALIZED LAND USE.



LEGEND

-  **PLANNED DEVELOPMENT BOUNDRY**
-  **RESIDENTIAL USES, ACCESSORY USES & ANY USE IDENTIFIED IN STATEMENT NUMBER 3.**
-  **C.T.A. ELEVATED RAPID TRANSIT**

APPLICANT: ENGLEWOOD AREA HOUSING, INC.
DATE: NOVEMBER, 1989
REVISED: MAY 10, 1990



Reclassification Of Area Shown On Map Number 20-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 Commercial Planned Development No. 425 symbols and indications as shown on Map No. 20-F in the area bounded by:

a line 647.88 feet north of the intersection of West 87th Street and South Lafayette Avenue as measured along the west line of South Lafayette Avenue; a line 503.51 feet west of South Lafayette Avenue; a line 596.16 feet north of West 87th Street; South Lafayette Avenue; West 87th Street; and a line 953.57 feet west of South Lafayette Avenue (as measured perpendicularly from South Lafayette Avenue)

to the designation of Business Planned Development No. 425, as amended, 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:

*Business Planned Development Number 425
(As Amended)*

Plan Of Development

Statements.

1. The area delineated herein as Business Planned Development No. 425, as amended, is owned or controlled by the applicant, First National Realty Development Corporation. Title to the subject property is held by American National Bank and Trust Company of Chicago as Trustee, under Trust Agreement dated June 27, 1986 and known as Trust No. 67592.