

*Reclassification Of Area Shown On Map No. 7-G.
(As Amended)
(Application No. 20189)
(Common Address: 2604 -- 2742 N. Sheffield Ave.)*

RPD 52, 99

[SO2019-6853]

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 52 symbols and indications as shown on Map Number 7-G in the area bounded by:

the alley next south of West Diversey Parkway; North Sheffield Avenue; North Lincoln Avenue; North Kenmore Avenue; the alley next south of the alley next south of West Diversey Parkway; and the alley next west of North Sheffield Avenue,

to those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B2-3 Neighborhood Mixed-Use District symbols and indications as shown on Map Number 7-G in the area bounded by:

the alley next south of West Diversey Parkway; North Sheffield Avenue; North Lincoln Avenue; North Kenmore Avenue; the alley next south of the alley next south of West Diversey Parkway; and the alley next west of North Sheffield Avenue,

to the designation of Residential Planned Development Number 52, 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 attached hereto 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.

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

Residential Planned Development No. 52, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Residential Planned Development Number 52, as amended ("Planned Development") consists of approximately 164,945 square feet of

property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, Chicago Housing Authority.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. 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 grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assignees or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks

- ADA crosswalk ramps
- Parkway and landscaping

The Agreement must be executed prior to any Department of Transportation and Planned Development Part II Review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This plan of development consists of 18 Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; Floor Plans; a Landscape Plan; a Green Roof Plan; and Building Elevations (North, South, East and West) prepared by Ratio Architects, Inc. and dated November 21, 2019, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses shall be permitted in this Planned Development: residential uses, including elderly housing, accessory off-street parking and loading facilities and related and accessory uses shall be permitted throughout the Planned Development.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of

FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 164,945 square feet.

9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II Reviews are conditional until final Part II Approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085 or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assignees and, if different than the Applicant, the legal titleholders and any ground lessors.
13. The Applicant acknowledges and agrees that the rezoning of the Property from Residential Planned Development Number 52 to a B2-3 Neighborhood Mixed-Use District, and then to Residential Planned Development Number 52, as amended, triggers the requirements of Section 2-45-115 of the Municipal Code of Chicago (Affordable Requirements Ordinance or ARO). Any developer of a residential housing project within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project (the Required Units) as affordable units, or with the Commissioner of the Department of Planning and Development's (DPD) approval, provide the Required Units in an approved off-site location; (ii) pay a fee in lieu of the development of the Required Units; or, (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25 percent of the Required Units on-site or off-site. If the developer elects to provide affordable units off-site, the off-site affordable units must be located within a two-mile radius from the residential housing project and in the same or a different higher income area or downtown district. The Property is located in a higher income area, within the meaning of the ARO, and the project has a total of 91 new units. As a result, the Applicant's affordable housing obligation is 10 affordable units (10 percent of 91 units), 3 of which are Required Units (25 percent of 10). Applicant has agreed to satisfy its affordable housing obligation

by providing 71 affordable units in the P.D., as set forth in the Affordable Housing Profile Form attached hereto as Exhibit A. The Applicant agrees that the affordable rental units must be affordable to households earning no more than 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the Applicant subsequently reduces (or increases) the number of housing units in the P.D., the Applicant shall update and resubmit the Affordable Housing Profile Form to DPD for review and approval; DPD may adjust the number of required Affordable Units without amending the P.D. Prior to the issuance of any building permits for any residential building in the P.D., including, without limitation, excavation or foundation permits, the Applicant must execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the affordable housing agreement will be recorded against the P.D., or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 14, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the P.D.

14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II Review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
16. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and City residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such M/WBE and City resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified

M/WBE firms in the design; engineering and construction of the project, and of City residents in the construction work. The City encourages goals of (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent City resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and City residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II Permit Review for the project or any phase thereof, the applicant must submit to DPD (a) updates (if any) to the applicant's preliminary outreach plan, (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and City resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and City resident participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and City residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and City residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to its former Residential Planned Development Number 52 designation as approved by the City Council on May 8, 1968.

[Exhibit A -- Affordable Housing Profile Form referred to in these Plan of Development Statements unavailable at time of printing.]

[Proximity to CTA; Project Site; Site Context Photos; Boundary and Property Line Map; Existing Land-Use Map; Site Plan; Landscape Plan; First and Second Floor Plans; Typical Floor Plan; Green Roof Plan; North, South, East and West Building Elevations; Enlarged Elevation Detail View; Building Section; Perspective Renderings; Existing Zoning Map; Pedestrian Routes and Connectivity; Vehicular and Loading Access Plans; and Unit Size Analysis referred to in these Plan of Development Statements printed on pages 12485 through 12505 of this *Journal*.]

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

Residential Planned Development No. 52, As Amended.

Bulk Regulations And Data Table.

Gross Site Area = Net Site Area + Areas Remaining In Public Rights-of-Way

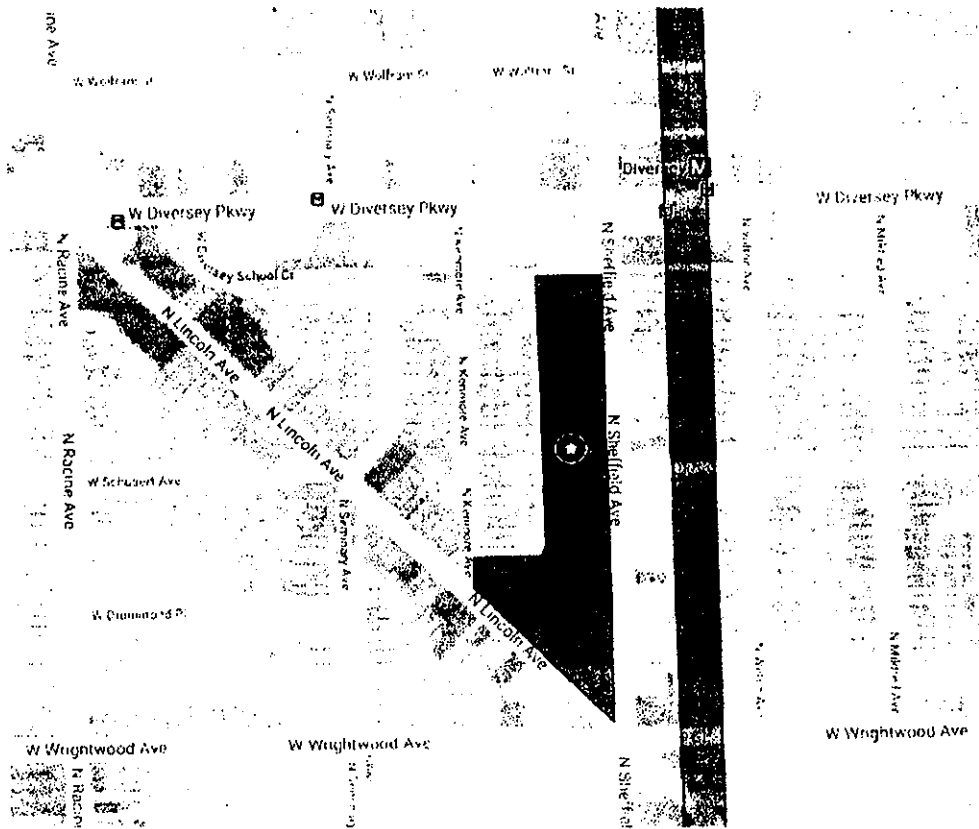
219,588 square feet (5.04 acres) = 164,945 square feet (3.79 acres) + 54,643 square feet (1.25 acres)

Permitted Uses:	In accordance with Statement 5
Net Site Area:	164,945 square feet/3.79 acres
Maximum Floor Area Ratio:	2.30
Building Size/Use:	Existing 11-story buildings and 6-story bridge building: 377,421 square feet /Residential
Maximum Number of Dwelling Units:	485
Maximum percentage of Site Coverage:	In accordance with the Landscape Plan
Maximum Building Height:	In accordance with the Building Elevations
Building Setbacks:	In accordance with the Site Plan
Minimum Number of Off-Street Parking Spaces:	45
Minimum Number of Bicycle Parking Spaces:	110
Minimum Number of Off-Street Loading Spaces:	3

PROXIMITY TO CTA

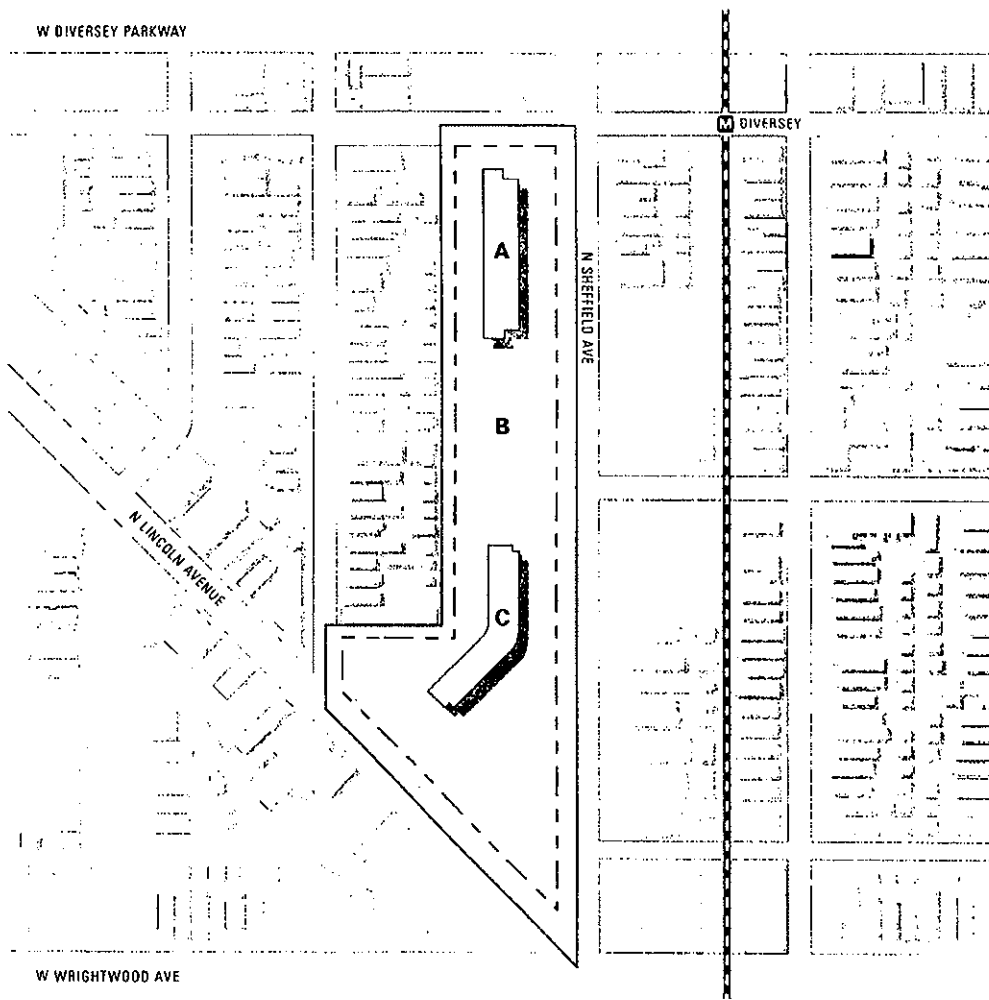
Final for Publication

North Sheffield Development - Incompatible Use(s)			
#	Distance (mi.)	Incompatible Use	Address
			943 W. Diversey Ave., Chicago, IL 60657

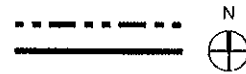


Applicant: Chicago Housing Authority
 Address: 2604-2742 North Sheffield Avenue
 Chicago, Illinois 60614
 Introduced: September 18, 2019
 Plan Commission: November 21, 2019

PROJECT SITE Final for Publication



PROPERTY LINE
PD BOUNDARY



Applicant: Chicago Housing Authority
Address: 2604-2742 North Sheffield Avenue
Chicago, Illinois 60614
Introduced: September 18, 2019
Plan Commission: November 21, 2019

SITE CONTEXT PHOTOS

Final for Publication

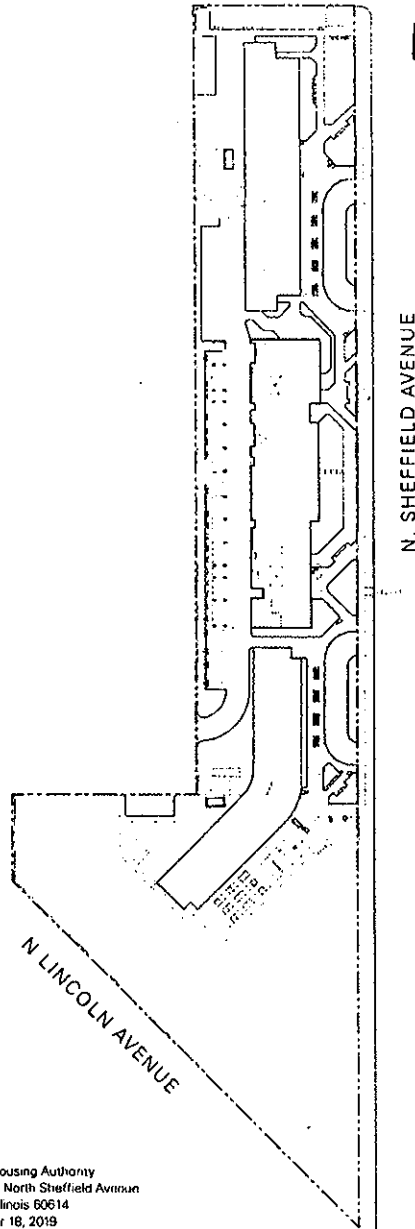
N Sheffield Ave Elevation



Applicant:	Chicago Housing Authority
Address:	2604-2742 North Sheffield Avenue Chicago, Illinois 60614
Introduced:	September 18, 2019
Plan Commission:	November 21, 2019

PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

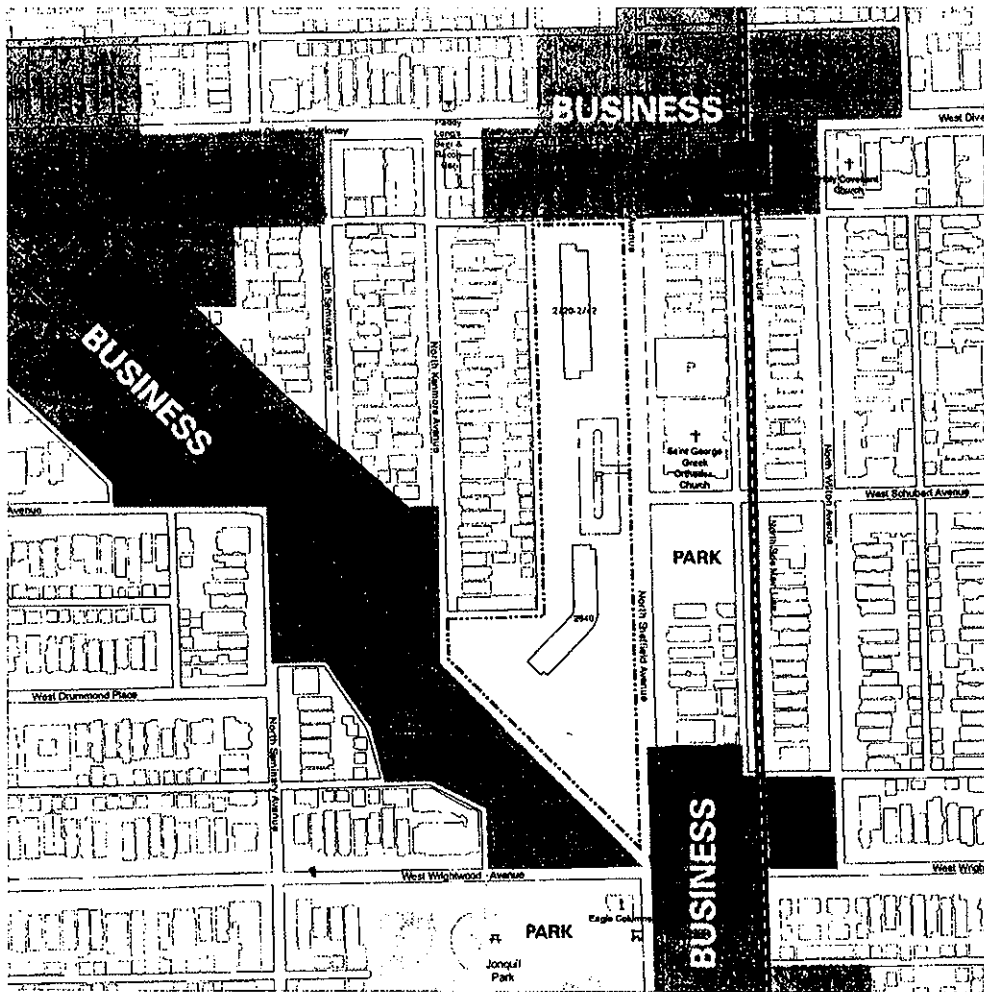
Final for Publication



Applicant: Chicago Housing Authority
Address: 2604-2742 North Sheffield Avenue
Chicago, Illinois 60614
Introduced: September 16, 2019
Plan Commission: November 21, 2019



EXISTING LAND USE MAP **Final for Publication**



Applicant: Chicago Housing Authority
 Address: 2604-2742 North Sheffield Avenue
 Chicago, Illinois 60614
 Introduced: September 18, 2019
 Plan Commission: November 21, 2019

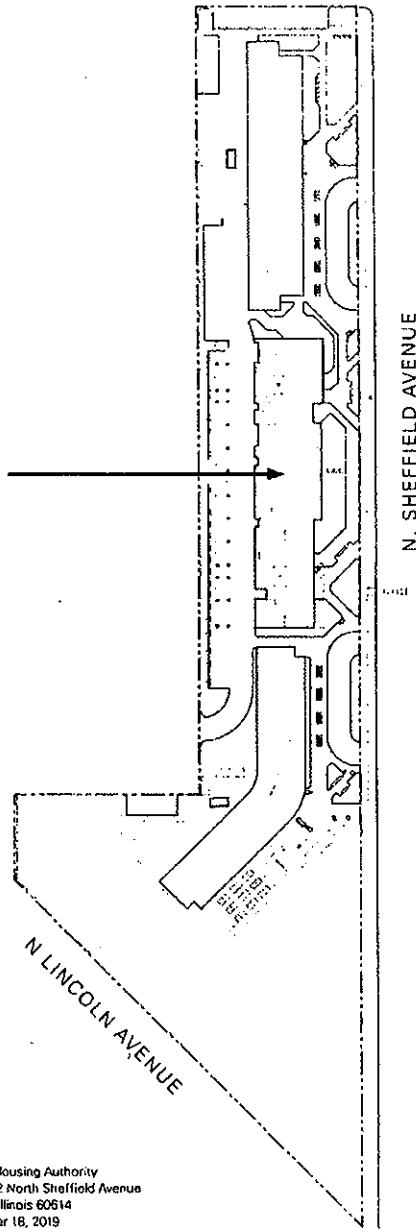
Final for Publication

SITE PLAN

Proposed Building Area
387,621 square feet

New Building
122,548 square feet

Number of stories
6

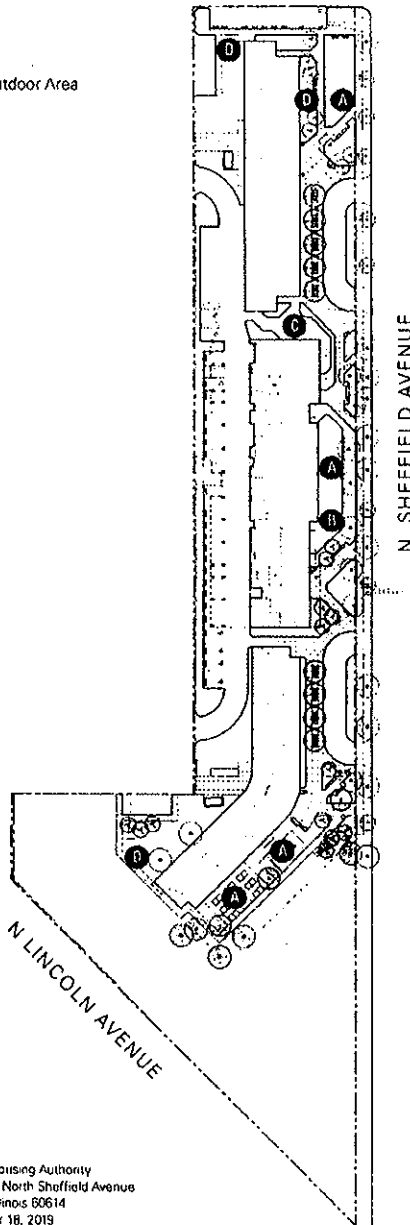


Applicant: Chicago Housing Authority
Address: 2604-2742 North Sheffield Avenue
Chicago, Illinois 60614
Introduced: September 18, 2019
Plan Commission: November 21, 2019

Final for Publication

LANDSCAPE PLAN

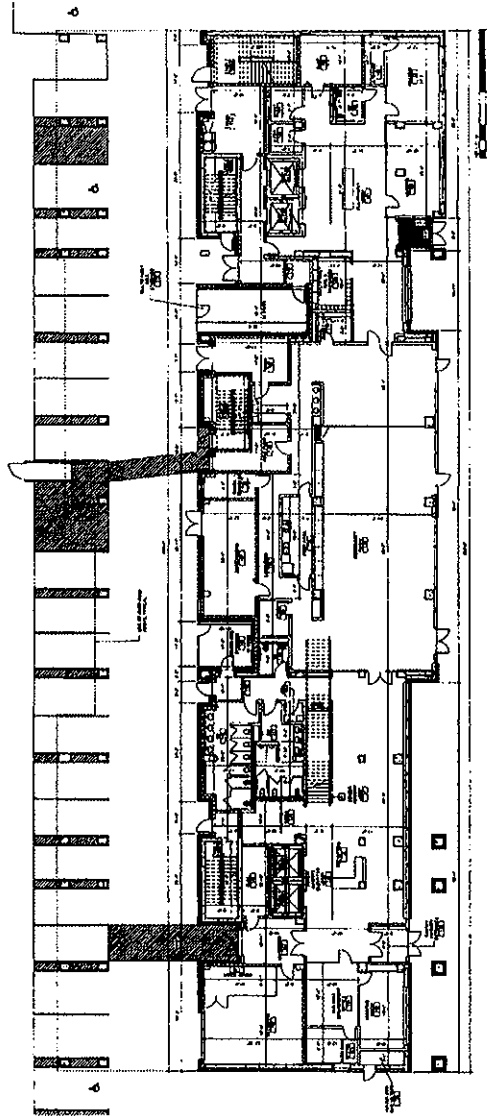
- A Senior Activity Area
- B Senior Outdoor Dining
- C Non Age Discriminated Outdoor Area
- D Outdoor Seating



Applicant: Chicago Housing Authority
Address: 2604-2742 North Sheffield Avenue
Chicago, Illinois 60614
Introduced: September 18, 2019
Plan Commission: November 21, 2019

FIRST FLOOR PLAN

Final for Publication

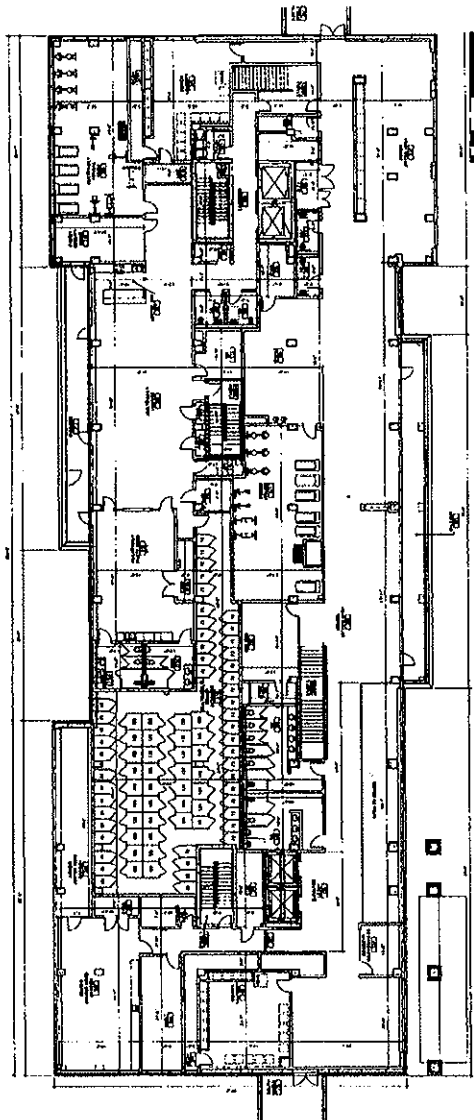


Applicant:
Address:

Introduced:
Plan Commission:

Chicago Housing Authority
2604-2742 North Sheffield Avenue
Chicago, Illinois 60614
September 18, 2019
November 21, 2019

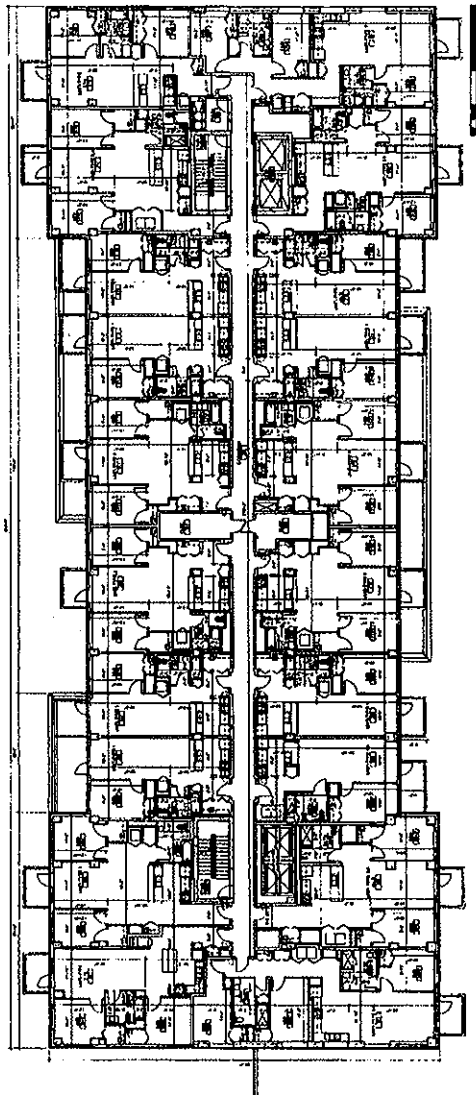
SECOND FLOOR PLAN *Final for Publication*



Applicant: Chicago Housing Authority
Address: 2604-2742 North Sheffield Avenue
Chicago, Illinois 60614
Introduced: September 18, 2019
Plan Commission: November 21, 2019

Final for Publication

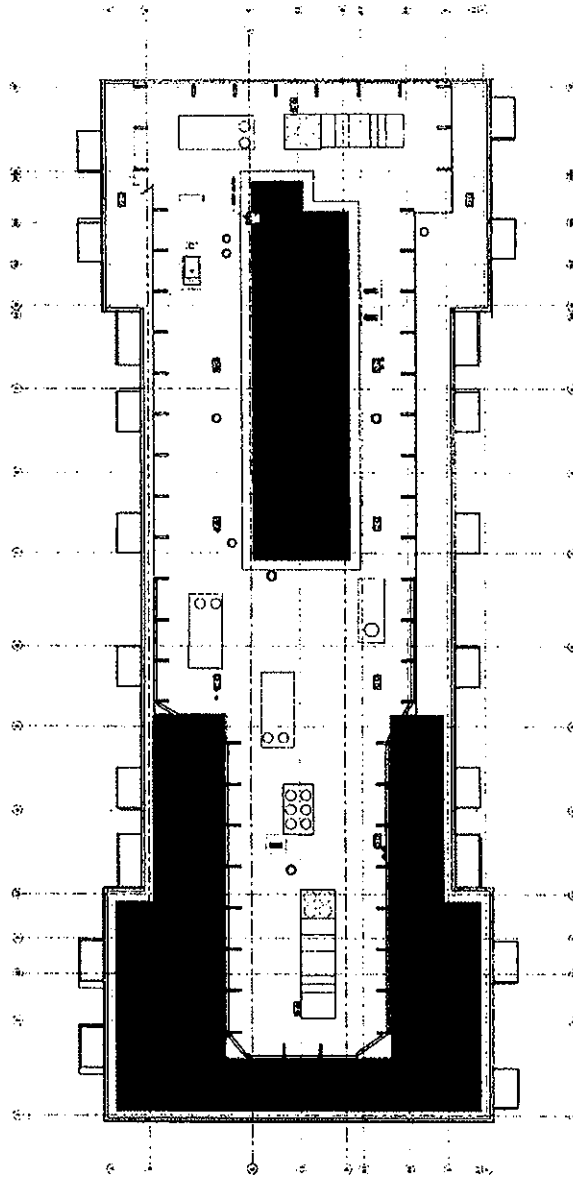
TYPICAL FLOOR PLAN



Applicant: Chicago Housing Authority
Address: 2604-2742 North Sheffield Avenue
Chicago, Illinois 60614
Introduced: September 18, 2019
Plan Commission: November 21, 2019

Final for Publication

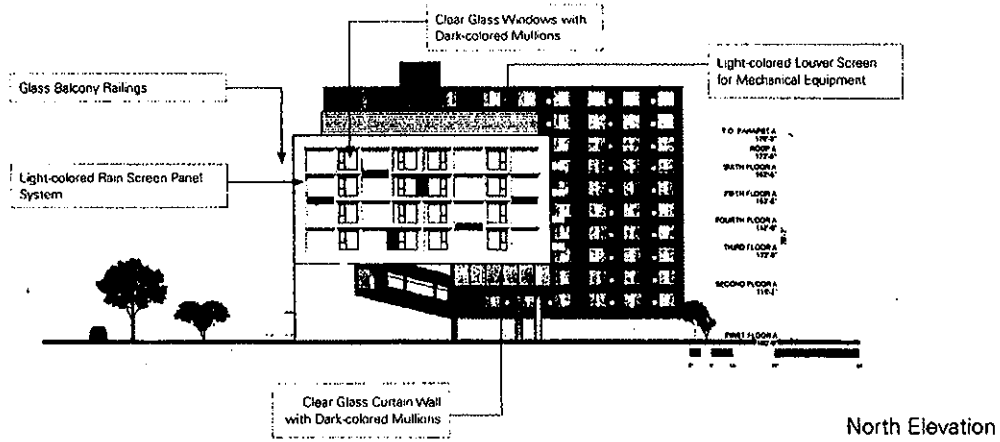
GREEN ROOF PLAN



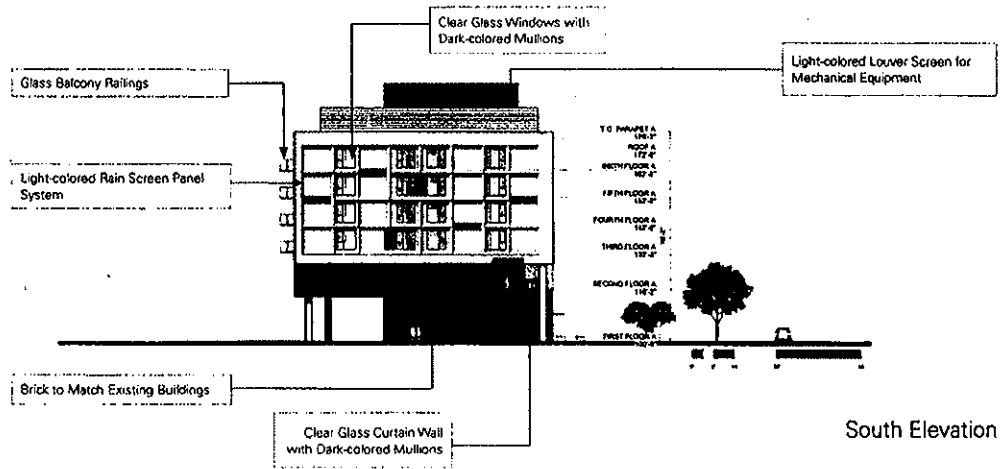
Applicant: Chicago Housing Authority
Address: 2604-2742 North Sheffield Avenue
Chicago, Illinois 60614
Introduced: September 18, 2019
Plan Commission: November 21, 2019

NORTH AND SOUTH ELEVATIONS

Final for Publication



North Elevation

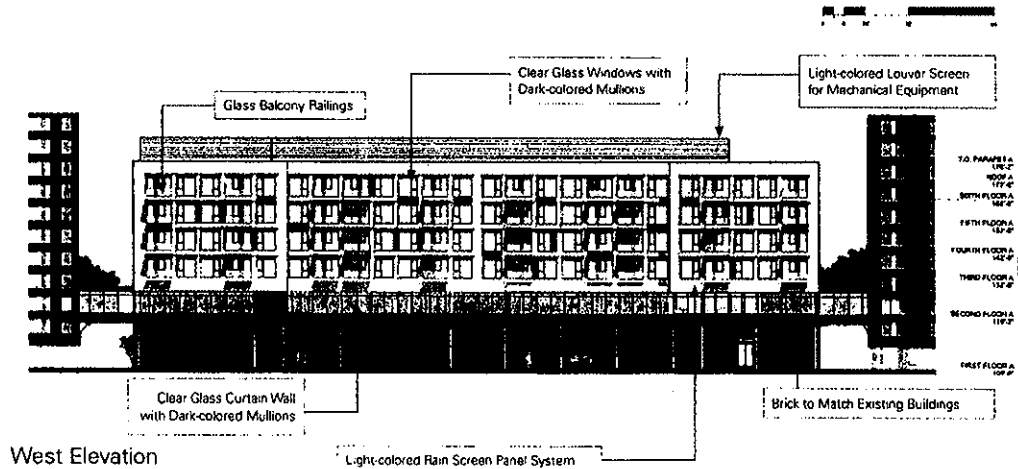
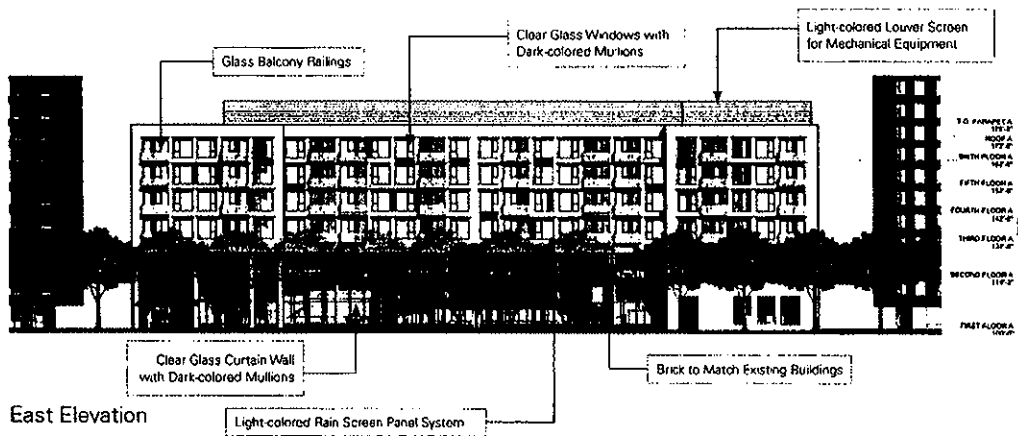


South Elevation

Applicant: Chicago Housing Authority
Address: 2604-2742 North Sheffield Avenue
Chicago, Illinois 60614
Introduced: September 18, 2019
Plan Commission: November 21, 2019

Final for publication

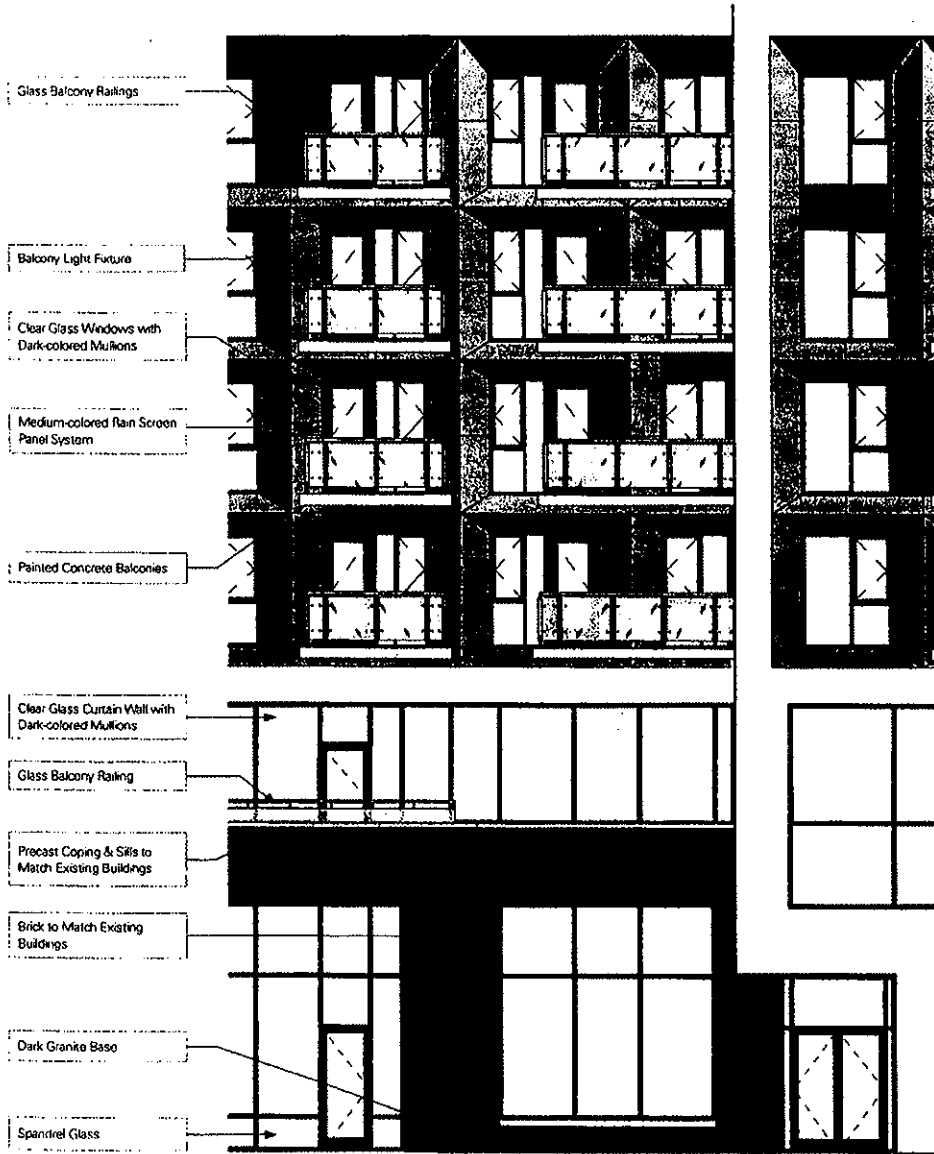
EAST AND WEST ELEVATIONS



Applicant: Chicago Housing Authority
 Address: 2604-2742 North Sheffield Avenue
 Chicago, Illinois 60614
 Introduced: September 18, 2019
 Plan Commission: November 21, 2019

Final for Publication

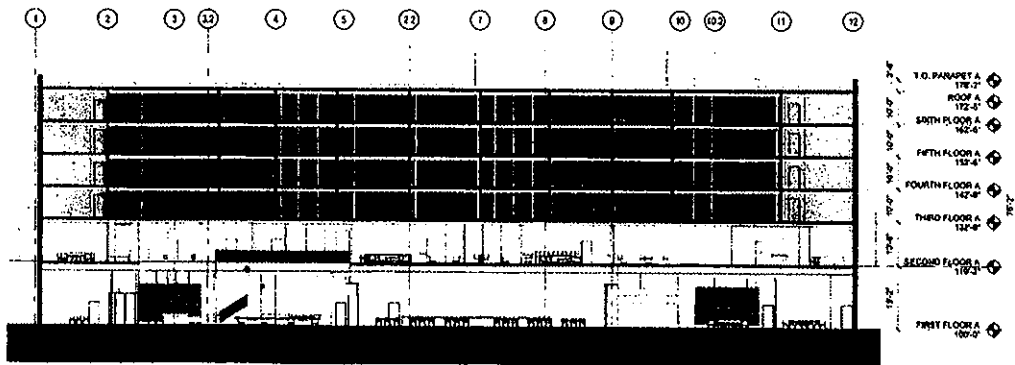
ENLARGED ELEVATION DETAIL VIEW



Applicant: Chicago Housing Authority
Address: 2604-2742 North Sheffield Avenue
Chicago, Illinois 60614
Introduced: September 18, 2019
Plan Commission: November 21, 2019

SECTION

Final for Publicatio

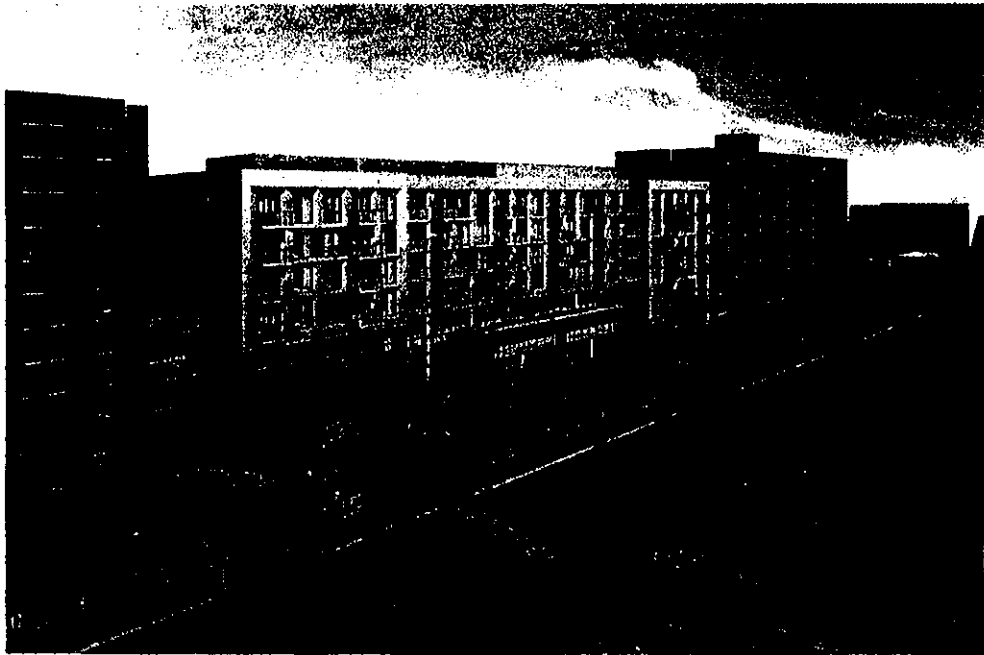


3 Bedrooms/2 Bathrooms 2 Bedroom/1 Bathroom 1 Bedroom/1 Bathroom

Applicant: Chicago Housing Authority
Address: 2604-2742 North Sheffield Avenue
Chicago, Illinois 60614
Introduced: September 18, 2019
Plan Commission: November 21, 2019

PERSPECTIVE RENDERING

Final for Publication



Applicant:	Chicago Housing Authority
Address:	2604-2742 North Sheffield Avenue Chicago, Illinois 60614
Introduced:	September 18, 2019
Plan Commission:	November 21, 2019

PERSPECTIVE RENDERING

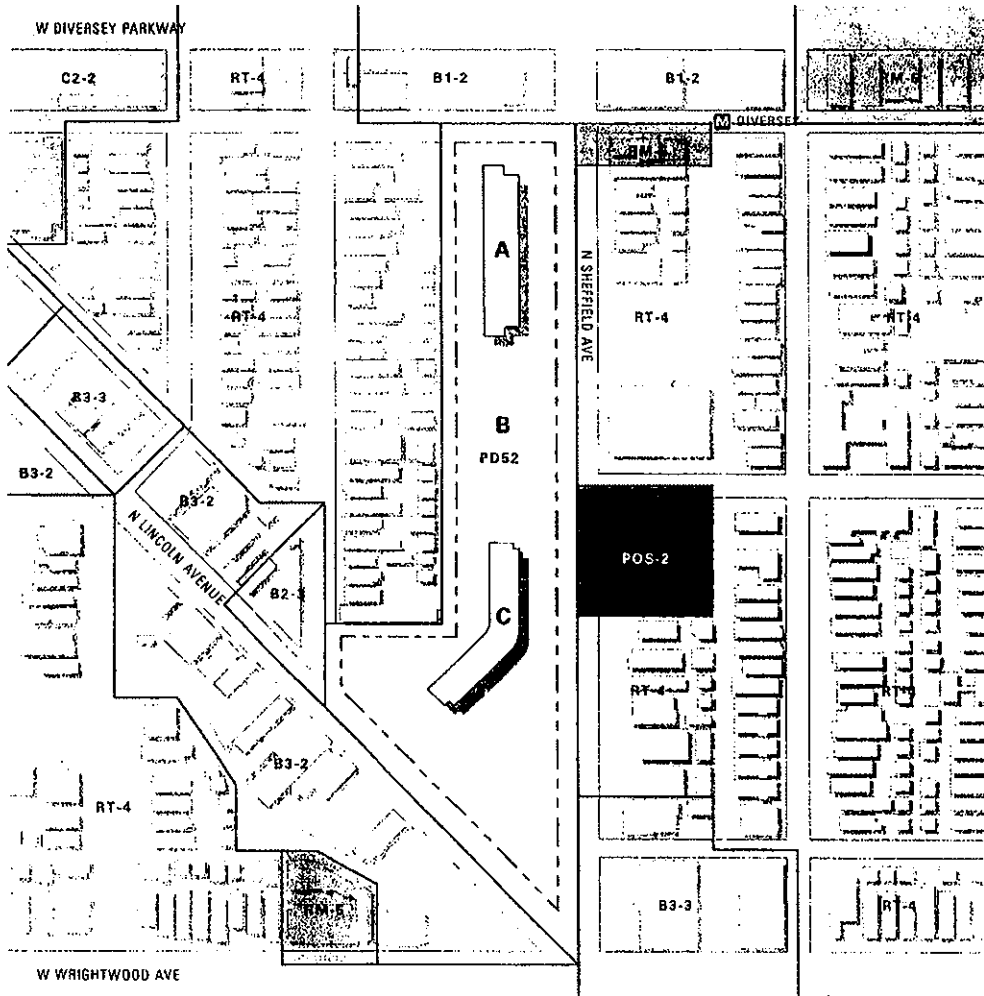
Final for Publication



Applicant:	Chicago Housing Authority
Address:	2624-2742 North Sheffield Avenue Chicago, Illinois 60614
Introduced:	September 18, 2019
Plan Commission:	November 21, 2019

EXISTING ZONING MAP

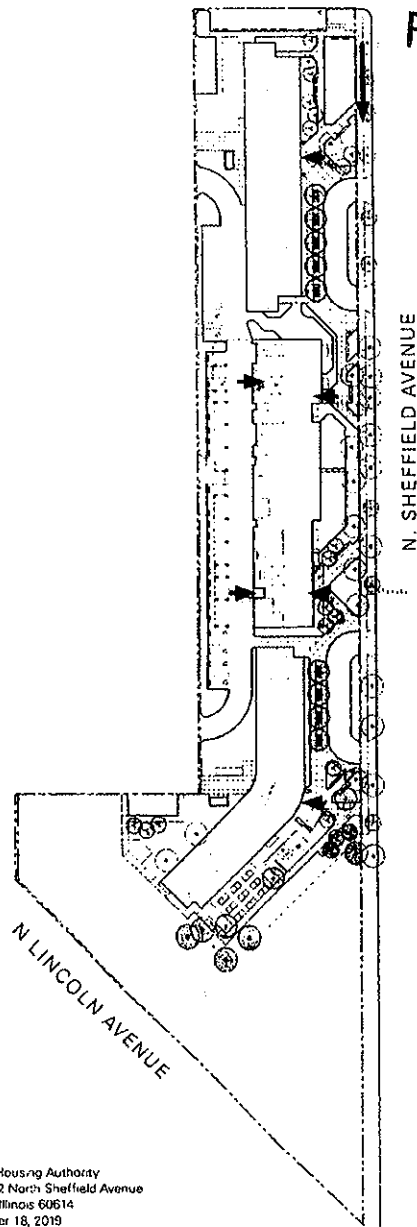
Final for Publication



Applicant: Chicago Housing Authority
Address: 2604-2702 North Sheffield Avenue
Chicago, Illinois 60614
Introduced: September 18, 2019
Plan Commission: November 21, 2019

PEDESTRIAN ROUTES AND CONNECTIVITY

Final for Publication



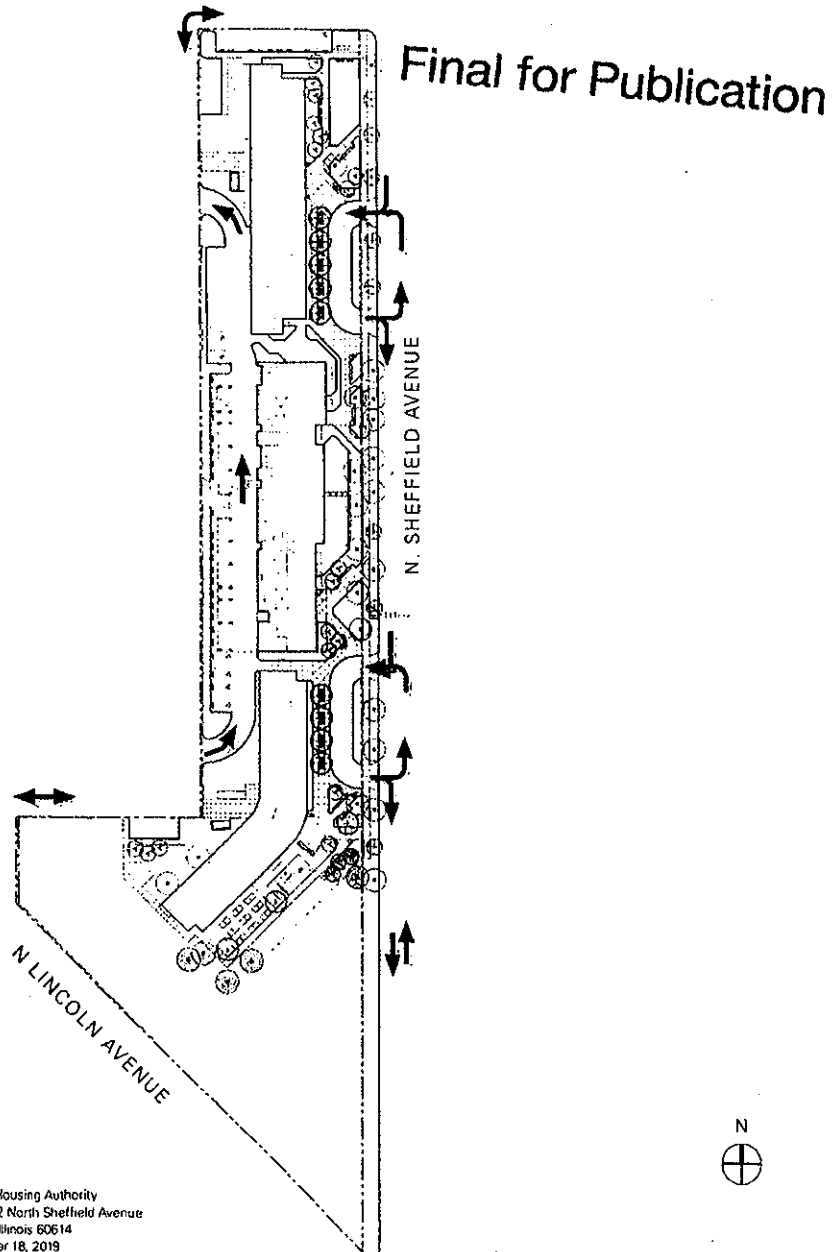
→
PEDESTRIAN
CIRCULATION

Applicant:
Address:
Introduced:
Plan Commission:

Chicago Housing Authority
2604-2742 North Sheffield Avenue
Chicago, Illinois 60614
September 18, 2019
November 21, 2019



VEHICULAR AND LOADING ACCESS PLANS



UNIT SIZE ANALYSIS **Final for Publication**

2640 N SHEFFIELD

1-Bedrooms
Average Unit Size 515 sf

Studios
Average Unit Size 406 sf

First Floor Area
10,685 sf

Typical Floor Area
10,945 sf

Unit Distribution per floor
Ground Floor: 10 1-Bedrooms, 1 Studio
Typical Floor: 14 1-Bedrooms, 4 Studios

2700 N SHEFFIELD

Level 1: 13,516 sf

Level 2: 21,402 sf

Typical Level Units
Average 1-Bedroom unit area: 704 sf
Average 2-Bedroom unit area: 1038 sf
Average 3-Bedroom unit area: 1345 sf

Unit Distribution per floor
1-Bedroom units: 8
2-Bedroom units: 10
3-Bedroom units: 2

2720 N SHEFFIELD

1-Bedrooms
Average Unit Size 460 sf

First Floor Area
10,997 sf

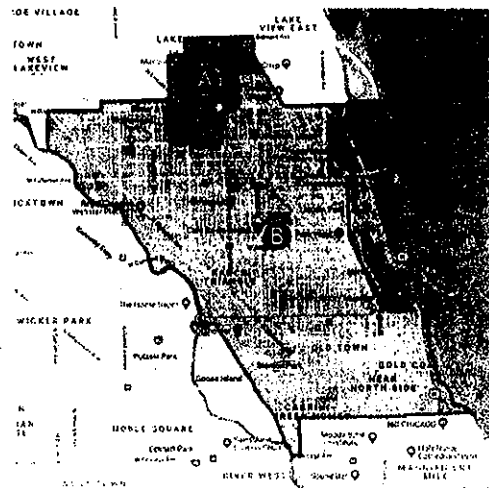
Typical Floor Area
11,236 sf

Unit Distribution per floor
Ground Floor: 14 1-Bedrooms
Typical Floor: 20 1-Bedrooms

CPS SCHOOL INFO

A.
Agassiz Elementary School (K-8)
2851 N Seminary Ave
Chicago, IL 60657

B.
Lincoln Park High School
2001 N Orchard St
Chicago, IL 60614



Applicant: Chicago Housing Authority
Address: 2604-2742 North Sheffield Avenue
Chicago, Illinois 60614
Introduced: September 18, 2019
Plan Commission: November 21, 2019

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

Reclassification of Area Shown on Map No. 1-H.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District and all the C1-2 Restricted Commercial District symbols and indications as shown on Map No. 1-H in the area bounded by

W. Lake Street; a line 473.22 feet east of N. Paulina Street; the alley next south of and parallel to W. Lake Street, or the line thereof if extended where no alley exists; a line 459.36 feet east of N. Paulina Street; W. Maypole Street; N. Paulina Street; the south line of W. Maypole Street, or the line thereof if extended where no street exists; and N. Hermitage 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.

[Plan of Development attached to this ordinance printed on pages 2754 to 2758 of this Journal.]

Reclassification of Area Shown on Map No. 7-G.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 7-G in the area bounded by

the alley next south of and parallel to W. Diversey Parkway; N. Sheffield Avenue; N. Lincoln Avenue; N. Kenmore Avenue; the alley next south of the alley next south of and parallel to W. Diversey Parkway; and the alley next west of and parallel to N. Sheffield 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.

[Plan of Development attached to this ordinance printed on pages 2759 to 2763 of this Journal.]

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 Residential Planned Development No. 41 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 No. 41, 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 hereof 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 printed on pages 2764 to 2768 of this Journal.]

Reclassification of Area Shown on Map No. 9-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 R-4 General Residence District symbols and indications as shown on Map No. 9-G in the area bounded by

W. Irving Park Road; N. Clark Street; the alley next north of and parallel to W. Byron Street, or the line thereof if extended where no alley exists; the west line of N. Wayne Avenue, or the line thereof if extended where no street exists; a line 45 feet north of the alley next north of and parallel to W. Byron Street; the east line of N. Wayne Avenue, or the line thereof if extended where no street exists; a line 80 feet north of the alley next north of and parallel to W. Byron Street; a line 150 feet east of the east line of N. Wayne Avenue; a line 248 feet north of the alley next north of and parallel to W. Byron Street; and N. Lakewood 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.

[Plan of Development attached to this ordinance printed on pages 2769 to 2773 of this Journal.]

Reclassification of Area Shown on Map No. 9-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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 9-H in the area bounded by

W. Larchmont Avenue; N. Ravenswood Avenue; W. Byron Street; and the east line of the right of way of the C.T.A.,

to those of an M1-4 Restricted Manufacturing District, and a corresponding bulk 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. 10-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 R3 General Residence District, B4-1 Restricted Service District, and M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 10-F in the area bounded by

[Continued on page 2774]

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PLAN OF DEVELOPMENT
RESIDENTIAL PLANNED DEVELOPMENT # 52

STATEMENTS

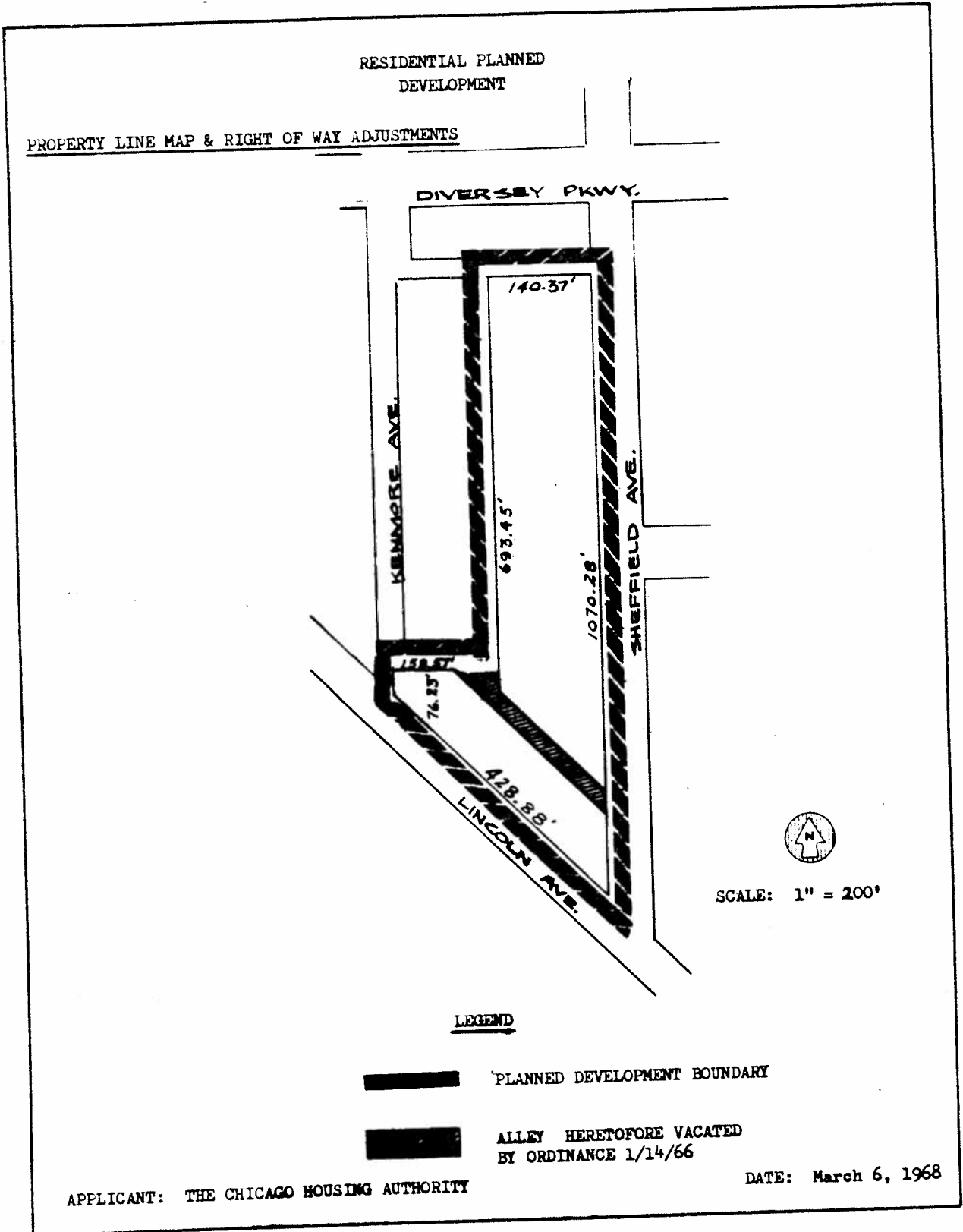
1. The area delineated hereon as a "Residential Planned Development" is owned and controlled by the Chicago Housing Authority.
2. Off-Street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the R5 General Residence District of the Chicago Zoning Ordinance.
3. Any dedication 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 the Chicago Housing Authority and approval by the City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the Chicago Housing Authority.
5. 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.

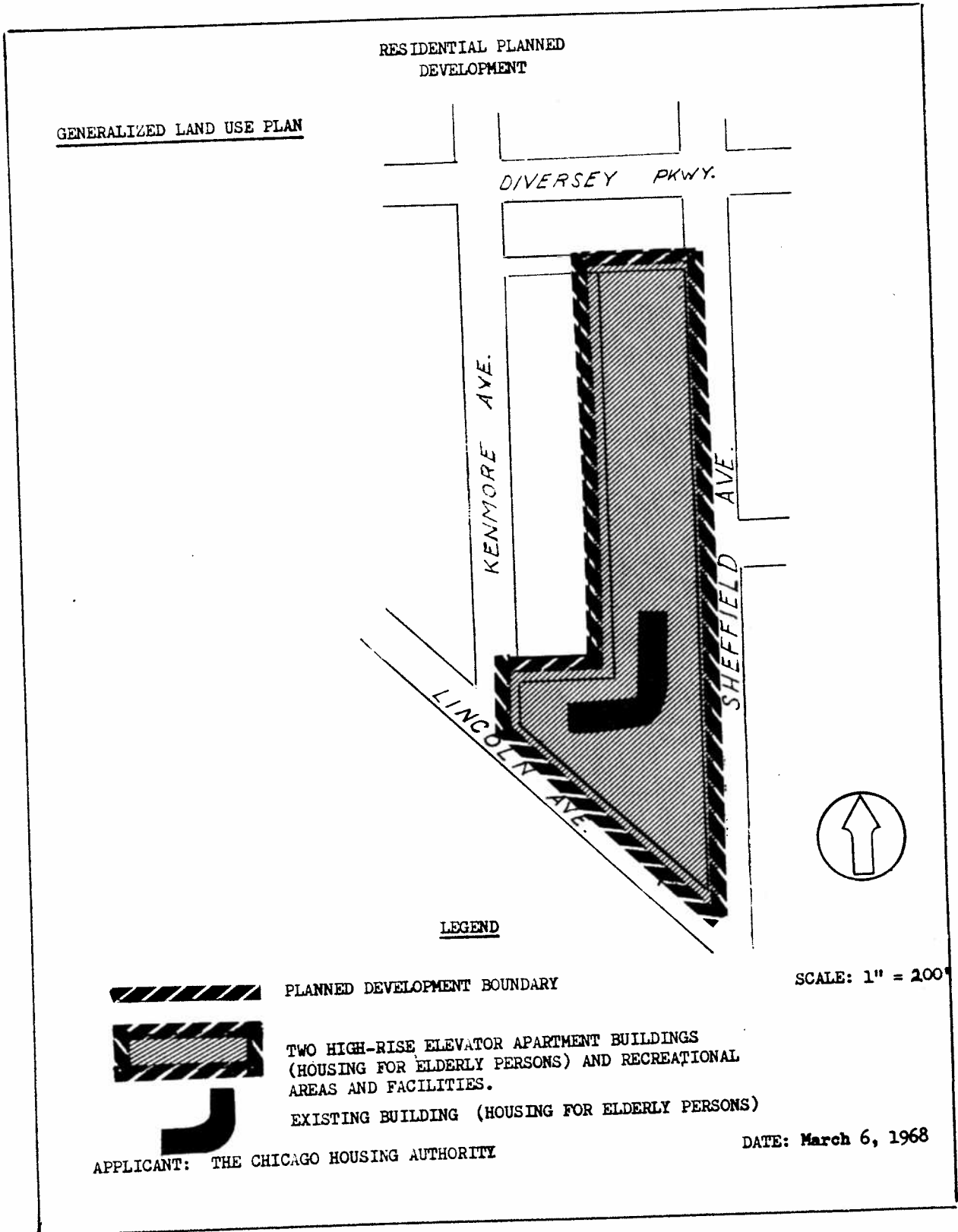
Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.
6. Use of land will consist of two hi-rise elevator apartment buildings (housing for elderly persons) and recreational areas and facilities as authorized by the Chicago Zoning Ordinance.
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 R5 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", as adopted by the Commissioner of Development and Planning.

APPLICANT: THE CHICAGO HOUSING AUTHORITY

DATE: March 6, 1968

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RESIDENTIAL PLANNED
DEVELOPMENT

PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	NO. OF D.U.'s	MAXIMUM	
SQ.FT.	ACRES			F.A.R.	%OF LAND COVERED
16,509 1	3.79	Two high-rise elevator apartment buildings (housing for elderly persons) and recreational uses and facilities	394	2.2	15

GROSS SITE AREA = NET SITE AREA (165,092.4 sq. ft.) + AREA OF PUBLIC STREETS AND ALLEYS (33,554.4 sq.ft.) = 198,646.8 sq.ft. (4.56 acres)

MAXIMUM NUMBER OF D.U.'s- 394

MAXIMUM NUMBER OF D.U.'s/ACRE OF TOTAL NET SITE AREA- 108

MAXIMUM PERMITTED F.A.R. FOR TOTAL AREA - 2.2

MINIMUM NUMBER OF PARKING SPACES 79 (Additional off-street parking and loading facilities will be provided as authorized by (the R5 General Residence Classification of (the Chicago Zoning Ordinance.

MINIMUM SETBACKS * Front Yard- 15'
- Rear Yard- 30'

MAXIMUM PERCENTAGE OF LAND COVERED 15 %

APPLICANT: THE CHICAGO
HOUSING AUTHORITY

DATE: March 6, 1968