

PD 802

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

June 20, 2023

Kristin Faust
Executive Director
Illinois Housing Development Authority
111 E. Wacker, Suite 1000
Suite 700
Chicago, Illinois 60601

**Re: PD 802, Phase 1, South Park Apartments
Multiple buildings at E. 26th St. between S. Prairie Ave. and S. Dr. Martin
Luther King Dr.**

Dear Ms. Faust:

In response to a recent request from Full Circle Development, please be advised that the subject property is zoned Planned Development No. 802 ("PD 802") and referenced as Phase 1 in the Planned Development.

We understand that Full Circle Development is seeking to purchase the property and rehabilitate the existing buildings using Illinois Housing Development Authority tax credits. As shown on the attached Survey, the property consists of two, L-shaped mid-rise buildings containing a total of 88 dwelling units and four, low-rise buildings totaling 46 dwelling units. A total of 135 parking spaces are also included. Phase 1 of PD 802 allows a maximum of 88 mid-rise dwelling units and 46 low-rise dwelling units and a minimum of 135 parking spaces.

No change in occupancy type or number of units is proposed. Any rehabilitation, additions or new construction must comply with the requirements of PD 802 and all necessary permits must be obtained prior to the start of construction.

Sincerely,

Patrick Murphey
Zoning Administrator

PM:tm

C: Steve Friedland, Main file



GREMLEY & BIEDERMANN

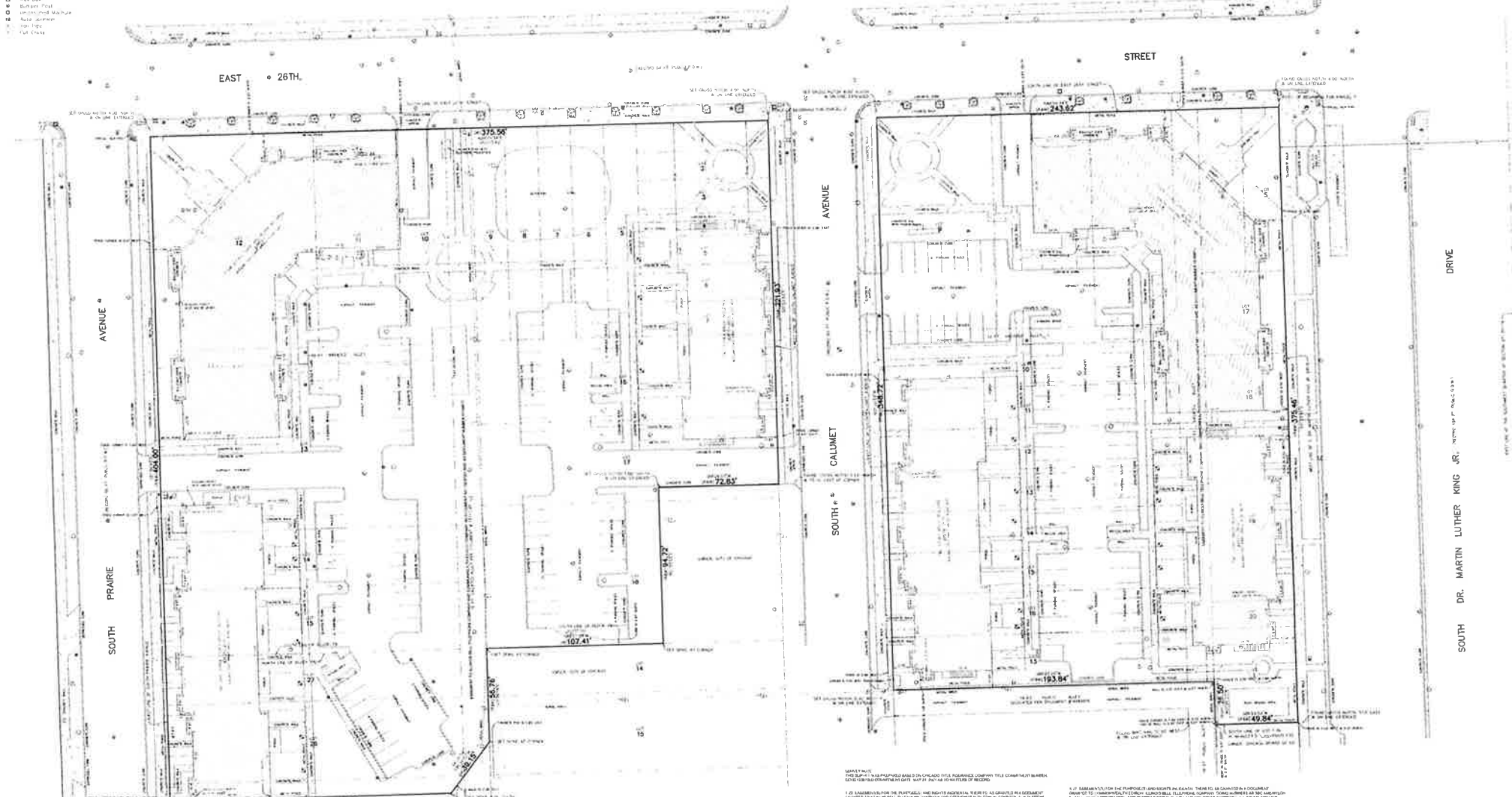
PLCS Corporation

300 West Superior Street, Chicago, IL 60604

Telephone: 312.335.5555 Fax: 312.335.5555

ALTA / NSPS Land Title Survey

- Legend list including: Survey Mark, Boundary Line, Easement, etc.



PARCELS 1-4: Description of parcels and their boundaries. PARCELS 5-8: Description of parcels and their boundaries. PARCELS 9-12: Description of parcels and their boundaries.

AREA OF PARCELS 1-4: 128,887 SQUARE FEET OR 2.91 ACRES MORE OR LESS. AREA OF PARCELS 5-8: 86,301 SQUARE FEET OR 1.97 ACRES MORE OR LESS.

PARCELS 9-12: Description of parcels and their boundaries.

Project information box containing: 2022-30322-001, Gremley & Biedermann logo, and contact details.

PROPERTY NOTES: THIS SURVEY WAS PREPARED... REGARDING TITLE MATTERS... REGARDING EASES... REGARDING ADJACENT PROPERTIES...

PROPERTY NOTES (continued): THIS SURVEY WAS PREPARED... REGARDING ADJACENT PROPERTIES...

PROPERTY NOTES (continued): THIS SURVEY WAS PREPARED... REGARDING ADJACENT PROPERTIES...

Professional seal and signature area for the surveyor, including the name Robert G. DeWitt and the date August 7, 2022.

*Reclassification Of Area Shown On Map Number 6-E.
(As Amended)
(Application Number 13428)*

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 R5 General Residence District symbols and indications as shown on Map Number 6-E in the area bounded by:

East 26th Street; South Dr. Martin Luther King, Jr. Drive; a line 375.46 feet south of East 26th Street; the alley next west of and parallel to South Dr. Martin Luther King, Jr. Drive; the alley next south of and parallel to East 26th Street; South Calumet Avenue; a line 807.85 feet south of East 26th Street; the alley next west of and parallel to South Calumet Avenue; the alley next south of and parallel to East 26th Street; and South Prairie Avenue,

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

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 Number 802

Plan Of Development Statements.

1. The area delineated herein as a Residential Planned Development (the "Planned Development") consists of approximately three hundred seventy-three thousand one (373,001) square feet (eight and fifty-six hundredths (8.56 acres)) net site area which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and which is owned or controlled by the applicant, South Park Plaza, P., an Illinois limited partnership.

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 rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development 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 title holders 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 title holder or any ground lessors. Furthermore, if applications for amendments, modifications or changes (administrative, legislative, or otherwise) to this Planned Development are made by persons other than the applicant, then, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property shall be under single ownership or under single designated control at the time such applications 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 the applicant or all of the owners of the Property (or where a condominium or homeowner association is formed, on behalf of the condominium owners or homeowners, by said association).
4. This Planned Development consists of these fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning and Street Map; an Existing Land-Use Area Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Landscape Plan; and Building Elevations prepared by Loewenberg and Associates dated September 13, 2001. A full size set of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. This Planned Development is applicable to the area delineated herein and these and no other zoning or land-use controls shall apply.

5. The following uses shall be permitted within the area delineated herein as a Residential Planned Development: multi-family residential, accessory parking, recreational and related accessory uses.
6. Identification signs shall be permitted within the Planned Development subject to the review and approval by the Department of Planning and Development. Temporary signs such as construction and marketing signs shall also be permitted subject to the review and approval by the Department of Planning and 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. There shall be no parking or storage of garbage receptacles within such paved areas or within fire lanes. Off-street parking and ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development.
8. In addition to the maximum height of any building or any appurtenance thereto 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 of the Property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan, Building Elevations and the Bulk Regulations and Data Table attached hereto and made a part hereof. In addition, all landscaping shall be installed and maintained at all times in accordance with the Landscape Plan and the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

11. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the applicant and after a determination by the Commissioner of the Department of Planning and Development 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 Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
12. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner that 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 ("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 11.11-(3)(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
14. Unless substantial construction of the improvements 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 R4 and R5 General Residence Districts. The six (6) year period may be extended for up to one (1) additional year if, before expiration, the Commissioner of the Department of Planning and Development determines that good cause for an extension is shown.

[Existing Zoning Map; Site Plan; Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 68921 through 68927 of this Journal.]

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

Residential Planned Development Number 802

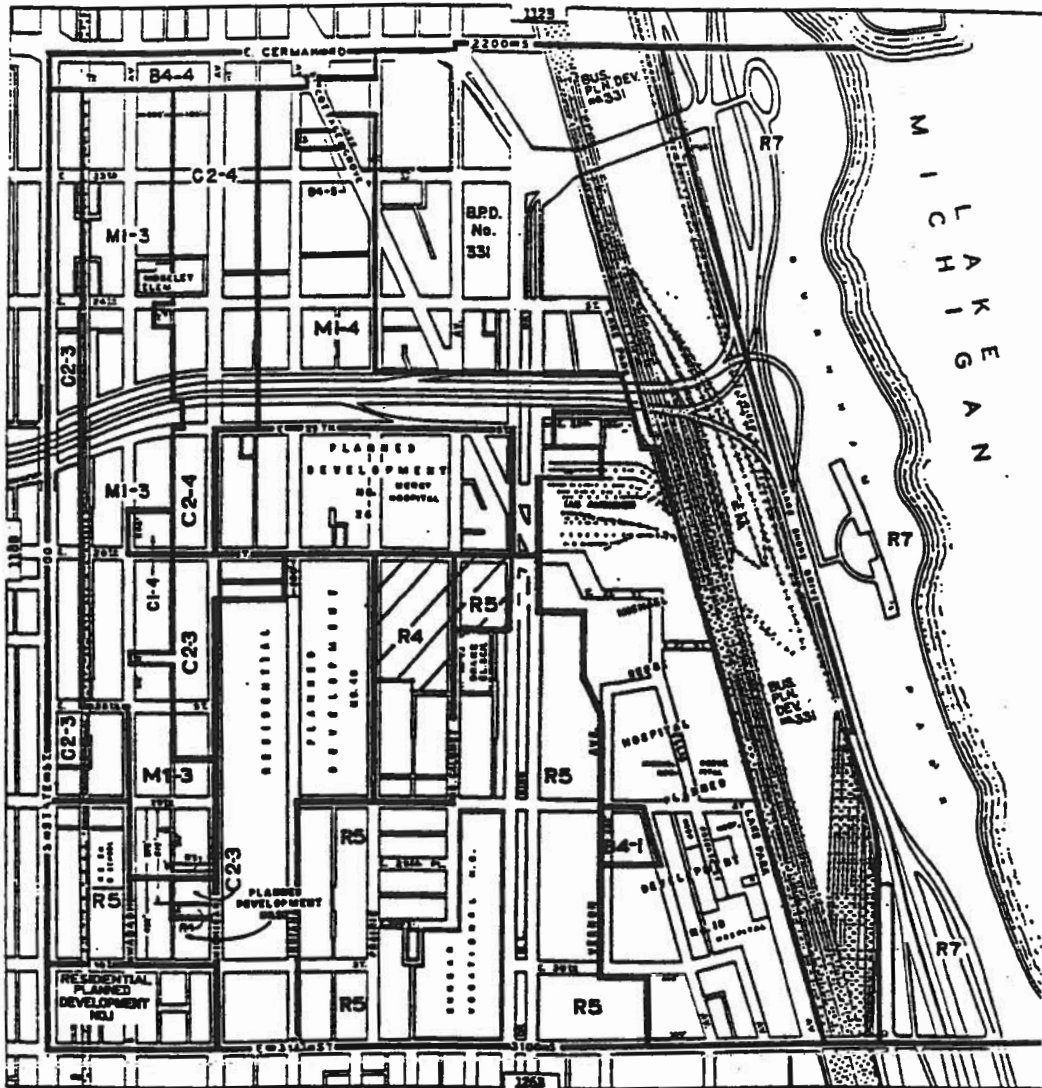
Plan Of Development.

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

	Phase I	Phase II	Total
Gross Site Area:	299,708 square feet (6.88 acres)	175,890 square feet (4.04 acres)	475,598 square feet (10.92 acres)
Net Site Area:	230,383 (5.29 acres)	142,618 (3.27 acres)	373,001 (8.56 acres)
Area In Public Right-of-Way:	69,325 square feet (1.59 acres)	33,272 square feet (.76 acres)	102,597 square feet (2.35 acres)

	Phase I	Phase II	Total
Maximum Permitted F.A.R.:	1.2	1.2	
Maximum Number of Dwellings Units:			
Low-Rise Units:	46	70	116
Mid-Rise Units:	88	0	88
Minimum Number of Off-Street Parking Spaces:	135	70	205
Minimum Number of Loading Berths:			
Low-Rise Buildings:	None	None	
Mid-Rise Buildings:	1 per building	Not Applicable	
Maximum Building Height:	51 Feet	51 Feet	

Existing Zoning Map.



- RESIDENCE DISTRICTS**
- R1 SINGLE-FAMILY RESIDENCE DISTRICT
 - R2 SINGLE-FAMILY RESIDENCE DISTRICT
 - R3 GENERAL RESIDENCE DISTRICT
 - R4 GENERAL RESIDENCE DISTRICT
 - R5 GENERAL RESIDENCE DISTRICT
 - R6 GENERAL RESIDENCE DISTRICT
 - R7 GENERAL RESIDENCE DISTRICT
 - R8 GENERAL RESIDENCE DISTRICT

- BUSINESS DISTRICTS**
- B1-1 TO B1-5 LOCAL RETAIL DISTRICTS
 - B2-1 TO B2-5 RESTRICTED RETAIL DISTRICTS
 - B3-1 TO B3-5 GENERAL RETAIL DISTRICTS
 - B4-1 TO B4-5 RESTRICTED SERVICE DISTRICTS
 - B5-1 TO B5-5 GENERAL SERVICE DISTRICTS
 - B6-6 AND B6-7 RESTRICTED CENTRAL BUSINESS DISTRICTS
 - B7-5 TO B7-7 GENERAL CENTRAL BUSINESS DISTRICTS

- COMMERCIAL DISTRICTS**
- C1-1 TO C1-5 RESTRICTED COMMERCIAL DISTRICTS
 - C2-1 TO C2-5 GENERAL COMMERCIAL DISTRICTS
 - C3-5 TO C3-7 COMMERCIAL-MANUFACTURING DISTRICT
 - C4 MOTOR FREIGHT TERMINAL DISTRICT

- MANUFACTURING DISTRICTS**
- M1-1 TO M1-5 RESTRICTED MANUFACTURING DISTRICT
 - M2-1 TO M2-5 GENERAL MANUFACTURING DISTRICTS
 - M3-1 TO M3-5 HEAVY MANUFACTURING DISTRICT

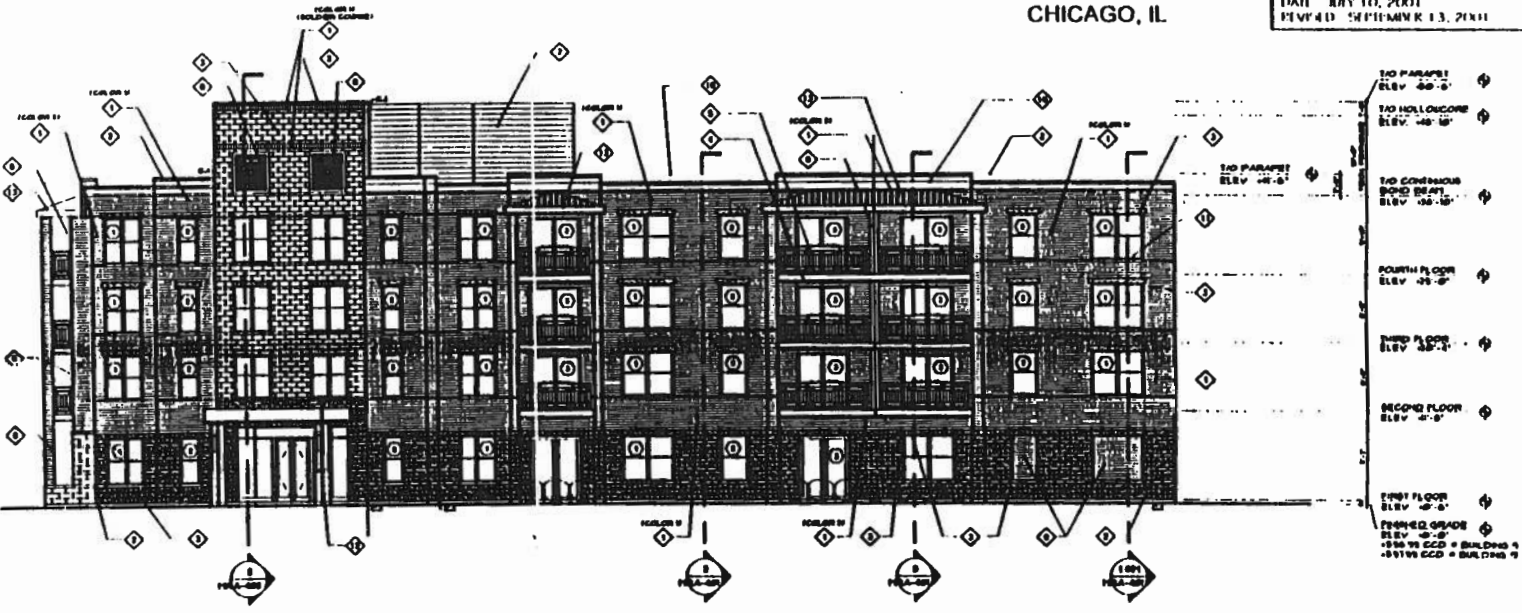
APPLICANT: SOUTH PARK PLAZA, L.P.
 DATE: JULY 10, 2001
 REVISED: SEPTEMBER 13, 2001



North Building Elevation.

SOUTH PARK PLAZA
CHICAGO, IL

APPLICANT: SOUTH PARK PLAZA LP
DATE: REV 10, 2001
REV 4 D: SEPTEMBER 13, 2001

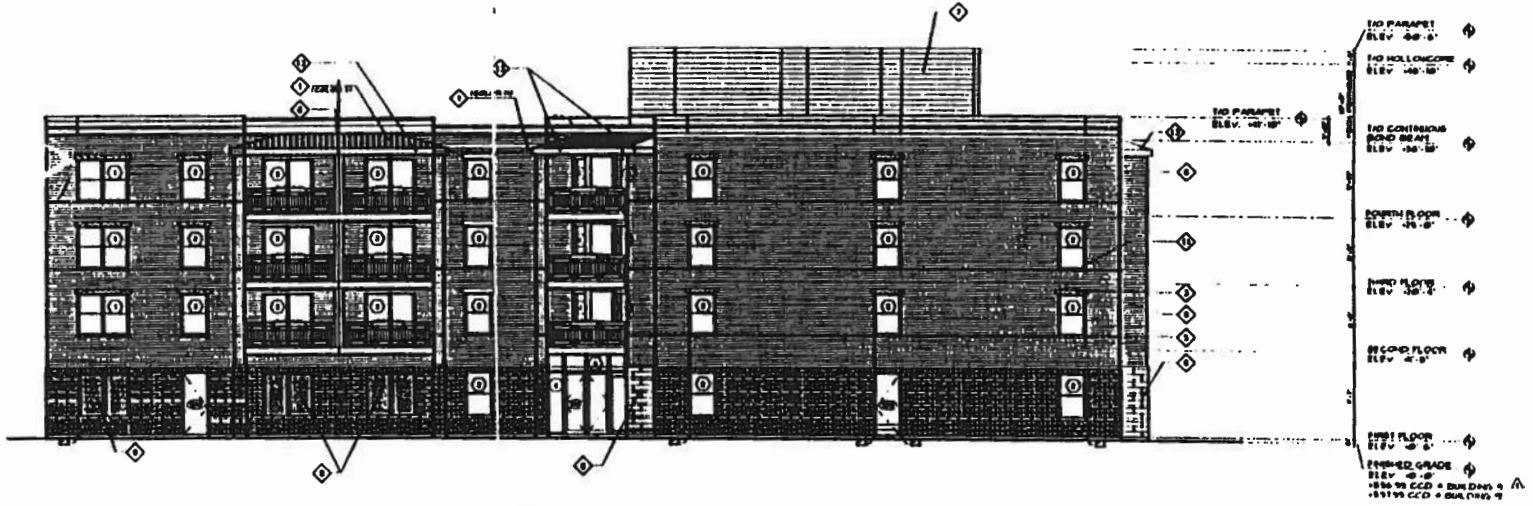


NORTH ELEVATION
N.T.S.

MATERIAL NOTES:

- ◇ MASONRY - HARVARD BRICK
- ◇ 4" SPLIT FACED CFM WITH - SMOOTH
- ◇ 6" SPLIT FACED CFM - ROUGH
- ◇ CANTILEVERED HOLLOW CORE BALCONY W/ CONC TOPPING
- ◇ DECORATIVE ALUMINUM BALCONY RAIL
- ◇ PREFINISHED METAL PRIVACY PANEL
- ◇ ROUGH-FACED CONCRETE MASONRY UNITS
- ◇ DECORATIVE/PREFINISHED METAL LOUVER
- ◇ PREFINISHED METAL LOUVER
- ◇ PRECAST CONC OR STONE COPING
- ◇ PRECAST CONC OR STONE SILL
- ◇ CANOPY
- ◇ PRESSURE TREATED SOLID PINE TRELLIS

South Building Elevation.



SOUTH ELEVATION
NTS

MATERIAL NOTES:

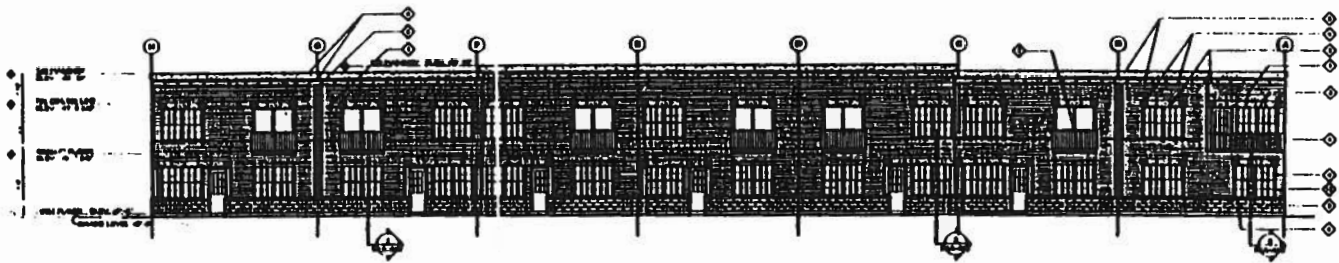
- ◇ MASONRY - HARVARD BRICK
- ◇ 4" SPLIT FACED CMU WITH - SMOOTH
- ◇ 6" SPLIT FACED CMU - ROUGH
- ◇ CANTILEVERED HOLLOW CORE BALCONY @ CONC. TOPPING
- ◇ DECORATIVE ALUMINUM BALCONY RAIL
- ◇ PREFINISHED METAL PRIVACY PANEL
- ◇ ROUGH-FACED CONCRETE MASONRY UNITS
- ◇ DECORATIVE/PREFINISHED METAL LOUVER
- ◇ PREFINISHED METAL LOUVER
- ◇ PRECAST CONC. OR STONE COPING
- ◇ PRECAST CONC. OR STONE SILL
- ◇ CANOPY
- ◇ PRESSURE TREATED SOLID PINE TRELLIS

SOUTH PARK PLAZA
CHICAGO, IL

APPLICANT: SOUTH PARK PLAZA, L.P. DATE: MAY 10, 2001 REVISED: SEPTEMBER 13, 2001
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Front/Rear Building Elevation.

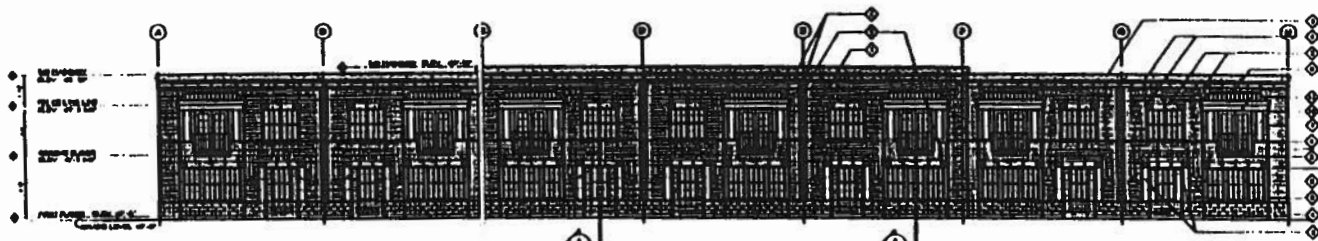
SOUTH PARK PLAZA
CHICAGO, IL
TYPICAL LOW RISE



REAR ELEVATION

DETAILING NOTES:

- 1. BRICK FACED CONCRETE BLOCK
- 2. BRICK FACED CONCRETE BLOCK
- 3. BRICK FACED CONCRETE BLOCK
- 4. BRICK FACED CONCRETE BLOCK
- 5. BRICK FACED CONCRETE BLOCK
- 6. BRICK FACED CONCRETE BLOCK
- 7. BRICK FACED CONCRETE BLOCK
- 8. BRICK FACED CONCRETE BLOCK
- 9. BRICK FACED CONCRETE BLOCK
- 10. BRICK FACED CONCRETE BLOCK
- 11. BRICK FACED CONCRETE BLOCK
- 12. BRICK FACED CONCRETE BLOCK
- 13. BRICK FACED CONCRETE BLOCK
- 14. BRICK FACED CONCRETE BLOCK
- 15. BRICK FACED CONCRETE BLOCK
- 16. BRICK FACED CONCRETE BLOCK
- 17. BRICK FACED CONCRETE BLOCK
- 18. BRICK FACED CONCRETE BLOCK
- 19. BRICK FACED CONCRETE BLOCK
- 20. BRICK FACED CONCRETE BLOCK



FRONT ELEVATION

APPLICANT: SOUTH PARK PLAZA, L.P.
 DATE: JULY 10, 2001
 REVISED: SEPTEMBER 13, 2001

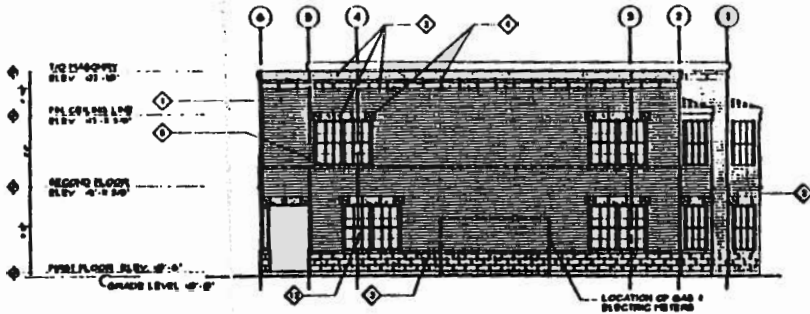
10/3/2001

REPORTS OF COMMITTEES

68927

Right Building Elevation.

SOUTH PARK PLAZA
CHICAGO, IL
TYPICAL LOW RISE



MATERIAL NOTES

- ◇ UTILITY FACE BRICK - COLOR #1
- ◇ UTILITY FACE BRICK - COLOR #2
- ◇ PRAIRIE STONE - SMOOTH FACE
- ◇ PRAIRIE STONE - ROUGH FACE
- ◇ STONE S&I
- ◇ STANDING SEAM METAL ROOF
- ◇ METAL RAILING - PAINTED
- ◇ LIGHT FIXTURE
- ◇ METAL UNIT NO. PLATE
- ◇ WOOD DECK WITH WOOD RAILING PAINTED TO MATCH COLUMN
- ◇ WOOD COLUMNS - PAINTED
- ◇ VINYL SINGLED HUNG WINDOWS
- ◇ INSULATED METAL DOOR WITH GLAZING

2 RIGHT ELEVATION

