

September 2, 2021

Steven D. Friedland  
Applegate & Thorne-Thomsen  
425 S. Financial Pl, Suite 1900  
Chicago, IL 60605

**Re: Minor Change to PD 93  
3700 W. Congress Parkway**

Dear Mr. Friedland:

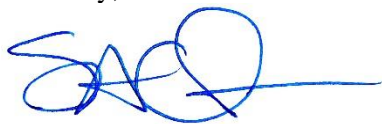
Please be advised that your request for a minor change to Residential Planned Development No. 93 (“PD 93”), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

Michaels Development Company is the co-developer with the Chicago Housing Authority in rehabilitating the 151-unit senior building known as the Irene McCoy Gaines Apartments at 3700 W. Congress Parkway. The PD is also improved with three family walk-up buildings containing a total of 36 units for a total 187 total units in the development. The PD requires a minimum of 51 parking spaces (36 for the family units and 15 for the senior units). The PD Bulk Table notes additional off-street parking and loading facilities will be provided as authorized by the Chicago Zoning Ordinance’s R5 General Residence classification. Your request states that the current parking lot does not have clear stripping, so the number of existing parking spaces is unknown.

As part of the senior building rehabilitation, your client plans to repave and restripe the existing lots and is seeking to add additional handicap spaces. You are seeking a minor change to reduce the parking spaces from 51 to 48 spaces. Sixteen spaces would be allocated to the 151-unit senior building and 32 spaces would be allocated to the 36-unit family buildings.

A parking reduction by not more than one space or 20%, whichever is greater, may be allowed. However, such reduction was already granted at the time the Planned Development was established. Additionally, since the property is zoned as a Residential Planned Development, which is classified as a Residential District, it is not eligible for a transit-served parking reduction. Therefore, we have no authority to grant a further parking reduction and your request for a minor change is denied.

Sincerely,



Steven Valenziano  
Assistant Zoning Administrator

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

*Reclassification of Area Shown on Map No. 2-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 R5 General Residence District symbols and indications as shown on Map No. 2-J in the area bounded by

the north line of W. 5th Avenue, or the line thereof if extended where no street exists; S. Millard Avenue; W. Congress Parkway; and S. Independence Boulevard,

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 attached to this ordinance printed on pages 5127 to 5131 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  
Maps No. 3-I and 3-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 C1-2 Restricted Commercial District, B4-2 Restricted Service District, and R4 General Residence District symbols and indications as shown on Maps No. 3-I and 3-H in the area bounded by

W. Potomac Avenue; N. Oakley Boulevard; W. Haddon Avenue; a line 176.04 feet west of N. Western Avenue; W. Division Street; N. Artesian Avenue; the alley next north of and parallel to W. Division Street; the alley next west of and parallel to N. Western 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 attached to this ordinance printed on pages 5132 to 5136 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. 3-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 M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 3-J in the area bounded by

W. Grand Avenue; W. Augusta Boulevard; and the east line of the right of way of the C.M. St. P. & P. RR.

to those of a C1-2 Restricted 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. 5-F.  
(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 R6 General Residence District and B4-4 Restricted Service District symbols and indications as shown on Map No. 5-F in the area bounded by

W. Dickens Avenue; N. Sedgwick Street; W. Armitage Avenue; a line 166.15 feet east of N. Cleveland Avenue; N. Lincoln Avenue; a line 48.6 feet south of W. Dickens Avenue; a line 487.1 feet west of N. Sedgwick Street; a line 39.6 feet south of W. Dickens Avenue; and a line 403.1 feet west of N. Sedgwick 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 hereof and to no others.

[Plan of Development attached to this ordinance printed on pages 5137 to 5141 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. 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 District symbols and indications as shown on Map No. 6-E in the area bounded by

a line 348 feet north of East 27th Street; South Lake Park Avenue; East 31st Street; a line from a point 308.7 feet west of South Cottage Grove Avenue along the south line of East 30th Street; East 30th Street; South Vernon Avenue; East 29th Place; the centerline of South Cottage Grove Avenue, or the line thereof if extended where no street exists; East 29th Street; South Vernon Avenue; a line 273.72 feet west of South Ellis Avenue; a line 268.17 feet south of East 26th Street; South Parkway; East 26th Street; and a line 352 feet west of the west line of the right of way of the Illinois Central Railroad,

to the designation of a Residential Planned Development 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.

[Plan of Development attached to this ordinance printed on pages 5142 to 5146 of this Journal]

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

RESIDENTIAL PLANNED  
DEVELOPMENT No. 93.

PASS-1/31/73  
PG. 5127

PLAN OF DEVELOPMENT

STATEMENTS

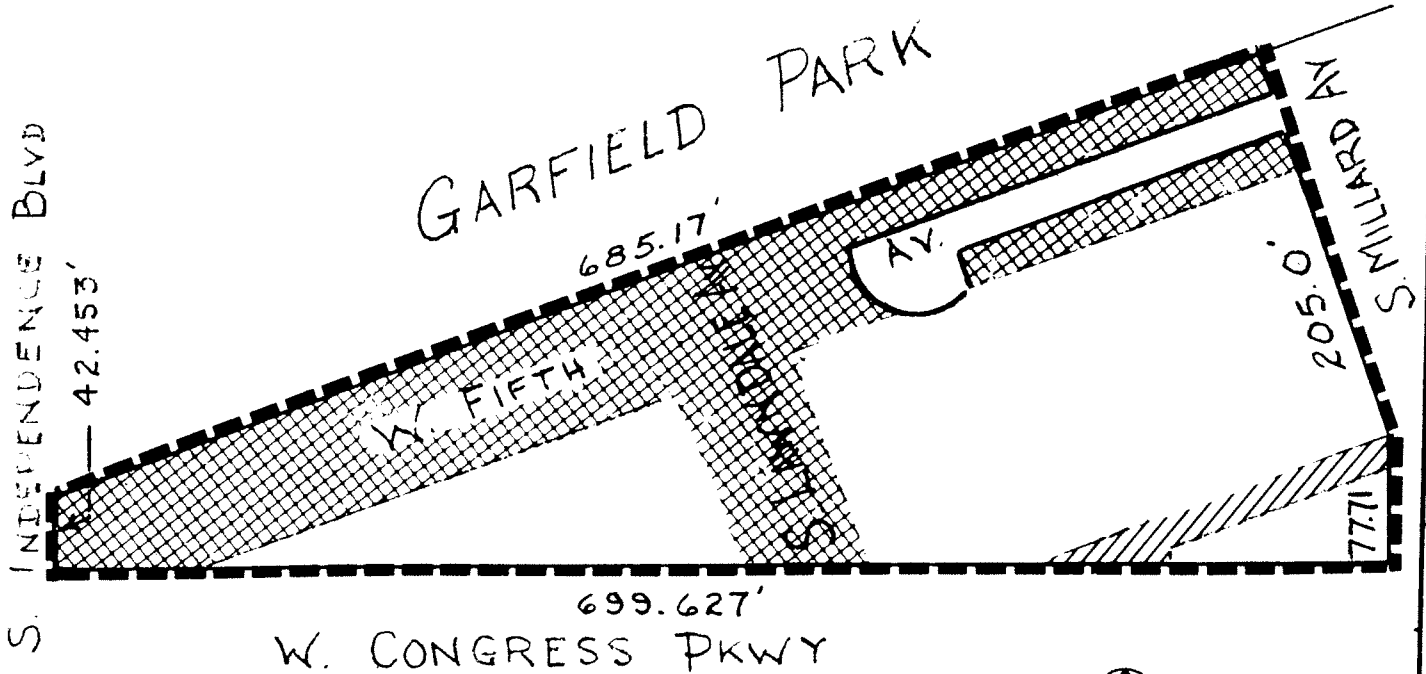
1. The area delineated hereon as a "Residential Planned Development" is owned and controlled by the Chicago Housing Authority.
2. Off-Street parking and loading facilities will be provided in compliance with this Plan of Development as authorized by the R5 General Residence District of the Chicago Zoning 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 one high-rise elevator apartment building (housing for elderly persons) and three walk-up apartment buildings (12 units each) of family housing and recreational areas and facilities 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 an 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 Development", as adopted by the Commissioner of Development and Planning.

DATE: NOVEMBER 20, 1972

APPLICANT: THE CHICAGO  
HOUSING AUTHORITY

RESIDENTIAL PLANNED  
DEVELOPMENT

PROPERTY LINE MAP & RIGHT OF WAY ADJUSTMENTS



LEGEND

----- PLANNED DEVELOPMENT BOUNDARY

 VACATED STREETS

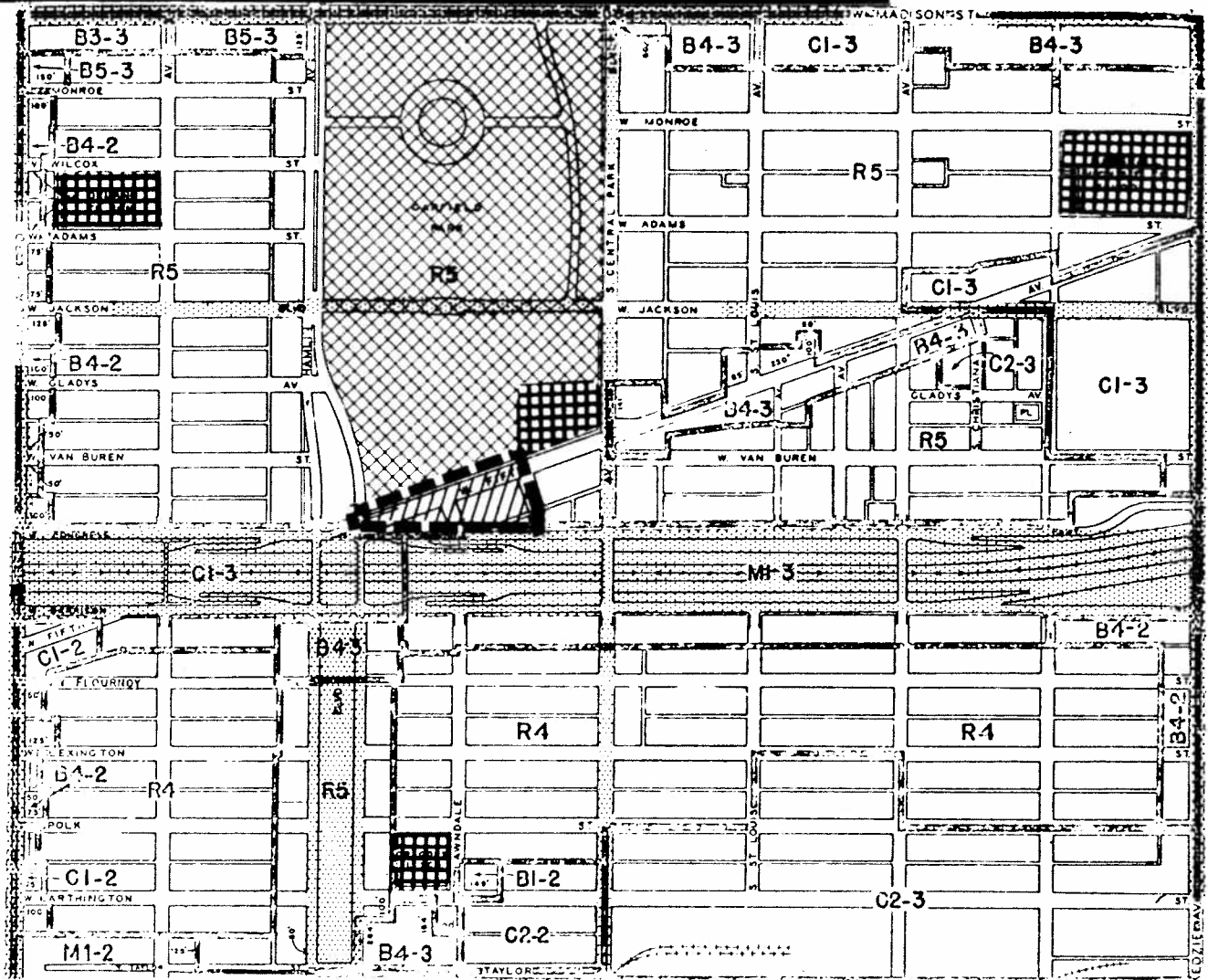
 VACATED ALLEYS

APPLICANT: THE CHICAGO  
HOUSING AUTHORITY

NOVEMBER 20, 1972

# RESIDENTIAL PLANNED DEVELOPMENT

## EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



### LEGEND



ZONING DISTRICTS



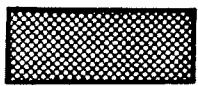
PREFERENTIAL STREETS



PROPOSED RESIDENTIAL PLANNED DEVELOPMENT



PUBLIC SCHOOLS



OTHER PUBLIC, QUASI-PUBLIC & PRIVATE  
INSTITUTIONS & FACILITIES

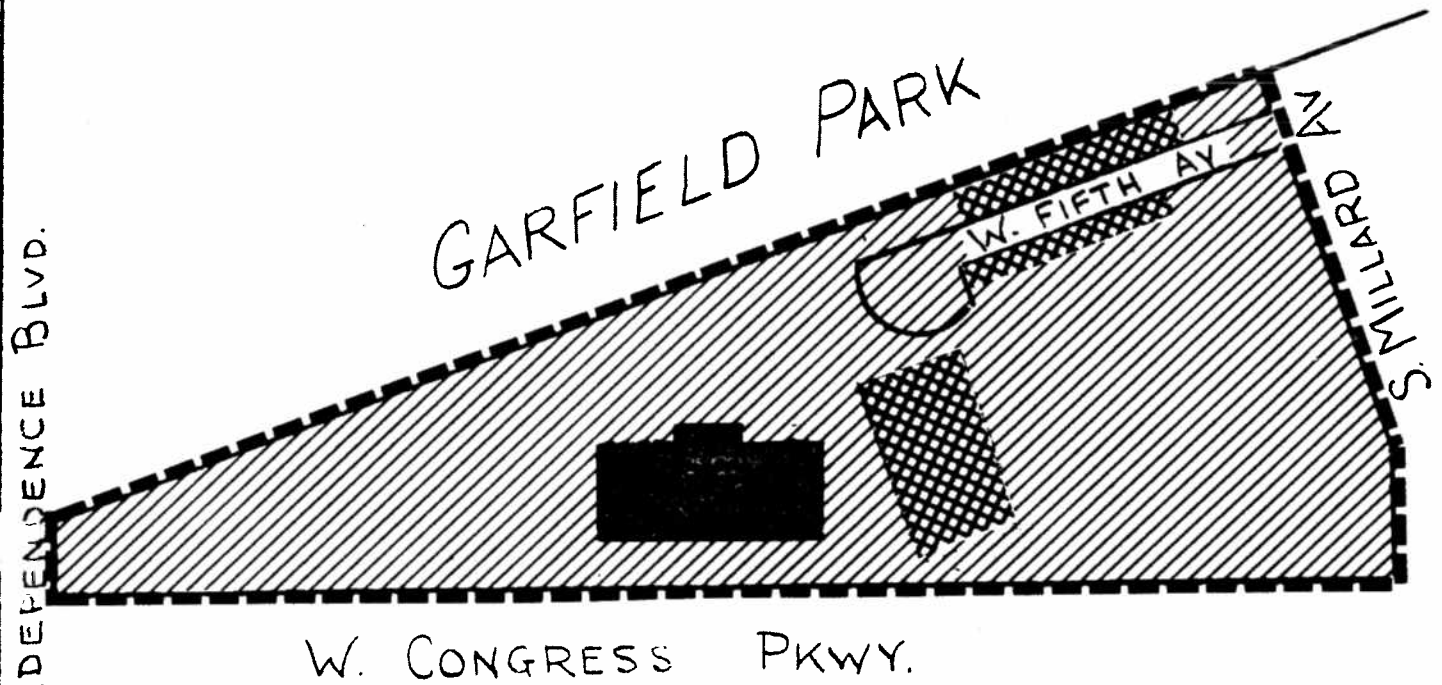


APPLICANT: THE CHICAGO  
HOUSING AUTHORITY

NOVEMBER 20, 1972

RESIDENTIAL PLANNED  
DEVELOPMENT

GENERALIZED LAND USE PLAN



LEGEND



PLANNED DEVELOPMENT AREA



EXISTING BUILDING



RESIDENTS PARKING

APPLICANT: THE CHICAGO  
HOUSING AUTHORITY

NOVEMBER 20, 1972

RESIDENTIAL PLANNED  
DEVELOPMENT

PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

| NET SITE AREA |       | GENERAL DESCRIPTION<br>OF LAND USE  | NO. OF<br>D.U.'s                                       | F.A.R. % OF LAND COVERED |                   |
|---------------|-------|---|--|--------------------------|-------------------|
| SQ. FT.       | ACRES |   |  | F.A.R.                   | % OF LAND COVERED |
| 109,445       | 2.51  | 1 High-Rise Elevator Apartment Building (housing for elderly persons) 3 family walk-up buildings and recreational areas and facilities. | $\begin{array}{r} 151 \\ 36 \\ \hline 187 \end{array}$ | 1.5                      | 20%               |

GROSS SITE AREA = NET SITE AREA 109,445 + AREA OF PUBLIC STREETS AND ALLEYS  
3,716) = 113,161 (2.6 Acres)

MAXIMUM NUMBER OF D.U.'s/ACRE OF TOTAL NET SITE AREA - 74.5

MAXIMUM PERMITTED F.A.R. FOR TOTAL SITE AREA - 1.5

MAXIMUM NUMBER OF D.U.'s - 187

|                                       |   |
|---------------------------------------|---|
| MINIMUM NUMBER OF PARKING SPACES - 51 | (Additional off-street parking and loading facilities will be provided (as authorized by the Chicago Zoning Ordinance OR 5 General Residence Classification.) |
| For Families - 36                     |   |
| Elderly - 15                          |   |

MINIMUM SETBACKS - Front Yards and Periphery - 15'

MINIMUM DISTANCE BETWEEN BUILDINGS 30'

MAXIMUM PERCENTAGE OF LAND COVERED - 20%

DATE: NOVEMBER 20, 1972

APPLICANT: THE CHICAGO  
HOUSING AUTHORITY