



City of Chicago
Richard M. Daley, Mayor

Department of Zoning and
Land Use Planning

Patricia A. Scudiero
Commissioner

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December 16, 2010

Mr. Scott R. Borstein
Neal & Leroy, LLC
203 North La Salle Street; Suite 2300
Chicago, Illinois 60601-1243

**RE: Minor Change Request for Residential Planned
Development No. 99, as Amended
(Paul G. Stewart Apartments - 400 East 41st Street)**

Dear Mr. Borstein:

We have received your request for minor changes to Residential Planned Development No. 99 (Paul G. Stewart Apartments). Your request seeks to redevelop portions of Subarea B of the Planned Development, replacing 90 townhouses with 90 residential units in six three-story buildings, reduce the minimum number of required off-street accessory parking spaces, and reduce some of the required building separations.

The five buildings to be demolished (four residential buildings, plus a community center) comprise a total of approximately 124,834 square feet of FAR floor space and 90 dwelling units:

- 504 E. 41st Street (22,957 sq.ft./ 18 dwelling units);
- 520 E. 41st Street (15,970 sq.ft./ 10 dwelling units);
- 420, 450 E. 41st Street (36,485 sq.ft./28 dwelling units);
- 454 E. 41st Street (46,599 sq.ft./ 34 dwelling units); and
- 500 E. 41st Street (2,823 sq.ft./ no dwelling units).

The seven buildings to replace them (six residential buildings, plus a new community center) would comprise approximately 132,651 square feet of FAR floor area and 90 dwelling units:

- Building "C" - 420, 424, 428 E. 41st Street (26,203 sq.ft./ 18 dwelling units);
- Building "D" - 512, 516, 520 E. 41st Street (26,680 sq.ft./ 18 dwelling units);
- Building "E" - 504, 508 E. 41st Street (17,538 sq.ft./ 12 dwelling units);
- Building "F" - 524, 528, 532 E. 41st Street (22,384 sq.ft./ 18 dwelling units);
- Building "G" - 440, 444 E. 41st Street (19,343 sq.ft./ 12 dwelling units);
- Building "H" - 432, 436 E. 41st Street (17,538 sq.ft./ 12 dwelling units); and
- Building "O" - 450 E. 41st Street (6,965 sq.ft./ community center -



no dwelling units).

The maximum permitted Floor Area Ratio in RPD #99 is 1.56 (3.20 in Subarea A and 0.83 in Subarea B). Existing development in the Planned Development has an FAR of approximately 1.30 (3.15 in Subarea A and 0.63 in Subarea B). Upon completion of the proposed redevelopment, the FAR would be approximately 1.31 (3.15 in Subarea A and 0.66 in Subarea B).

The maximum permitted number of dwelling units in RPD #99 is 607 (420 in Subarea A and 187 in Subarea B), the same as existing development. Upon completion of the proposed redevelopment, the number of dwelling units would remain unchanged at 607 (420 in Subarea A and 187 in Subarea B).

The minimum number of off-street accessory parking spaces required in RPD #99 is 340 (168 in Subarea A and 172 in Subarea B). Existing development in the Planned Development, however, provides only 334 parking spaces (163 in Subarea A and 171 in Subarea B). Upon completion of the proposed redevelopment, the number of parking spaces would fall to 311 (163 in Subarea A and 148 in Subarea B). You have requested a reduction in the number of required parking spaces to match that which would be provided under the proposed redevelopment (311; 163 in Subarea A; and 148 in Subarea B). You have noted that the current Zoning Code would require only approximately 246 spaces (0.33 space for each elderly unit, 0.7 space for each affordable family unit less than 1,200 square feet, and 1.0 space for each affordable family unit greater than 1,200 square feet).

The Planned Development specifies the minimum distances between facing building walls with windows as 30 feet. You have requested the reductions of that requirement between the following buildings::

- Building "E" (504, 508 E. 41st Street) and Building "O" (450 E. 41st Street) to 27' 3½";
- Building "C" (420, 424, 428 E. 41st Street) and Building "O" (450 E. 41st Street) to 27' 3½";
- Building "C" (420, 424, 428 E. 41st Street) and Building "H" (432, 436 E. 41st Street) to 20' 0"; and
- Building "G" (440, 444 E. 41st Street) and Building "H" (432, 436 E. 41st Street) to 20' 0".

Further, the proposed redevelopment would occur in phases. The first phase would see:

- demolition of four existing buildings and part of a fifth building (504, 520, 420 - 450, and 500 E. 41st Street; and 454 E. 41st Street partially), containing 60 residential dwelling units and approximately 78,235 sq. ft. of floor area;

- construction of five new buildings (Buildings “C”, “D”, “E”, “F”, and “O”) containing 66 residential dwelling units and approximately 99,770 sq. ft. of floor area; and
- the reduction of Subarea B parking from 171 spaces to 152 spaces.

The second phase would see:

- demolition of the remainder of one existing building (454 E. 41st Street partially), containing 30 residential dwelling units and approximately 39,602 sq. ft. of floor area;
- construction of two new buildings (Buildings “G” and “H”) containing 24 residential dwelling units and approximately 36,881 sq. ft. of floor area; and
- the further reduction of Subarea B parking from 152 spaces to 148 spaces.

At the end of the first phase, the total FAR would be 1.34 (3.15 in Subarea A and 0.70 in Subarea B), the total number of dwelling units would be 613 (420 in Subarea A and 193 in Subarea B), and the total number of parking spaces would be 315 (163 in Subarea A and 152 in Subarea B). This would be an interim condition until the completion of the second phase when the total FAR would fall to 1.31, the number of dwelling units would fall to 607 (420 in Subarea A and 187 in Subarea B), and the number of parking spaces would fall to 311 (163 in Subarea A and 148 in Subarea B).

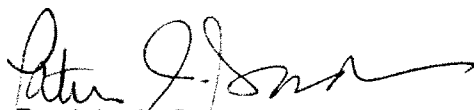
Each of the proposed buildings would have a green roof in conformance with the submitted exhibit Green Roof Plans, and each of the buildings would be certified under either the LEED, Energy Star, or Chicago Green Homes programs.

The Department has reviewed the request and has determined that the proposed plans would be appropriate. The proposed development would not exceed the maximum permitted Floor Area Ratio and, except for a short interim condition, would not increase the maximum number of dwelling units. The proposed development would not change the character of the Planned Development as affordable housing for families and the elderly.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the following minor changes, but and no other changes, to the Planned Development:

1. Minor changes in accord with the submitted plans, all produced by Lisec & Biederman, Ltd. and dated, unless noted otherwise, October 14, 2010:
 - a. Site Plan,
 - b. Phase I Site Plan w/o demo.,
 - c. Landscape Plan L-1,
 - d. Green Roof Plan L-6 (Feb. 17, 2010), and
 - e. Building Elevations:
 - i. Building "C" (A2-1C),
 - ii. Building "D" (A2-1d),
 - iii. Building "E" (A2-1e),
 - iv. Building "F" (A2-1f),
 - v. Building "G" (A2-1g),
 - vi. Building "H" (A2-1h), and
 - vii. Building "O" (A2-1o);
2. Minor changes to the Bulk Regulations and Data Table:
 - a. reduction in minimum required parking to 311 total spaces (163 in Subarea A and 148 in Subarea B), and
 - b. reduction in the minimum setbacks between facing building walls with windows between:
 - i. Building "E" and Building "O" to 27' 3½",
 - ii. Building "C" and Building "O" to 27' 3½",
 - iii. Building "C" and Building "H" to 20' 0", and
 - iv. Building "G" and Building "H" to 20' 0"; and
3. The temporary increase in the maximum number of dwelling units to 613 during period between the first and second phases of the proposed development.

Sincerely,



Patricia A. Scudiero, Commissioner
Department of Zoning and Land Use Planning

cc: Mike Marmo, Mary Bonome, Planned Development files

[Residential Planned Development printed on pages 14559 through 14563 of this Journal.]

Chicago Zoning Ordinance Amended to Reclassify
the Area Shown on Map No. 10-E.

The Committee on Buildings and Zoning submitted the following report:

CHICAGO, December 22, 1982.

To the President and Members of the City Council:

Your Committee on Buildings and Zoning begs leave to recommend that Your Honorable Body Pass the proposed ordinance transmitted herewith (referred to Your Committee on July 15, 1982) to amend the Chicago Zoning Ordinance for the purpose of reclassifying a particular area.

This recommendation was concurred in by 8 members of the committee, with no dissenting vote.

Respectfully submitted,
(Signed) EDWARD R. VRDOLYAK,
Chairman.

(Signed) FRED B. ROTI,
Vice-Chairman.

On motion of Alderman Roti the committee's recommendation was *Concurred In* and said proposed ordinance was *Passed*, by yeas and nays as follows:

Yeas--Aldermen Roti, Barnett, Kenner, Evans, Bloom, Sawyer, Bertrand, Humes, Shaw, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Brady, Barden, Streeter, Kellam, Sheahan, Kelley, Sherman, Stemberk, Lipinski, Marzullo, Nardulli, Davis, Hagopian, Martinez, Gabinski, Mell, Frost, Marcin, Farina, Damato, Cullerton, Laurino, Pucinski, Natarus, Oberman, Clewis, Axelrod, Schuller, Volini, Orr, Stone--45.

Nays--None.

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 and R5 General Residence, and B4-3 Restricted Service Districts, and Residential Planned Development No. 99 symbols and indications as shown on Map. No. 10-E in the area bounded by

a line 155.5 feet south of E. Oakwood Boulevard; a line 150 feet east of S. Dr. Martin Luther King Jr. Drive; the alley next south of and parallel to E. Oakwood Boulevard; S. Vincennes Avenue; a line from a point 49.1 feet south of E. 40th Street along the west line of S. Vincennes Avenue, to a point 24.75 feet south of E. 40th Street along the east line of the alley next west of S. Vincennes Avenue; the alley next west of S. Vincennes Avenue; a line 149.75 feet south of E. 40th Street along the east line of the alley next west of S. Vincennes Avenue, to a point 174.1 feet south of E. 40th Street along the west line of S. Vincennes Avenue; S. Vincennes Avenue; E. 41st Street; S. Dr. Martin Luther King Jr. Drive; E. 40th Street; the alley next east of and parallel to S. Dr. Martin Luther King Jr. Drive; a line 162.3 feet north of E. 40th Street; and S. Dr. Martin Luther King Jr. Drive,

to the designation of Residential Planned Development No. 99, 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.

(Continued on page 14564)

(Continued from page 14558)

[Residential Planned Development printed on pages 14565
through 14570 of this Journal.]

Chicago Zoning Ordinance Amended to Reclassify
the Area Shown on Map No. 14-E.

The Committee on Buildings and Zoning submitted the following report:

CHICAGO, December 22, 1982.

To the President and Members of the City Council:

Your Committee on Buildings and Zoning begs leave to recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith (referred to Your Committee on September 15, 1982) to amend the Chicago Zoning Ordinance for the purpose of reclassifying a particular area.

This recommendation was concurred in by 8 members of the committee, with no dissenting vote.

Respectfully submitted,
(Signed) EDWARD R. VRDOLYAK,
Chairman.

(Signed) FRED B. ROTI,
Vice Chairman.

On motion of Alderman Roti the committee's recommendation was *Concurred In* and said proposed ordinance was *Passed*, by yeas and nays as follows:

Yeas--Aldermen Roti, Barnett, Kenner, Evans, Bloom, Sawyer, Bertrand, Humes, Shaw, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Brady, Barden, Streeter, Kellam, Sheahan, Kelley, Sherman, Stemberk, Lipinski, Marzullo, Nardulli, Davis, Hagopian, Martinez, Gabinski, Mell, Frost, Marcin, Farina, Damato, Cullerton, Laurino, Pucinski, Natarus, Oberman, Clewis, Axelrod, Schulter, Volini, Orr, Stone--45.

Nays--None.

The following is said ordinance as passed:

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 B4-2 Restricted Service District symbols and identifications as shown on Map No. 14-E in the area bounded by

E. Garfield Boulevard; the alley next east of and parallel to S. Wabash Avenue; a line 217 feet south of E. Garfield Boulevard, and S. Wabash Avenue,

to those of an R5 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.

(Continued on page 14571)

RESIDENTIAL PLANNED DEVELOPMENT NO. 99, AS AMENDED

STATEMENTS

1. The area delineated hereon as "Residential Planned Development #99 as Amended" is owned in part by the People's Consumer Cooperative (Sub Area A) with the remaining area (Sub Area B) owned or controlled by the Department of Urban Renewal, City of Chicago as part of the redevelopment plan for 41st & Martin Luther King Drive Redevelopment Project approved by the Chicago City Council January 21, 1980. The beneficiary of the entire planned development area will be the People's Consumer Cooperative upon conveyance of all property owned by the Department of Urban Renewal. The applicant, Department of Urban Renewal, is the duly authorized agent of the owners of Sub Area A for the purpose of this application.
2. Off-street parking and loading facilities shall be provided in compliance with this Plan of Development, as shown below under "PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA."
3. All applicable official reviews, approvals or permits are required to be obtained by the Department of Urban Renewal or its successors upon conveyance of 41st & Martin Luther King Drive Redevelopment Disposition Parcels.
4. Any dedication, vacation or closing to through vehicular traffic of streets and alleys or easements or adjustments of right-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Department of Urban Renewal or its successors and approval by the City Council.
5. Any 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 shall be in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles including emergency vehicles. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall provide ingress and egress for emergency vehicles.
6. Use of land in Sub Area A will consist of 420 dwelling units in high-rise elevator apartment buildings (housing primarily for elderly persons) including community space for tenant usage and related convenience commercial spaces and facilities authorized by the Chicago Zoning Ordinance.

Use of land in Sub Area B will consist of total of 187 dwelling units, 90 D.U. in row housing for families, 97 D.U. in a high-rise apartment building for the elderly, private recreational areas, walks, related off-street parking and loading facilities, and a community building.

Detailed information on the proposed uses and their relationship to the surrounding areas are shown on the attached maps, "Property Line Map and Right-of-Way Adjustments", "Existing Zoning and Preferential Street System" Generalized Land Use Plan" and the attached chart, "PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA."

7. Identification signs may be permitted within this Residential Planned Development, subject to the review and approval of the Commissioner of the Department of Planning and the Department of Inspectional Services.
8. The Plan of Development shall be in accord with the intent and purposes of the Chicago Zoning Ordinance and shall be subject to the "Rules, Regulations and procedures in Relation to Planned Developments," as adopted by the Commissioner of the Department of Planning.

APPLICANT: DEPARTMENT OF URBAN RENEWAL, CITY OF CHICAGO

DATE: July 15, 1982

RESIDENTIAL PLANNED DEVELOPMENT NO. 99, AS AMENDED
 PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

Sub Area	Net Site Area		General Description of Land Use	Maximum Number of Dwelling Units	Maximum Floor Area Ratio	Maximum Percentage of Land Covered	Minimum Number of Parking Spaces
	Sq. Ft.	Acres					
	124,150	2.850	High Rise Apartment Buildings for the Elderly, Related Business and Office Uses, Private Recreation and Community Facilities, Off-Street Parking & Loading Facilities	420	3.2	26%	168
	346,633	7.958	High Rise Apartment Building for the Elderly, Row Houses, Off-Street Parking and Loading Facilities, Related Private Recreation Areas and Community Building	187	0.7	21%	172
TOTAL	470,783	10.808		607	1.4	23%	340

GROSS SITE AREA = NET SITE AREA 470,783 sq. ft. or 10.808 acres +
 STREETS AND ALLEYS 154,195 sq. ft. or 3.540 acres =
 624,978 sq. ft. or 14.348 acres.

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 1.4

MINIMUM NUMBER OF OFF-STREET PARKING SPACES FOR PROPOSED USES = 340

MINIMUM PERIPHERY SET BACKS:

		E. 40th ST.	- 0'
SOUTH MARTIN LUTHER KING DRIVE	- 3'	S. VINCENNES AVE.	- 10'
NORTHERN BOUNDARY	- 20'	E. 41st ST.	- 3'

MINIMUM DISTANCES BETWEEN FACING BUILDING WALLS WITH WINDOWS - 30'

MAXIMUM PERCENTAGE OF LAND COVERED FOR TOTAL NET SITE AREA: - 23%

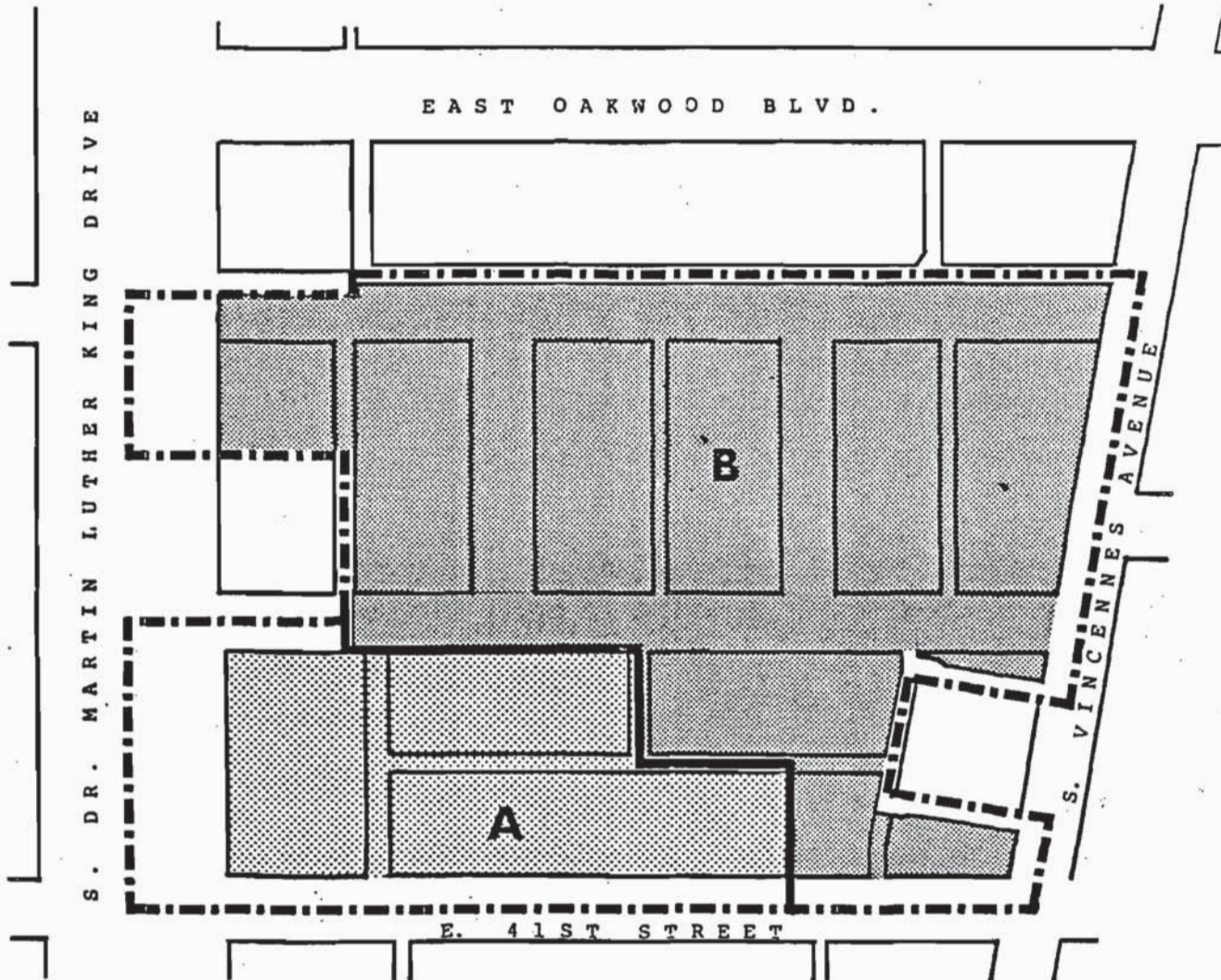
SETBACKS AND MINIMUM DISTANCES BETWEEN BUILDING REQUIREMENTS MAY BE ADJUSTED WHERE NECESSARY FOR TECHNICAL REASONS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF PLANNING.

MINIMUM LOADING REQUIREMENTS: SUB AREA A - 3
 SUB AREA B - 2

APPLICANT: THE DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO

DATE: July 15, 1982

RESIDENTIAL PLANNED DEVELOPMENT NO. 99 AS AMENDED
GENERALIZED LAND USE PLAN



LEGEND



RESIDENTIAL PLANNED DEVELOPMENT BOUNDARY



HIGH-RISE HOUSING FOR THE ELDERLY, PRIVATE RECREATIONAL AREAS, WALKS, OFF-STREET PARKING AND LOADING

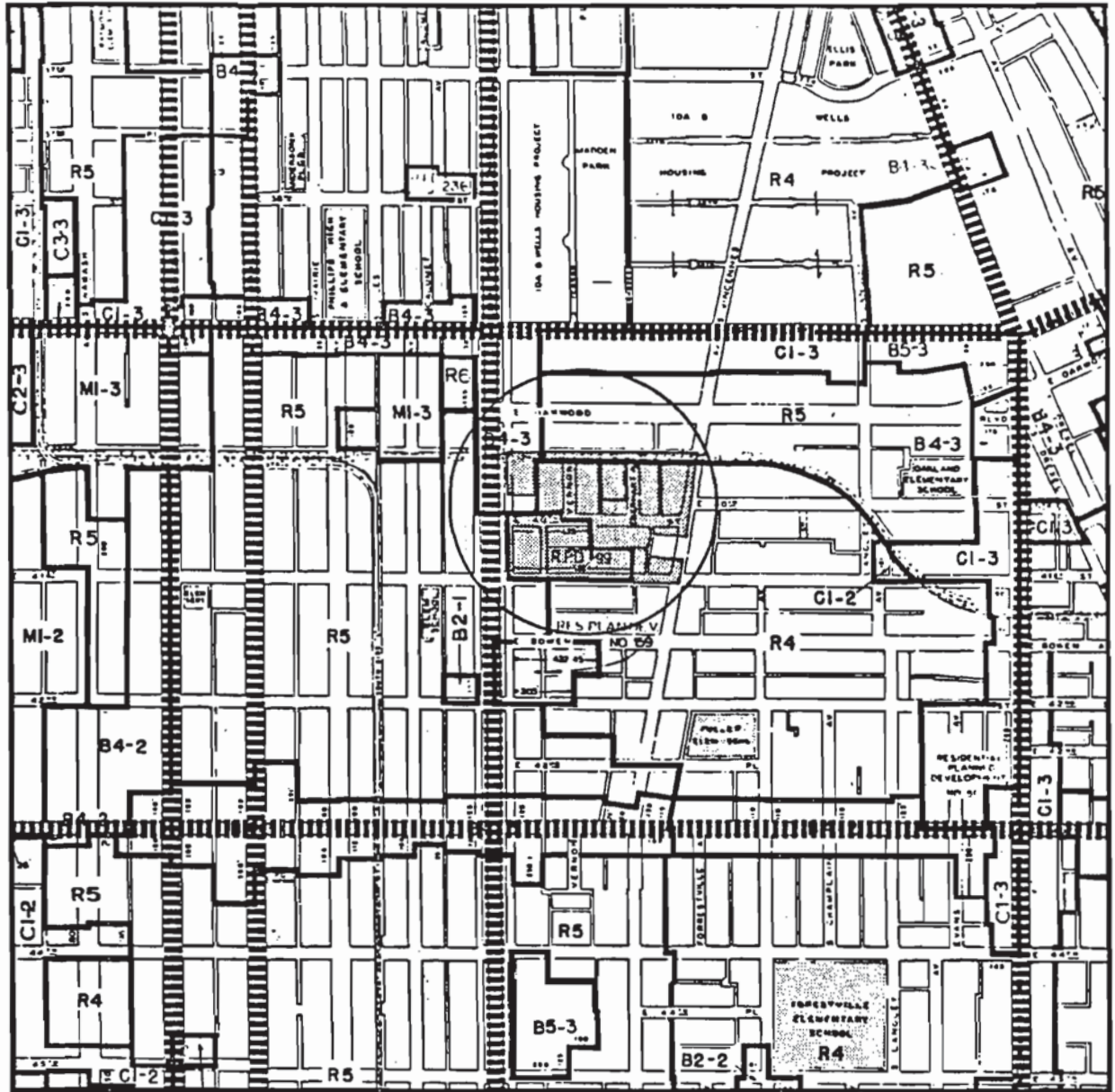






ROW HOUSING FOR FAMILIES, HIGH-RISE HOUSING FOR THE ELDERLY, PRIVATE RECREATIONAL AREAS, WALKS, OFF-STREET PARKING AND LOADING

APPLICANT: DEPARTMENT OF URBAN RENEWAL, CITY OF CHICAGO
DATE: JULY 15, 1982



RESIDENTIAL PLANNED DEVELOPMENT NO. 99 AS AMENDED
EXISTING ZONING AND PREFERENTIAL STREETS MAP

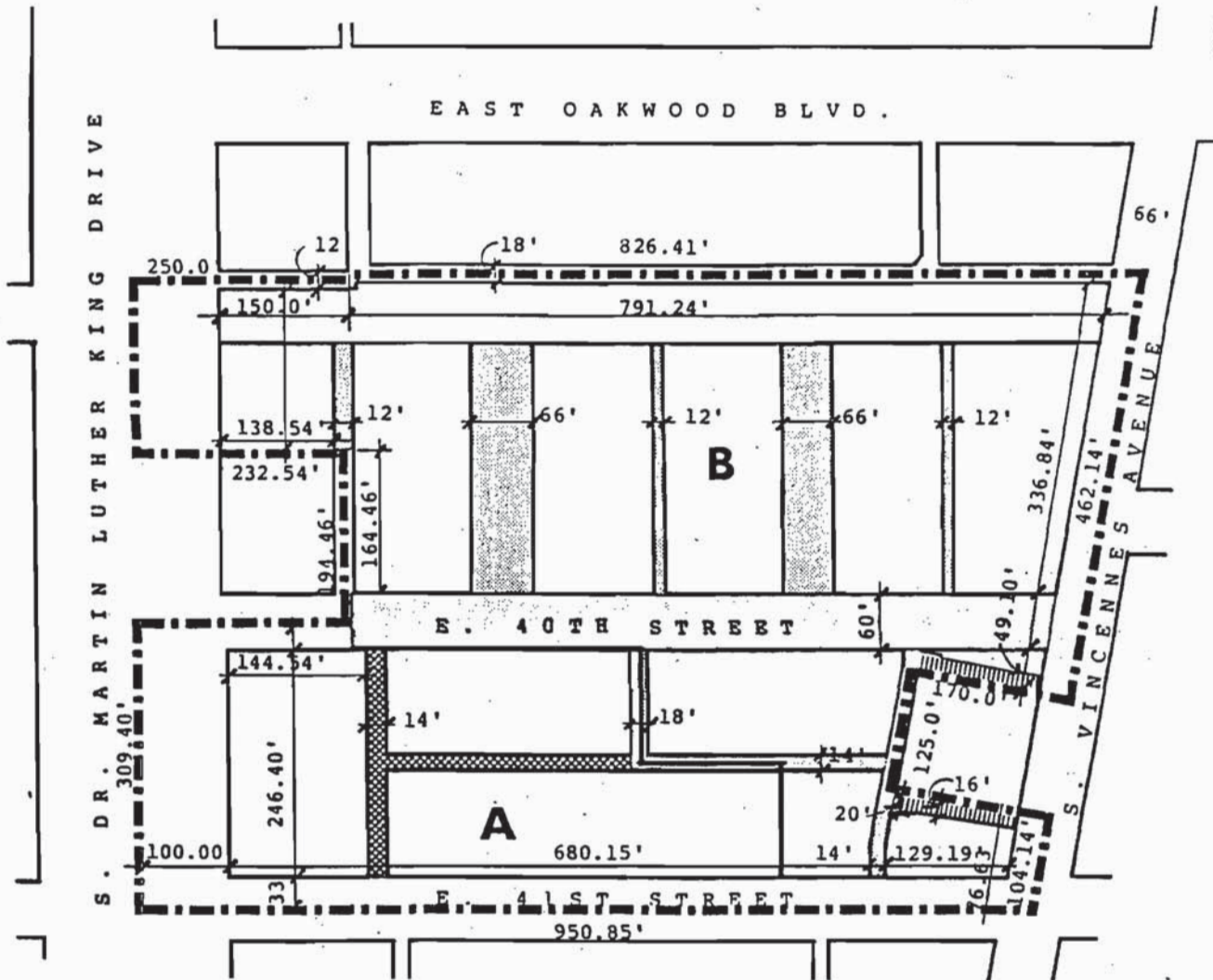


-  zoning districts
-  preferential streets
-  schools and parks
-  proposed r.p.d.








APPLICANT: THE DEPARTMENT OF URBAN RENEWAL, CITY OF CHICAGO
 DATE: JULY 15, 1982

RESIDENTIAL PLANNED DEVELOPMENT NO. 99 AS AMENDED
PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS



LEGEND

-  RESIDENTIAL PLANNED DEVELOPMENT BOUNDARY
-  TO BE VACATED AS PUBLIC RIGHT-OF-WAY
-  TO BE CLOSED TO THROUGH VEHICULAR TRAFFIC
-  TO BE DEDICATED AS PUBLIC RIGHT-OF-WAY
-  HERETOFORE VACATED BY ORDINANCE

APPLICANT: DEPARTMENT OF URBAN RENEWAL, CITY OF CHICAGO
DATE: JULY 15, 1982



RESIDENTIAL PLANNED DEVELOPMENT NO. 99, AS AMENDED
 PLANNED DEVELOPMENT USE AND BULK REGULATIONS AND DATA

S.	Net Site Area		General Description of Land Use	Maximum No. of Dwelling Units	Maximum Floor Area Ratio	Maximum % of Land Covered	Minimum No. of Parking Spaces
	Sq. Ft.	Acres					
A	124,150	2.850	High-rise apartment buildings for the elderly, related business and office uses, private recreation and community facilities, off-street parking and loading facilities.	420	3.2	26%	168
B	346,633	7.958	High-rise apartment building for the elderly, row houses, off-street parking and loading facilities, related private recreation areas and community building.	187	0.83	21%	172
TOTAL	470,783	10.808		607	1.56	23%	340

GROSS SITE AREA = NET SITE AREA 470,783 sq. ft. or 10.808 acres +
 STREETS AND ALLEYS 154,195 sq. ft. or 3.540 acres =
 624,978 sq. ft. or 14.348 acres

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: 1.56

MINIMUM NUMBER OF OFF-STREET PARKING SPACES FOR PROPOSED USES = 340

MINIMUM PERIPHERY SET BACK:

SOUTH MARTIN LUTHER KING DRIVE - 3'
 NORTHERN BOUNDARY - 20'
 EAST 40TH STREET - 0'
 SOUTH VINCENNES AVENUE - 10'
 EAST 41ST STREET - 3'

MINIMUM DISTANCES BETWEEN FACING BUILDING WALLS WITH WINDOWS - 30'

MAXIMUM PERCENTAGE OF LAND COVERED FOR TOTAL NET SITE AREA: 23%

SETBACKS AND MINIMUM DISTANCES BETWEEN BUILDING REQUIREMENTS MAY BE ADJUSTED
 IF NECESSARY FOR TECHNICAL REASONS, SUBJECT TO THE APPROVAL OF THE
 DEPARTMENT OF PLANNING.

MINIMUM LOADING REQUIREMENTS: Sub Area A - 3 Sub Area B - 2

APPLICANT: THE DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO

DATE: July 15, 1982

REVISED: October 14, 1982

*Reclassification of Area Shown on Map No. 5-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 symbols and indications as shown on Map No. 5-H in the area bounded by

a line drawn from a point 233.977 feet north of the south line of the alley next north of the C. M. St. P. & P. RR. along the east line of the alley next east of and parallel to N. Marshfield Avenue to a point 210.578 feet north of the C. M. St. P. & P. RR. along the west line of N. Ashland Avenue; N. Ashland Avenue; the center line of the alley next north of the C. M. St. P. & P. RR., or the line thereof if extended where no alley exists; and the alley next east of and parallel to N. Marshfield Avenue,

to those of an M1-2 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. 5-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. 5-J in the area bounded by

W. Bloomingdale Avenue; the alley next east of and parallel to N. Spaulding Avenue; a line 64.5 feet south of W. Bloomingdale Avenue; and N. Spaulding Avenue,

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. 5-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. 5-J in the area bounded by

a line 108 feet south of W. Bloomingdale Avenue; N. Spaulding Avenue; a line 164.5 feet south of W. Bloomingdale Avenue; and the alley next west of and parallel to N. Spaulding Avenue,

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. 7-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 R5 General Resi-

dence District symbols and indications as shown on Map No. 7-F in the area bounded by

a line 160 feet south of Orchard Street; a line drawn from a point 160 feet south of Orchard Street along the east line of N. Orchard Street and 7.07 feet east of N. Orchard Street to a point 261.01 feet south of Orchard Street along the east line of N. Orchard Street; a line 261.01 feet south of Orchard Street; a line 116 feet east of N. Orchard Street; a line 321.01 feet south of Orchard Street; and N. Orchard Street,

to those of a B5-3 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. 10-E (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 and B4-4 Restricted Service District symbols and indications as shown on Map No. 10-E in the area bounded by

E. 40th Street; a line 439 feet east of S. Dr. Martin Luther King Jr. Drive; the alley next south of and parallel to E. 40th Street; a line 589 feet east of S. Dr. Martin Luther King Jr. Drive; E. 41st Street; and S. Dr. Martin Luther King Jr. Drive,

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 printed on pages 5831 to 5835 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. 12-D.**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 B2-3 Restricted Retail District symbols and indications as shown on Map No. 12-D in the area bounded by

E. 53rd Street; S. Lake Park Avenue; E. 54th Street; a line 120 feet $4\frac{1}{4}$ inches west of S. Lake Park Avenue; a line 110 feet $2\frac{1}{2}$ inches north of E. 54th Street; a line 127 feet $4\frac{1}{4}$ inches west of S. Lake Park Avenue; a line 85 feet $2\frac{1}{4}$ inches south of E. 53rd Street; and a line 175 feet $3\frac{3}{8}$ inches west of S. Lake Park Avenue,

to those of a B4-3 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.

RESIDENTIAL PLANNED DEVELOPMENT # 99

PLAN OF DEVELOPMENT

STATEMENTS

1. The area delineated hereon as a "Residential Planned Development" is owned or controlled by The Peoples' Consumer Cooperative.
2. 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 Peoples' Consumer Cooperative and approval by the City Council.
3. All applicable official reviews, approvals or permits are required to be obtained by The Peoples' Consumer Cooperative.
4. 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.
5. Use of land will consist of high-rise elevator apartment buildings (housing primarily for elderly persons), including community space for tenant usage and related convenience commercial spaces and facilities authorized by the Chicago Zoning Ordinance.
6. Off-street parking facilities shall be provided in accordance with this Plan of Development.
7. Off-street 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.
8. 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 and a B2 Restricted Retail District classification and with regulations hereby made applicable thereto.
9. Signs shall be governed by the provisions of the R5 General Residence District and subject to the approval of the Commissioner of Development and Planning.
10. 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.

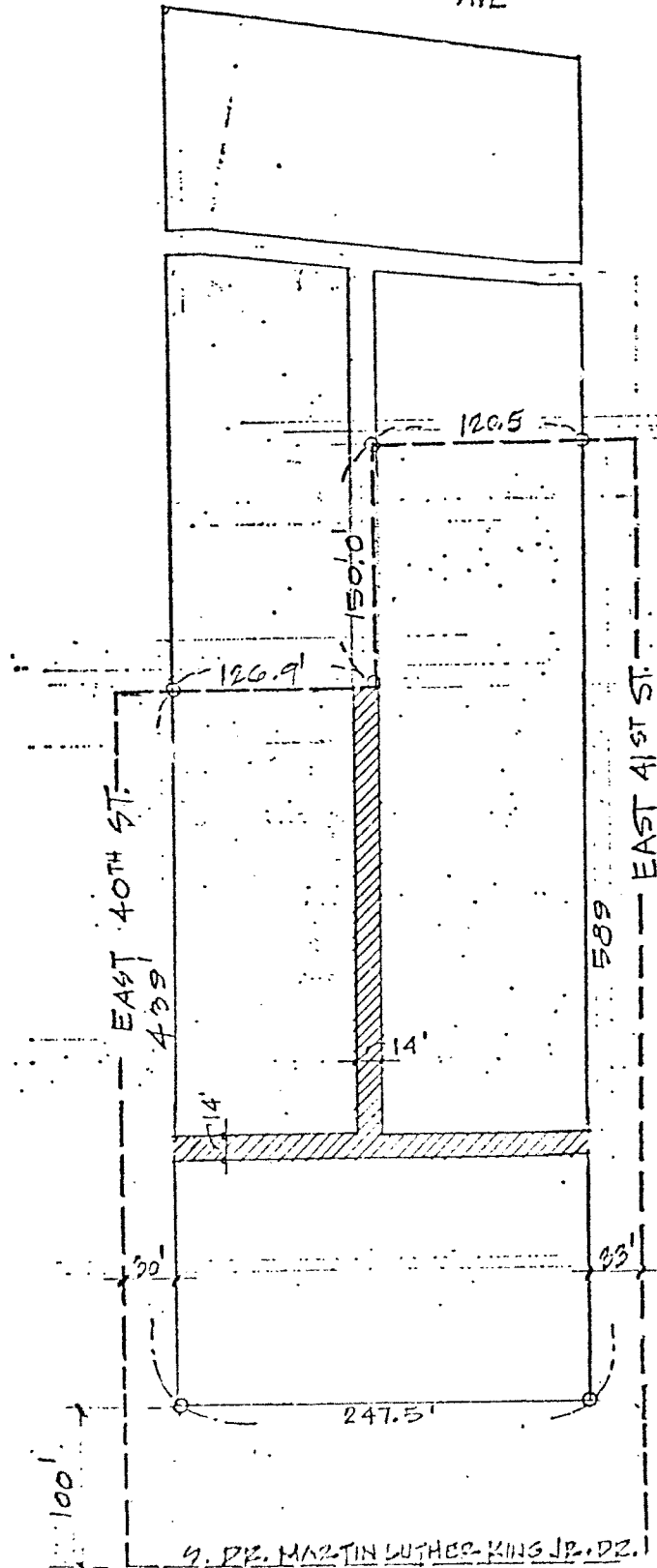
APPLICANT: THE PEOPLES' CONSUMER COOPERATIVE,
an Illinois Not-for-Profit Corporation

DATE: February 13, 1973
AS AMENDED: May 3, 1973

RESIDENTIAL PLANNED DEVELOPMENT

5. VINCENNES AVE

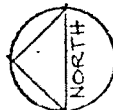
PROPERTY LINE MAP & RIGHT OF WAY ADJUSTMENTS



LEGEND

--- PLANNED DEVELOPMENT BOUNDARY

//// ALLEYS TO BE VACATED



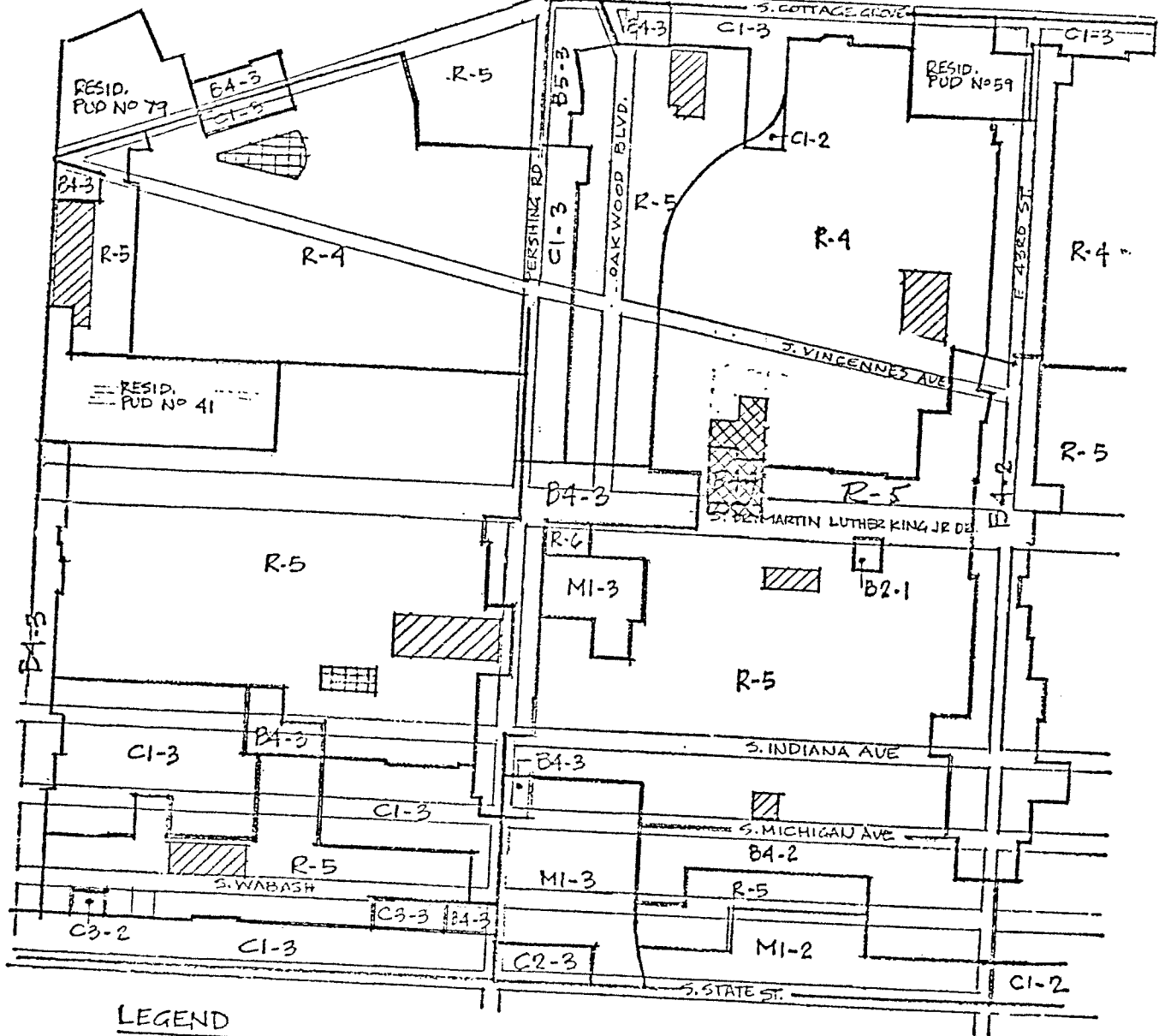
SCALE 1"=100'

APPLICANT:
THE PEOPLES
CONSUMER COOPERATIVE

REV. 5-3-73
DATE: FEB. 13, 1973

RESIDENTIAL PLANNED DEVELOPMENT

EXISTING ZONING AND
PREFERENTIAL STREET SYSTEM



LEGEND

- ZONING DISTRICTS
- PREFERENTIAL STREETS
- PUBLIC SCHOOLS
- PARKS
- PROPOSED RESIDENTIAL PLANNED DEVELOPMENT
- NORTH

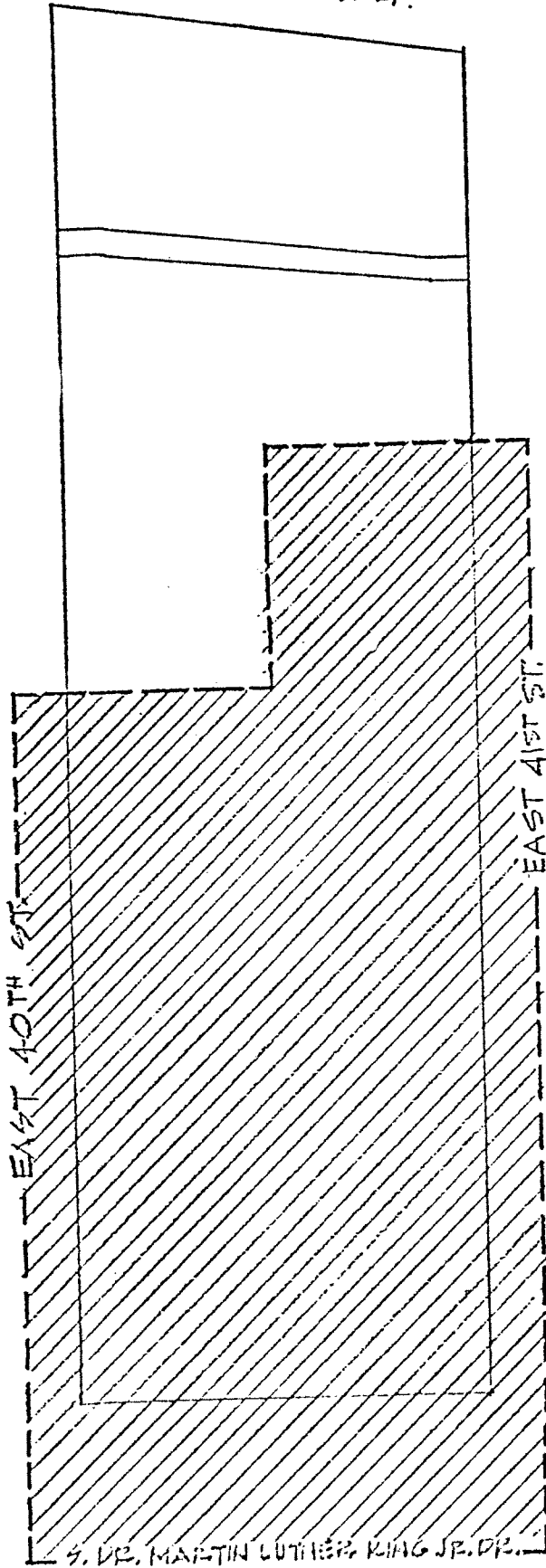
APPLICANT: THE PEOPLES CONSUMER
COOPERATIVE

REV. 5-3-73
DATE: FEB. 13, 1973

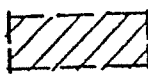
RESIDENTIAL PLANNED DEVELOPMENT

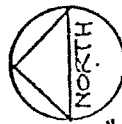
S. VINCENNES AVE.

GENERALIZED LAND USE PLAN



LEGEND

-  PLANNED DEVELOPMENT AREA
- HIGH RISE APT. BLDGS. (HOUSING PRIMARILY FOR LOW AND MODERATE INCOME ELDERLY)
- RELATED COMMERCIAL, OFFICE, RECREATIONAL AND COMMUNITY FACILITIES; ON SITE PARKING.



SCALE 1"=100'

APPLICANT:
THE PEOPLES CONSUMER
COOPERATIVE

REV. 5-3-73
DATE: FEB. 13, 1973

S. DR. MARTIN LUTHER KING JR. DR.

RESIDENTIAL PLANNED DEVELOPMENT

PLANNED DEVELOPMENT USE & BULK REGULATIONS & DATA

NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	NO. OF DU.'s	MAXIMUM	
SQ. FT.	ACRES			F.A.R.	% OF LAND COVER
125,600	2.884	High-rise Apt. Bldgs. (low & moderate income housing primarily for the elderly) with not more than 125 Efficiency, 275 1 Bedroom and 100 2 Bedroom units, and not more than 34,000 sq. ft. of related business and office use; together with supporting recreational & community facilities for the residential uses, and on-site parking in an amount equal to 40% of the dwelling units built, i.e., 200 spaces for 500 dwelling units.	500	3.7 (Net Area) 2.6 (Gross Area)	30%

GROSS SITE AREA - NET SITE AREA 125,600 SQ. FT. (INCL. 7,315 SQ. FT. OF VACATED ALLEYS), + AREA OF ADJ. PUBLIC STREETS & ALLEYS, 63,657 SQ. FT. (1.46 ACRES) = 189,257 SQ. FT. (4.34 ACRES)

MAXIMUM NUMBER OF D.U.'s - 500 as stated above

MAXIMUM NUMBER OF D.U.'s / ACRES OF TOTAL NET SITE AREA - 174

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA - 3.7

MINIMUM NUMBER OF PARKING SPACES - 200 (40%) as stated above

MINIMUM PERIPHERY SETBACKS - Permanent structure shall have minimum periphery setbacks of 15 feet except as follows: 3 foot setbacks shall be maintained along E. 41st Street and S. Dr. Martin Luther King Jr. Drive for a distance of 150 feet North and East of the Northeast corner of the intersection of said E. 41st Street and S. Dr. Martin Luther King Jr. Drive; 3 foot setbacks shall be maintained along E. 40th Street from a point 50 feet East of S. Dr. Martin Luther King Jr. Drive to a point 250 feet East of S. Dr. Martin Luther King Jr. Drive; and excepting further that parking and driveways are excluded from such restrictions

MAXIMUM PERCENTAGE OF LAND COVERED - 30%

Harry B. Carter & Associates
Architects
645 North Michigan Avenue
Chicago, Ill. 60611 MI 2-1131

APPLICANT: THE PEOPLES CONSUMER COOPERATIVE

Date: March 14, 1973, as amended May 3, 1973.