

# PD 1034

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City of Chicago  
Richard M. Daley, Mayor

Department of Planning and  
Development

Arnold L. Randall  
Commissioner

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Chicago, Illinois 60602  
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<http://www.cityofchicago.org>

February 28, 2008

Mr. Todd Wiltse  
Worn Jerabek Architects, P.C.  
212 West Superior Street  
Chicago, Illinois 60610

**Re: Administrative Relief request for Residential Institutional Planned  
Development No. 1034, as amended, 1501 West Melrose Street**

Dear Mr. Wiltse:

Please be advised that your request for a minor change to Planned Development No. 1031 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development.

Specifically, you are requesting the following revisions:

- Reduce the minimum number of total parking spaces from 134 spaces to 128 as shown on the revised Bulk Regulations and Date Table dated February 6, 2008.
- Include a trash enclosure on the west side of the building in conformance with the Chicago Landscape Ordinance and as approved by the Department of Transportation.
- Remove the proposed drop-off area along the west side of Greenview Street. After consultation with Saint Luke Church and School the drop-off lane does not meet the needs of the parents. A revised layout, with 'no parking' signs and a curb cut for accessibility has been approved by the Department of Transportation. This revised drop-off layout and trash enclosure is shown on a revised Site/Roof Plan, prepared by Worn Jerabek Architects and dated February 6, 2008.
- Increase the building height (to the top of roof) from 53'-0" to 53'-4." The building height as measured to the underside of the roof structure will be 51'-5", as shown on the revised Elevation drawings, prepared by Worn Jerabek Architects and dated February 6, 2008.
- Modify the building materials on the south and west elevations to create a more unified appearance. Additionally, a green enclosure has been added to the first and fourth floor levels of the parking garage to allow for landscaping. These revisions are also shown on the revised elevations noted above.



~~Reclassification Of Area Shown On Map Number 8-F.  
(Application Number 15786)~~

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

~~SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 8-F in the area bounded by:~~

~~the public alley next north of and parallel to West 37<sup>th</sup> Street; a line 140.50 feet east of and parallel to South Parnell Avenue; West 37<sup>th</sup> Street; and a line 115.50 feet east of and parallel to South Parnell Avenue,~~

~~to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.~~

~~SECTION 2. This ordinance takes effect after its passage and approval.~~

Reclassification Of Area Shown On Map Number 9-G.  
(As Amended)

(Application Number 14703) R1 PD 1034

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 RT3.5 District symbols and indications as shown on Map Number 9-G in the area bounded by:

West Melrose Street; North Greenview Avenue; a line 133 feet south of West Melrose Street; and a line 313 feet west of North Greenview Avenue,

to those of a B1-3 District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B1-3 District symbols and indications as shown on Map Number 9-G in the area bounded by:

West Melrose Street; North Greenview Avenue; West Belmont Avenue; a line 218 feet west of North Greenview Avenue; a line 125.27 feet north of West Belmont Avenue; a line from a point 299.25 feet west of North Greenview Avenue and

125.27 feet north of West Belmont Avenue to a point 313 feet west of North Greenview Avenue and 127.33 feet south of West Melrose Street; and a line 313 feet west of North Greenview Avenue.

to those of a Residential-Institutional Planned Development which is hereby established in the area described above, 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 3.** This ordinance shall be in full force and effect from and after its passage and due publication.

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

*Residential-Institutional Planned Development Number 1034*

*Plan Of Development Statements.*

1. The area delineated herein as a Residential-Institutional Planned Development consists of approximately seventy-one thousand four hundred forty-five (71,445) square feet (one and sixty-four hundredths (1.64) acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by Renaissance Saint Luke SLF, L.P. ("Applicant").
2. All applicable official reviews, approvals or permits required in connection with this planned development shall be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets, alleys or easements, or any adjustment of right-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 and, if different than the Applicant, the legal titleholders. 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. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or under single designated control. 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 all the owners of the Property and ground lessors, or any homeowners association(s) formed to succeed the applicant for purposes of control or management of property within the planned development.

4. This plan of development consists of fifteen (15) 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/Roof Plan; a Landscape Plan; Floor Plans; and Building Elevations, all prepared by Worn Jerabek, Architects P.C., dated September 21, 2006. Full size sets of the Site Plan and Building Elevations are on file with the Department of Planning and Development. The planned development is applicable to the area delineated herein and these and no other controls shall apply.
5. The following uses are permitted within the planned development: assisted housing for the elderly; religious assembly and related uses; schools; accessory and non-accessory off-street parking; and accessory uses.
6. Identification signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted subject to review and approval of the Department of Planning and Development.
7. Off-street parking shall be provided in compliance with this plan of development, subject to the review and approval of the Departments of Transportation and Planning and Development.
8. Ingress or egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standard for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Department of Transportation.
9. In addition to the maximum height of buildings and any appurtenance thereto prescribed in this planned development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. For purposes of maximum floor area ratio ("F.A.R.") calculations, the definitions of the Chicago Zoning Ordinance shall apply.

11. The improvements on the Property, shall be designed, installed, and maintained in substantial conformance with the Site Plan, Landscape Plan and the Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
12. The terms, conditions and exhibits of this planned development may be modified administratively by the Commissioner of the Department of Planning and Development upon the request of the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the development of the Property contemplated herein. Any such modification shall be deemed a minor change in the planned development as contemplated by Section 17-13-0611-A of the Chicago Zoning Ordinance. Notwithstanding the provisions of subclause 4 of Section 17-13-0611-A of the Chicago Zoning Ordinance, such minor changes may include a reduction in periphery setbacks or an increase of the maximum percent of land covered.
13. 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 new buildings to be located within this planned development in an energy efficient manner, generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System.
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 ("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 building permits shall be granted by the Department of Construction and Permits until the Director of M.O.P.D. has approved detailed construction drawings for building or improvement proposed to be constructed pursuant to the permit.
15. Unless substantial construction has commenced within six (6) years following adoption of this planned development, and unless completion thereof is diligently pursued, then this planned development shall expire and the zoning of the Property shall automatically revert to the previously existing B1-3 and RT3.5 Districts.

[Existing Zoning Map and Planned Development Boundary Property  
Line Map referred to in these Plan of Development Statements  
unavailable at time of printing.]

[Existing Land-Use Area Maps; Site/Roof Plan; Landscape Plan; Floor Plans; Building Elevations; and Ornamental Metal Fence and Planting Details referred to in these Plan of Development Statements printed on pages 88476 through 88489 of this *Journal*.]

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

*Residential-Business Planned Development. 1034*

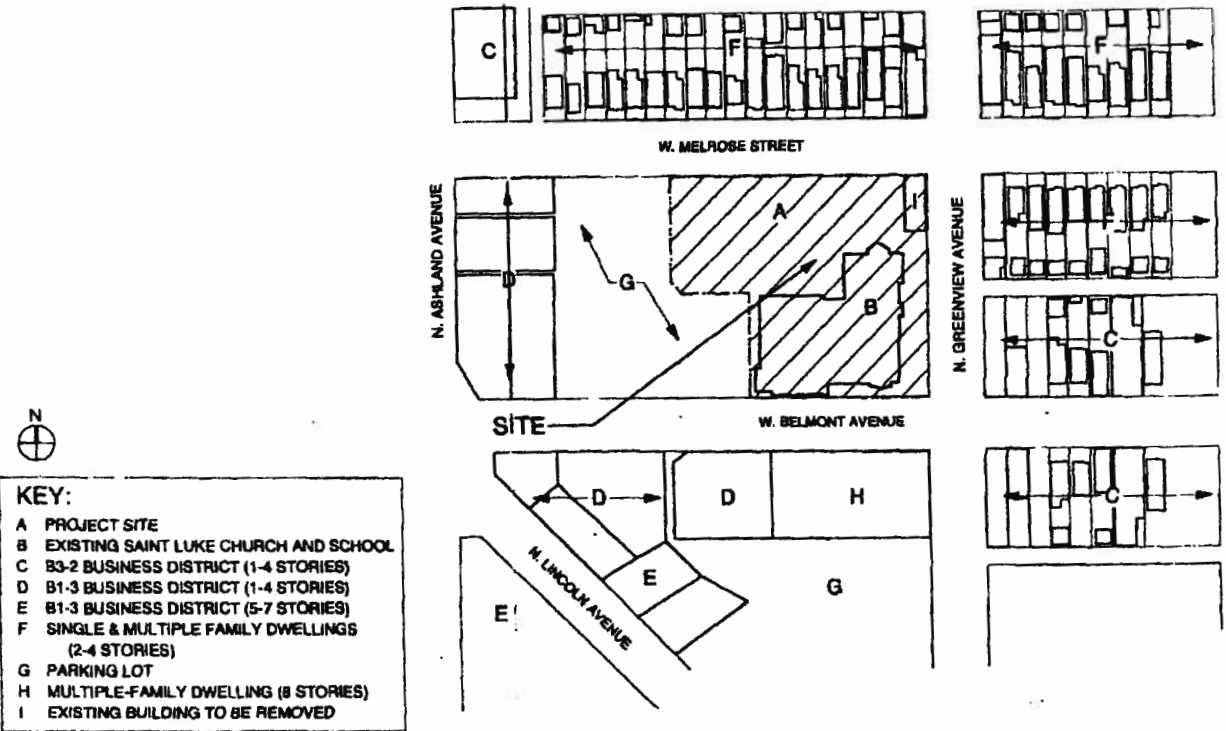
*Plan Of Development*

*Bulk Regulations And Data Table.*

Gross Site Area:	99,936 square feet
Area in Public Right-of-Way:	28,491 square feet
Net Site Area:	71,445 square feet (1.64 acres)
Maximum Number of Dwelling Units:	107
Maximum Permitted Floor Area Ratio:	2.1
Maximum Building Height:	In accordance with the Building Elevations
Maximum Percentage of Site Coverage:	In accordance with Site/Roof Plan
Minimum Setbacks from Property Line:	In accordance with Site/Roof Plan
Minimum Number of Off-Street Parking Spaces:	134
Church and School:	44
Supportive Living Facility:	90

Minimum Number of Off-Street Loading Berths:	1
Gross Site Area:	99,936 square feet (2.29 acres)
Net Site Area:	71,445 square feet (1.64 acres)
Portion of Net Site Area to be dedicated:	0
Net Site area after dedication:	71,445 square feet
Building Area:	
Existing:	72,000 square feet
Proposed:	145,000 square feet
Total:	217,000 square feet
Maximum Number of Dwelling Units:	107
Maximum Floor Area Ratio:	2.1
Off-Street Accessory Parking Spaces:	
Church and School:	44
Supportive Living Facility:	90
Total:	134
Off-Street Loading Spaces:	1 (10 feet by 25 feet)
Maximum Percentage of Site Coverage:	77%
Minimum Required Setbacks	As per Site Plan
Maximum Building Height:	
Existing:	75 feet
Proposed:	53 feet

Existing Land-Use Area Maps.  
(Page 1 of 3)



- KEY:**
- A PROJECT SITE
  - B EXISTING SAINT LUKE CHURCH AND SCHOOL
  - C B3-2 BUSINESS DISTRICT (1-4 STORIES)
  - D B1-3 BUSINESS DISTRICT (1-4 STORIES)
  - E B1-3 BUSINESS DISTRICT (5-7 STORIES)
  - F SINGLE & MULTIPLE FAMILY DWELLINGS (2-4 STORIES)
  - G PARKING LOT
  - H MULTIPLE-FAMILY DWELLING (8 STORIES)
  - I EXISTING BUILDING TO BE REMOVED

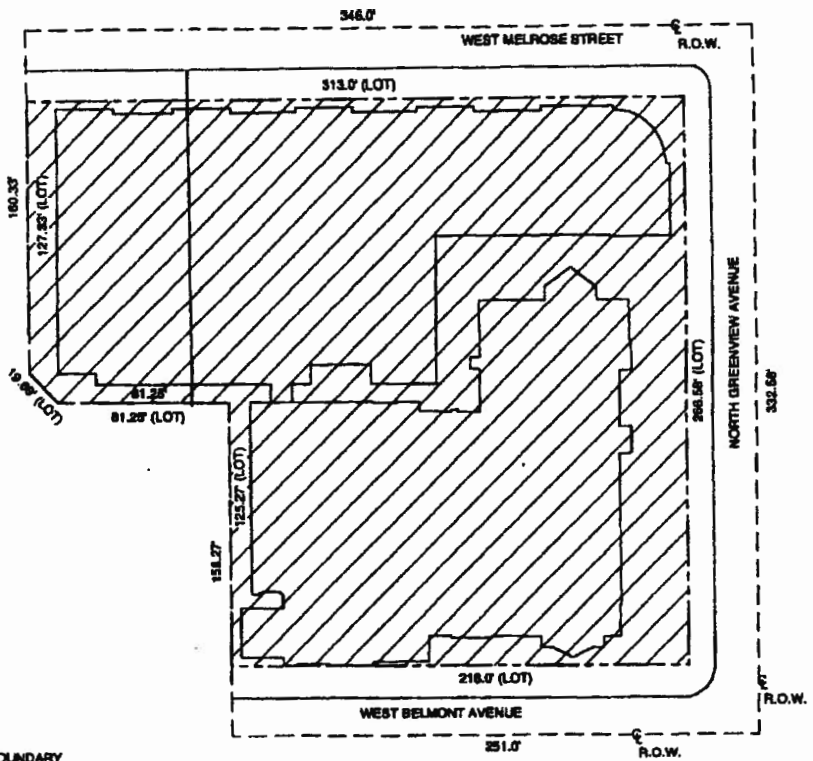
<p><b>RENAISSANCE SAINT LUKE SUPPORTIVE LIVING FACILITY</b></p>	<p>ADDRESS: 1501 West Melrose Street Chicago, Illinois 60657</p> <p>APPLICANT: Renaissance Saint Luke SLF, L.P.</p> <p>DATE: September 21, 2006</p>	<p>DRAWING: <b>EXISTING LAND-USE AREA MAP</b></p> <p>SCALE: 1"=150'</p> <p><small>© COPYRIGHT WORN JERABEK ARCHITECTS, P.C. 2006</small></p>
<p><b>WORN JERABEK ARCHITECTS, P.C.</b> 212 WEST SUPERIOR #600 CHICAGO, ILLINOIS 60610 PHONE: 312.642.1187 FAX: 312.642.4189 WWW.WJAPC.COM</p>		

10/4/2006

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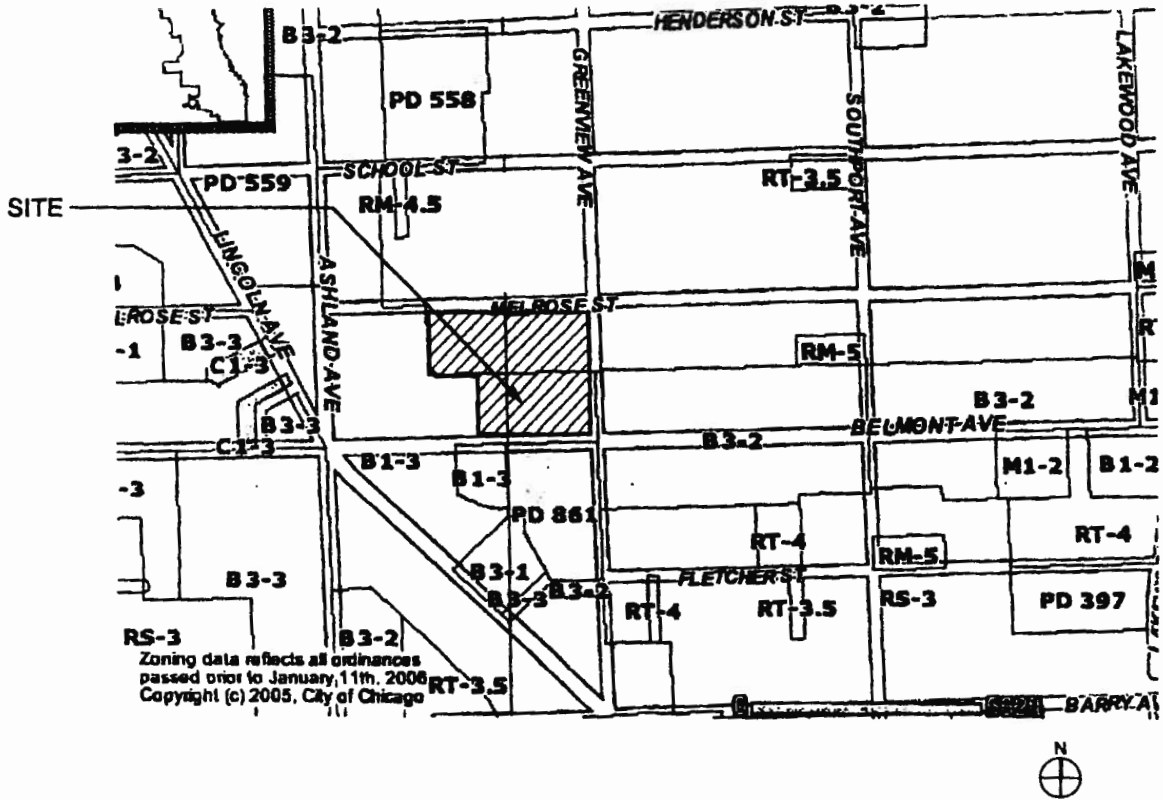
88477

Existing Land-Use Area Maps.  
(Page 2 of 3)



<p><b>RENAISSANCE SAINT LUKE SUPPORTIVE LIVING FACILITY</b></p> <p><b>WORN JERABEK ■ ARCHITECTS, P.C.</b> 212 WEST SUPERIOR #600 CHICAGO, ILLINOIS 60610 PHONE: 312 642.5587 FAX: 312 642 4189 WWW.WJAPC.COM</p>	<p>ADDRESS: 1501 West Melrose Street Chicago, Illinois 60657</p> <p>APPLICANT: Renaissance Saint Luke SLF, L.P.</p> <p>DATE: September 21, 2006</p>	<p>DRAWING: <b>EXISTING LAND-USE AREA MAP</b></p> <p>SCALE: 1"=80'</p> <p>© COPYRIGHT WORN JERABEK ARCHITECTS, P.C. 2006</p>
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Existing Land-Use Area Maps.  
(Page 3 of 3)



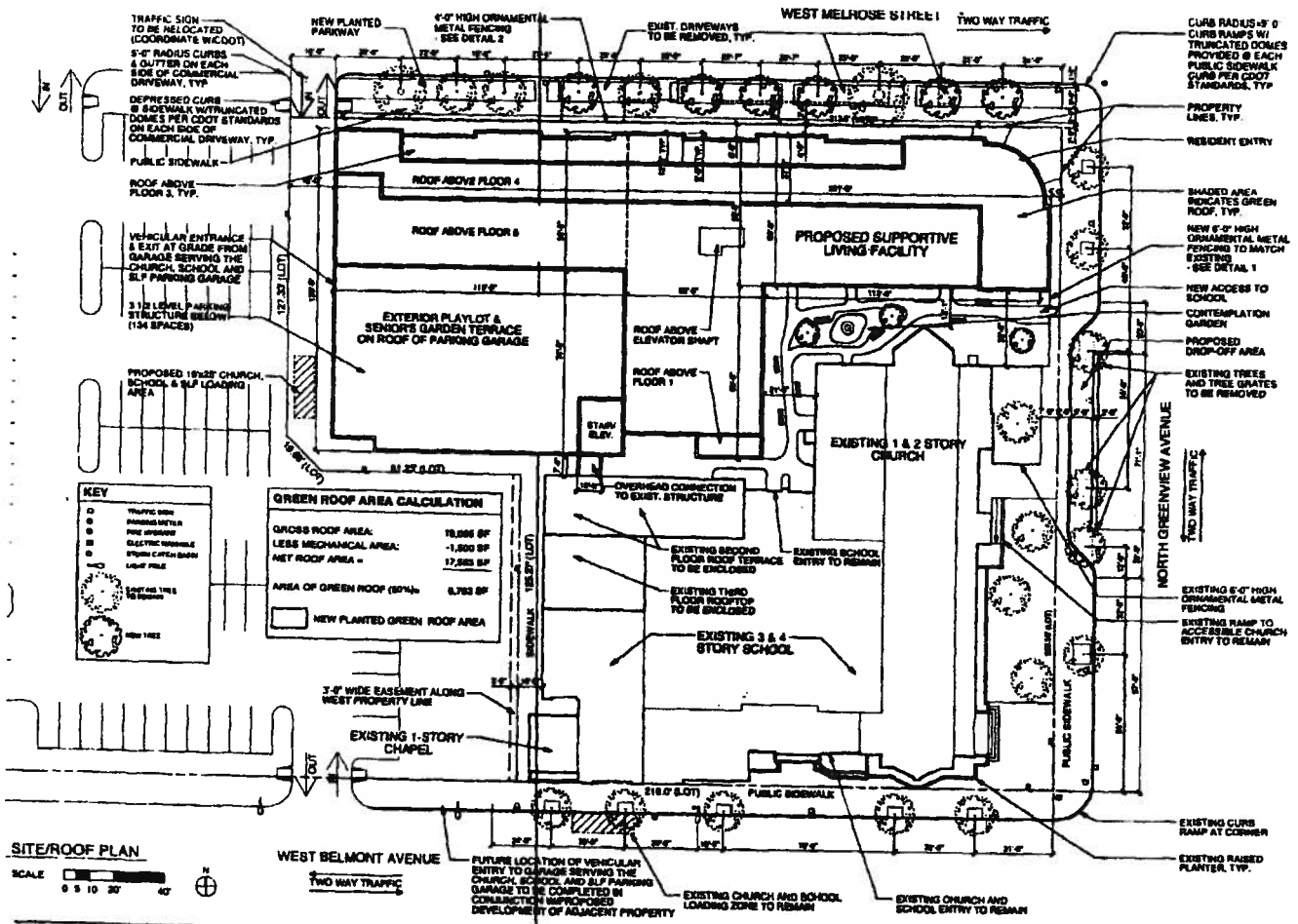
<b>RENAISSANCE SAINT LUKE SUPPORTIVE LIVING FACILITY</b>	<b>ADDRESS:</b> 1501 West Melrose Street Chicago, Illinois 60657	<b>DRAWING:</b> EXISTING LAND-USE AREA MAP
<b>WORN JERABEK ■ ARCHITECTS, P.C.</b> 212 WEST SUPERIOR #600 CHICAGO, ILLINOIS 60610 PHONE: 312.642.5587 FAX: 312.642.4189 WWW.WJAPC.COM	<b>APPLICANT:</b> Renaissance Saint Luke SLF, L.P. <b>DATE:</b> September 21, 2006	<b>SCALE:</b> N.T.S. <small>© COPYRIGHT WORN JERABEK ARCHITECTS, P.C. 2006</small>

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Site/Roof Plan.



**SITE/ROOF PLAN**  
 SCALE 0 5 10 20 40'  
 N

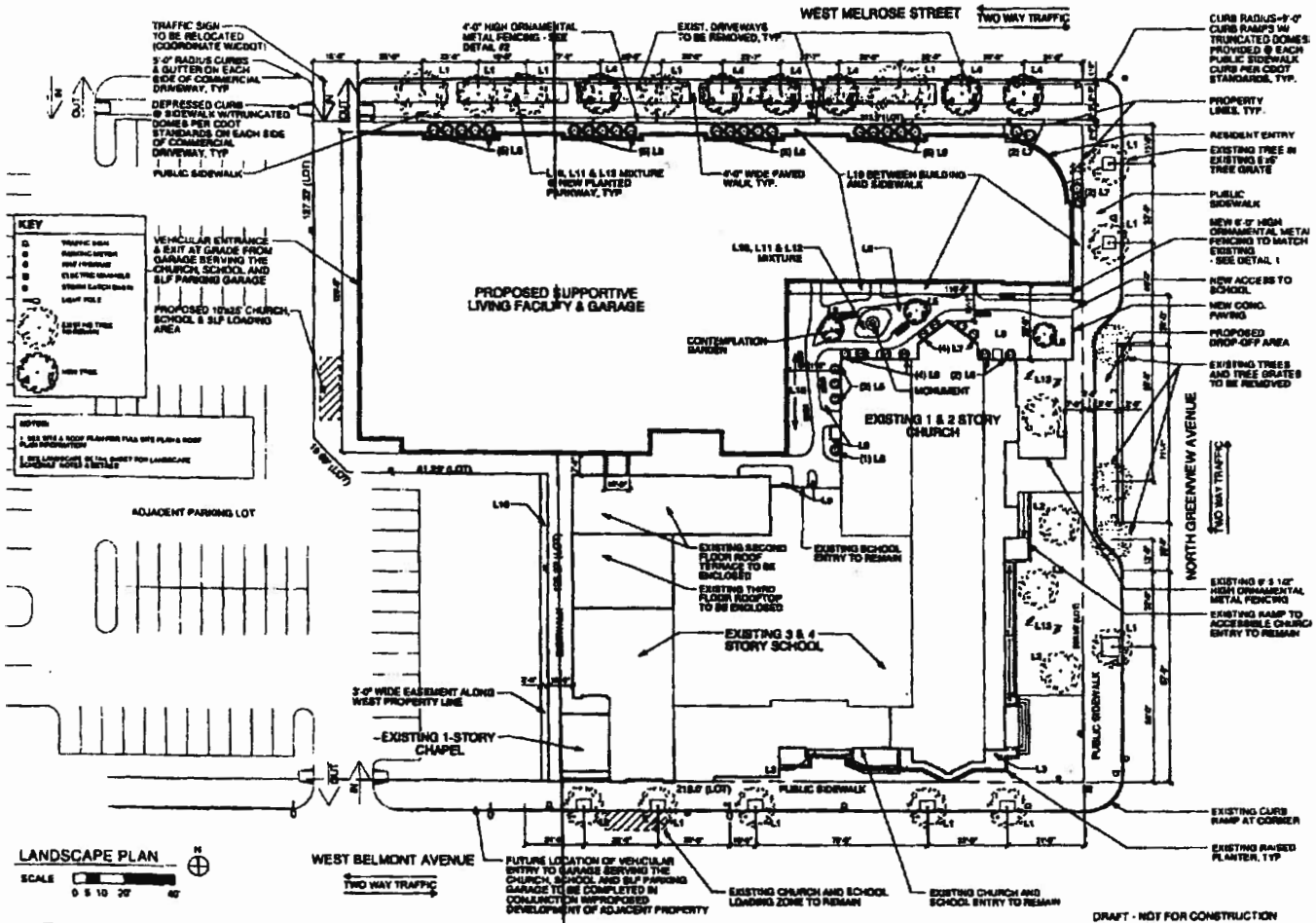
ADDRESS: 1501 West Melrose Street  
 Chicago, Illinois 60657  
 APPLICANT: Renaissance Saint Luke SLF, L.P.  
 DATE: September 21, 2006

**Renaissance/Saint Luke Supportive Living Facility**

DRAFT - NOT FOR CONSTRUCTION  
 Arch/Recl.

Wm Jarrick Architects, P.C.  
 212 W Superior St, #200  
 Chicago, IL 60610  
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Landscape Plan.



**KEY**

- TRAFFIC SIGN
- VEHICULAR ENTRANCE
- LANDSCAPE
- EXISTING TREE
- NEW TREE

NOTES:  
 1. SEE SITE & SOUP PLANNING FOR SITE PLANS & SOUP PLAN APPROVALS  
 2. SEE DETAIL 1 FOR LANDSCAPE  
 3. SEE DETAIL 2 FOR LANDSCAPE

**LANDSCAPE PLAN**  
 SCALE 0 5 10 20'

ADDRESS: 1501 West Melrose Street  
 Chicago, Illinois 60657  
 APPLICANT: Renaissance Saint Luke SLF, L.P.  
 DATE: September 21, 2006

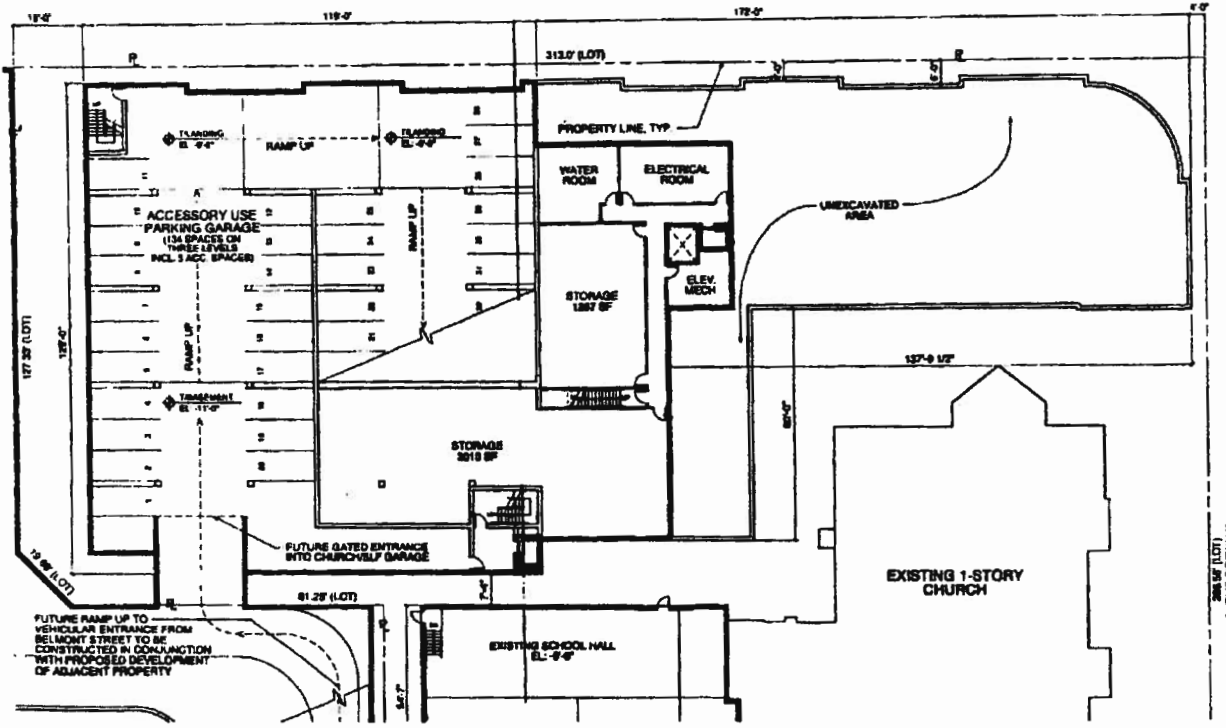
Renaissance Saint Luke Supportive Living Facility

DRAFT - NOT FOR CONSTRUCTION  
 Architect:  
 Wen-Jarabek Architects, P.C.  
 212 W. Superior St. 8000  
 Chicago, IL 60610  
 © Wen-Jarabek Architects, P.C. 2006

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Basement Plan.



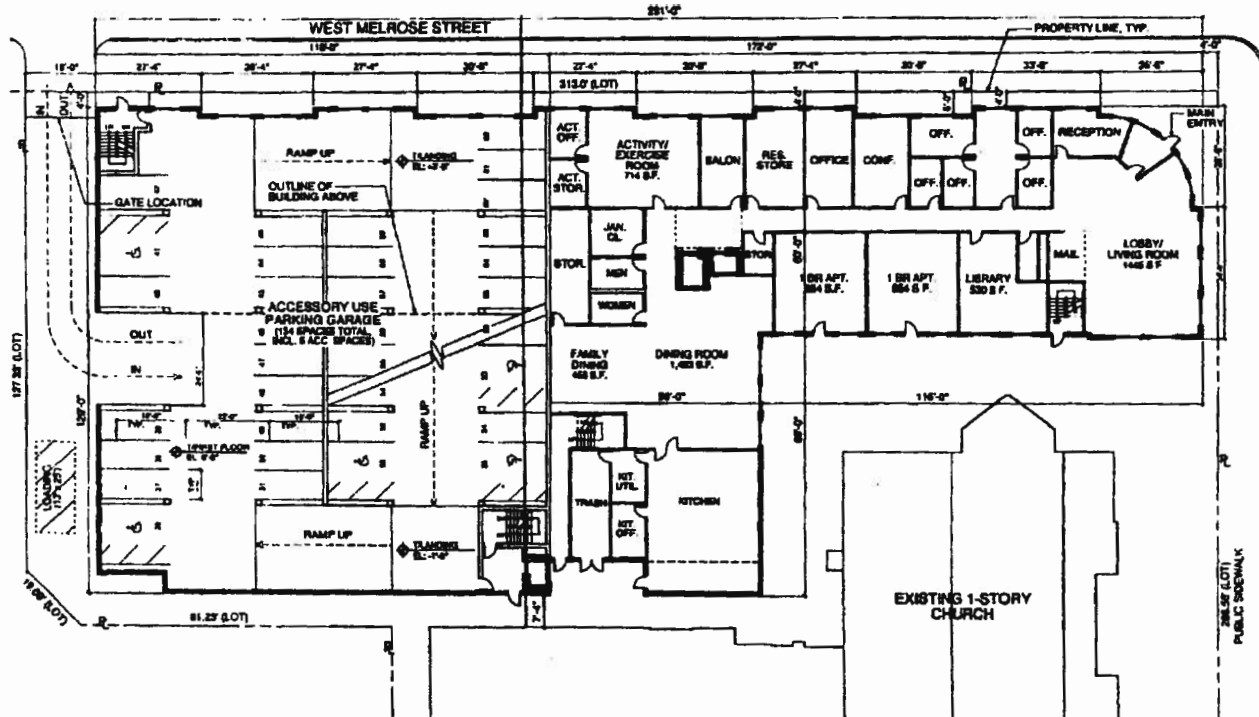
ADDRESS: 1501 West Melrose Street  
 Chicago, Illinois 60657  
 APPLICANT: Renaissance Saint Luke SLF, L.P.  
 DATE: September 21, 2006

Renaissance Saint Luke Supportive Living Facility

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 Architects  
 West Architect Architects, P.C.  
 215 W. Superior St. 400  
 Chicago, IL 60611  
 P 312.467.1100 F 312.467.1101

88481

First Floor Plan.



FIRST FLOOR PLAN  
 SCALE 1/8" = 1'-0"  
 N

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ADDRESS: 1501 West Melrose Street  
 Chicago, Illinois 60657  
 APPLICANT: Renaissance Saint Luke SLF, L.P.  
 DATE: September 21, 2006

Renaissance Saint Luke Supportive Living Facility

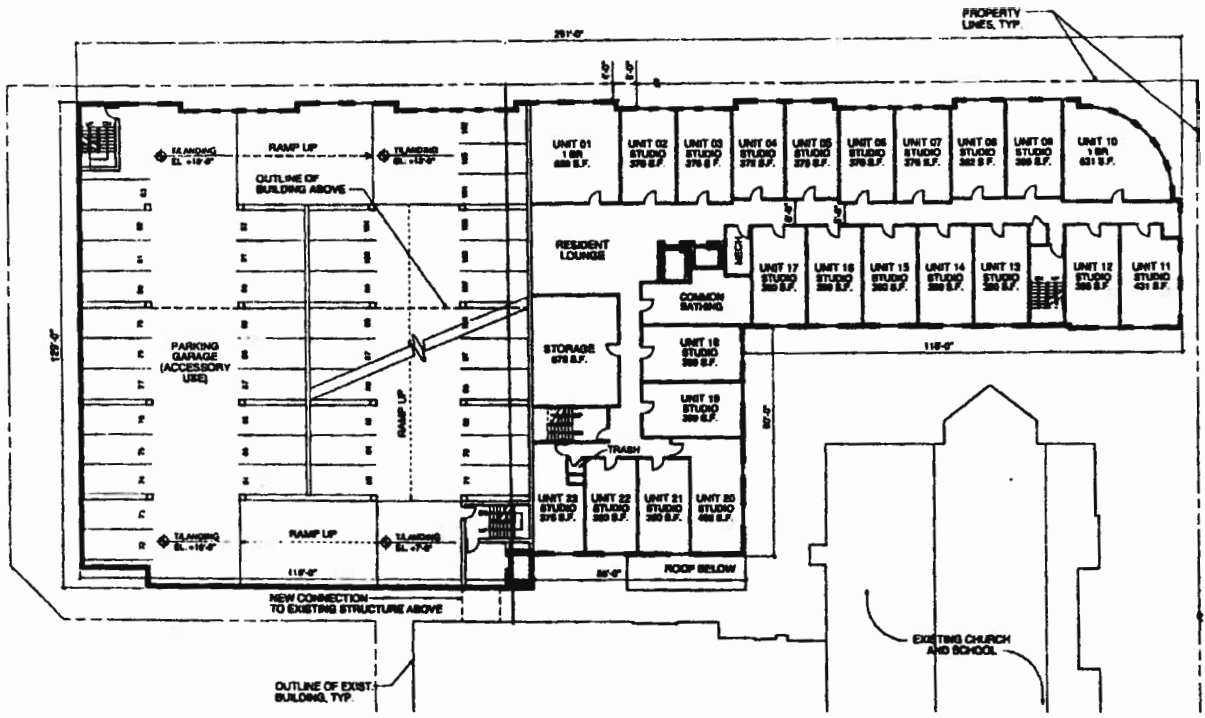
Architect:  
 Worn Architects, P.C.  
 212 W. Superior St. #200  
 Chicago, IL 60604  
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88483

Second Floor Plan.



SECOND FLOOR PLAN  
 SCALE 1/8" = 1'-0"  
 N

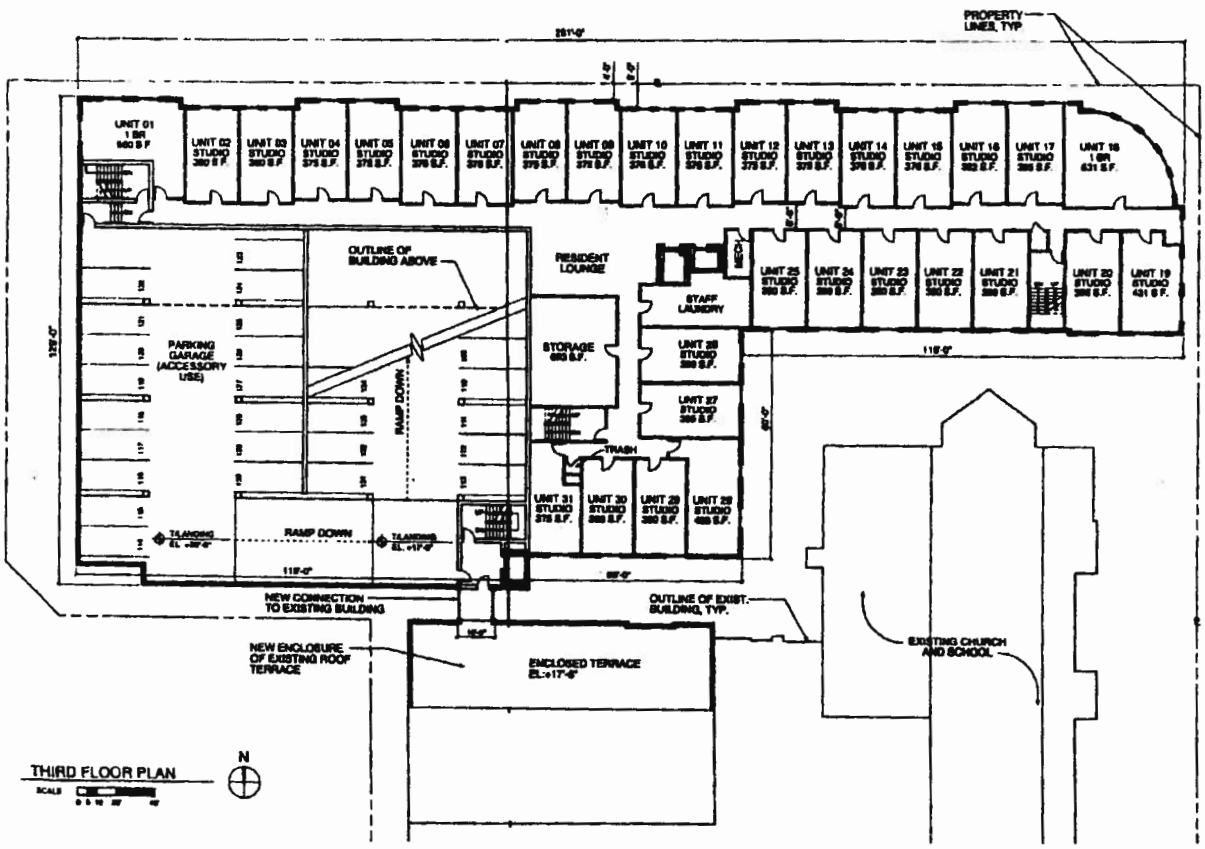
ADDRESS: 1501 West Melrose Street  
 Chicago, Illinois 60657  
 APPLICANT: Renaissance Saint Luke SLF, L.P.  
 DATE: September 21, 2006

Renaissance Saint Luke Supportive Living Facility

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Architect  
 Worn Joseph Architects, P.C.  
 215 W. Superior St. 5000  
 Chicago, IL 60610  
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Third Floor Plan.



ADDRESS: 1501 West Madison Street  
 Chicago, Illinois 60657  
 APPLICANT: Renaissance Saint Luke SLF, L.P.  
 DATE: September 21, 2008

Renaissance Saint Luke Supportive Living Facility

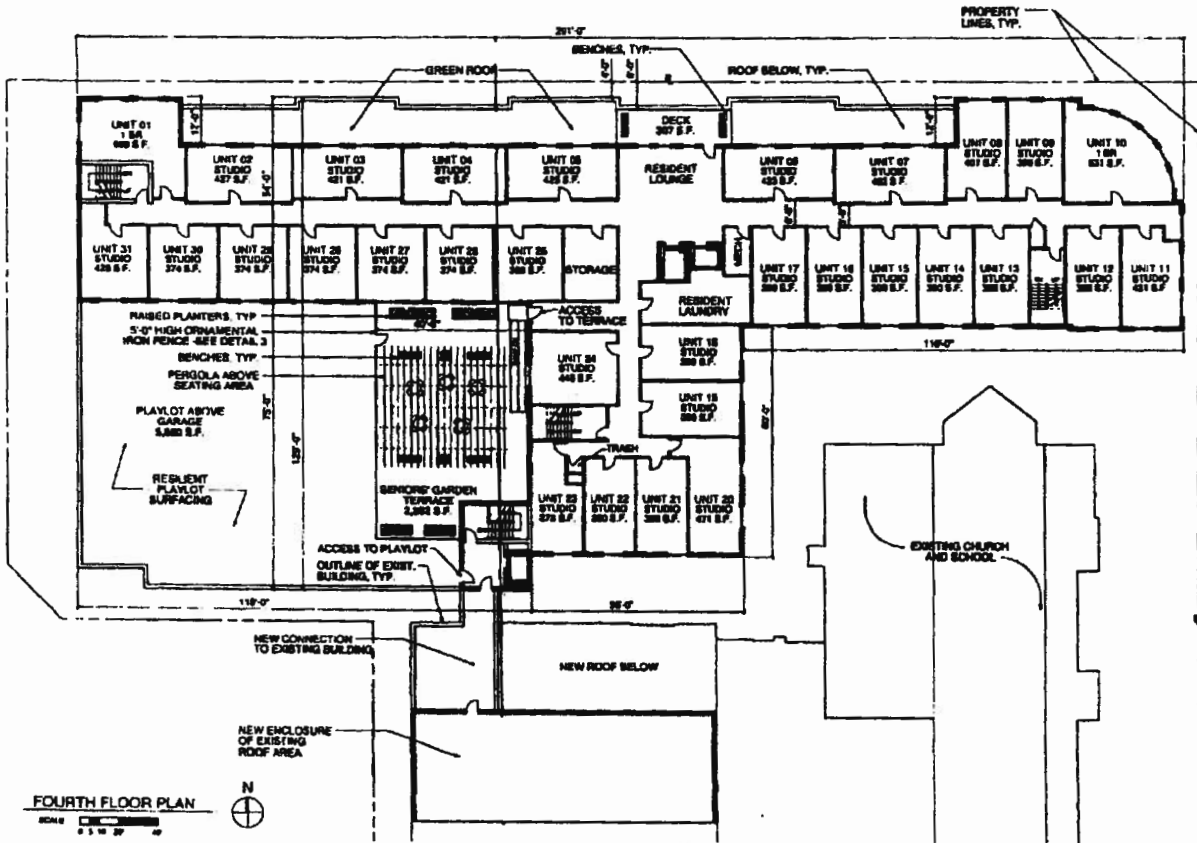
DRAFT - NOT FOR CONSTRUCTION  
 Architect:  
 West Jackson Architects, P.C.  
 212 W. Superior St. #600  
 Chicago, IL 60610  
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Fourth Floor Plan.



FOURTH FLOOR PLAN  
SCALE 1/8" = 1'-0"



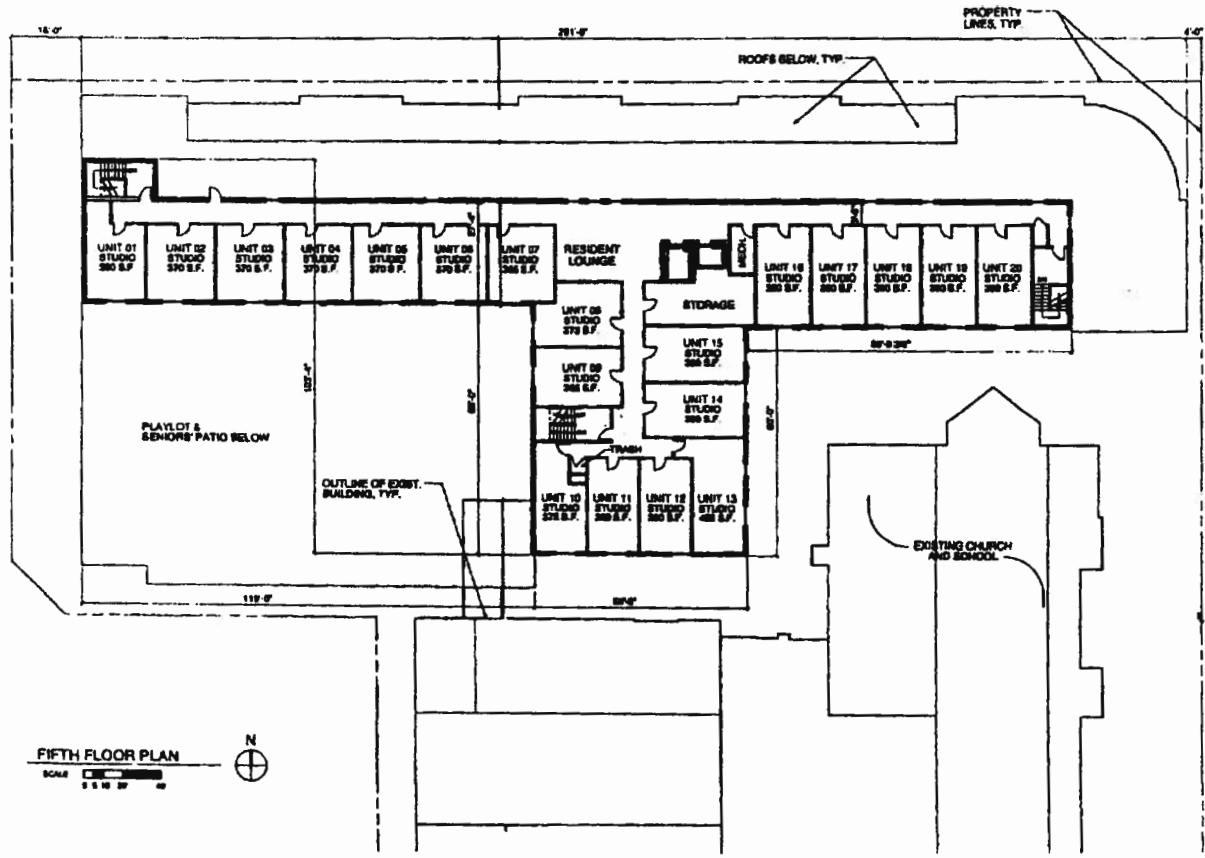
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ADDRESS: 1501 West Madison Street  
Chicago, Illinois 60657  
 APPLICANT: Renaissance Saint Luke SLF, L.P.  
 DATE: September 21, 2006

Renaissance Saint Luke Supportive Living Facility

Prepared by:  
 Wern-Jacobs Architects, P.C.  
 212 W. Superior St. 2000  
 Chicago, IL 60610  
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Fifth Floor Plan.



FIFTH FLOOR PLAN  
 SCALE 1" = 10'-0"

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ADDRESS: 1301 West Melrose Street  
 Chicago, Illinois 60657  
 APPLICANT: Renaissance Saint Luke SLF, L.P.  
 DATE: September 21, 2006

Renaissance Saint Luke Supportive Living Facility

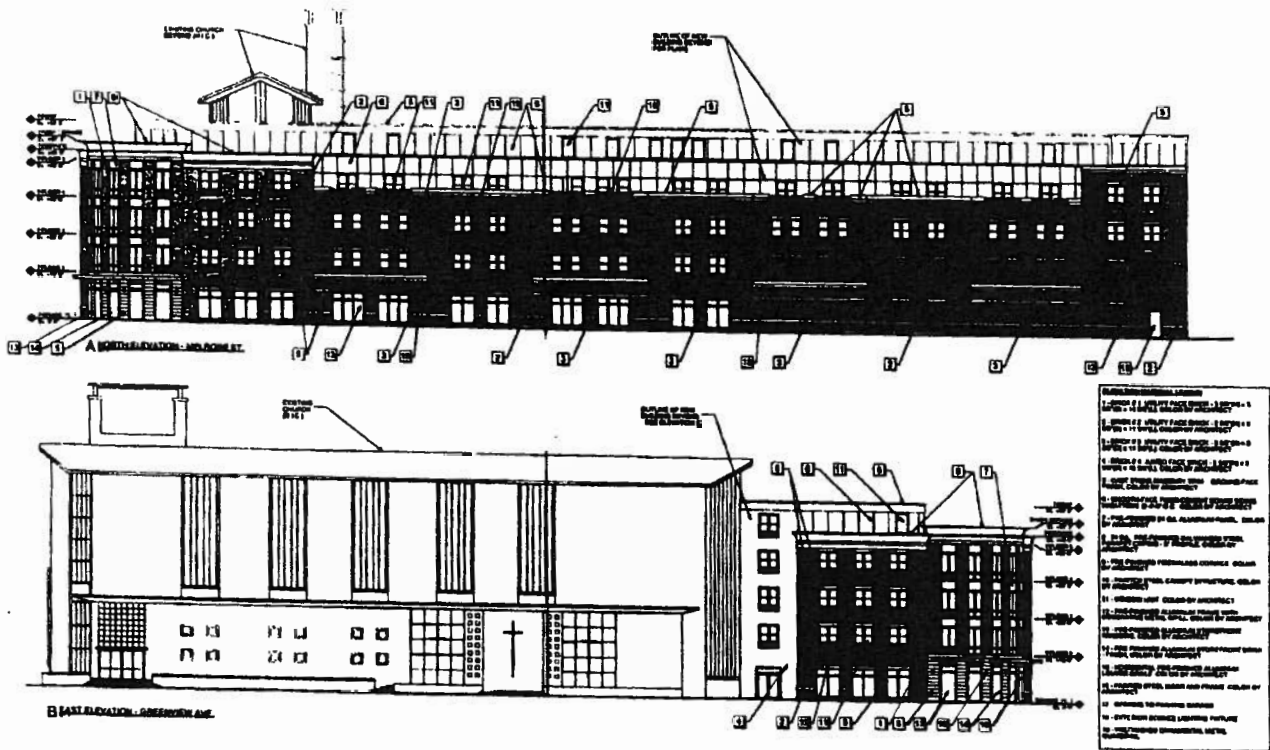
Architect:  
 West Johnston Architects, P.C.  
 213 W. Superior St. #200  
 Chicago, IL 60618  
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Building Elevations.  
(Page 1 of 2)

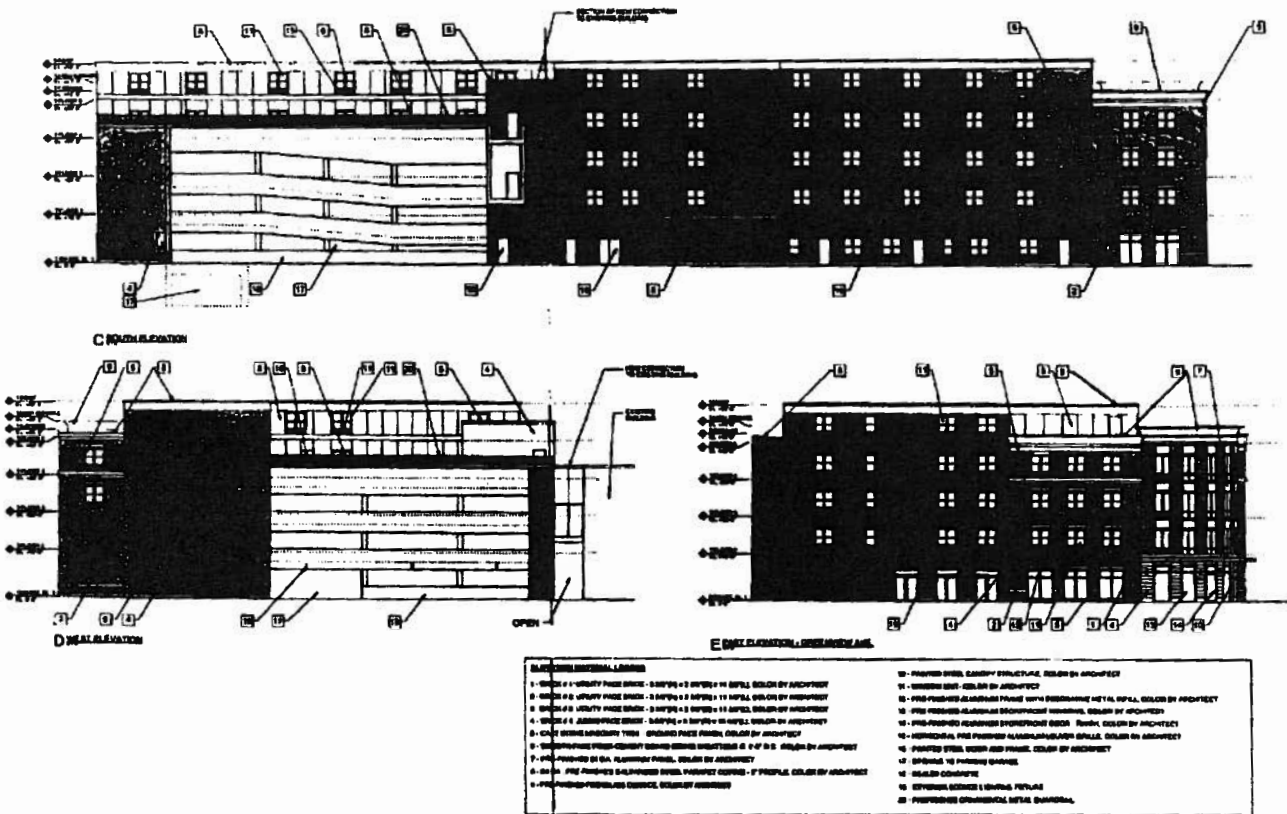


ADDRESS: 1501 West Madison Street  
Chicago, Illinois 60607  
 APPLICANT: Renaissance Saint Luke SLF, L.P.  
 DATE: September 21, 2006

Renaissance Saint Luke Supportive Living Facility

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 Architect:  
 Wynn Jordan Architects, P.C.  
 212 W Superior St. 4000  
 Chicago, IL 60610  
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Building Elevations.  
(Page 2 of 2)



ADDRESS: 1501 West Melrose Street  
Chicago, Illinois 60657  
 APPLICANT: Renaissance Saint Luke SLF, L.P.  
 DATE: September 21, 2006

Renaissance Saint Luke Supportive Living Facility

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Architect:  
 Mark Jordan Architects, P.C.  
 312 W. Superior St., #200  
 Chicago, IL 60610  
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