



September 11, 1997

City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Christopher R. Hill  
Commissioner

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4471 (Voice)  
(312) 744-6550 (FAX)  
(312) 744-2578 (TTY)

<http://www.ci.chi.il.us>

Mr. John Conrad Schiess  
947 West Garfield Avenue,  
Oak Park, Illinois 60304

**Re:** Request for a minor change to Residential  
Planned Development No. 604; Subarea A  
(Altgeld Club)  
**Location:** 1353 through 1359 W. Altgeld Avenue

Dear Mr. Scheiss:

The Department of Planning and Development has considered your request for a minor change to Residential Planned Development No. 604, Subarea A, and hereby approves your request pursuant to the authority granted by Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 12 of Residential Planned Development No. 604, and is hereby approved.

In your letter dated August 26, 1997, you requested that the Site Plan originally approved by the Chicago City Council on April 16, 1996 be modified to reflect a reduction in the minimum building setback requirements for four (4), two-story, single-family homes proposed for Subarea A of the Planned Development. Specifically, you requested a reduction in the side yard setbacks for Buildings No. 1 and 4 from the required 2.5 feet to a proposed 1.5 feet; a reduction in the front yard setback for Building No. 1 from the required ten (10) feet to a proposed 9.25 feet; and a reduction in the setback distances between buildings from the required five (5) feet to a proposed three (3) feet. These modifications are depicted on the Site Plan for Subarea A prepared by John Conrad Scheiss Architects, dated revised August 26, 1997.

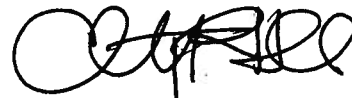
Each proposed single-family home includes a breezeway connecting the dwelling unit to a rear yard two-car garage. These garages attach one another and are accessed by a sixteen (16) foot private drive along the rear of the property. Each dwelling contains a rear yard courtyard. The Department of Planning and Development has determined that these proposed single-family homes will not increase site coverage within Subarea A.



With regard to your request, the Department of Planning and Development has determined that the modifications would constitute minor changes pursuant to Section 11.11-3 (c) of the Chicago Zoning Ordinance and Statement No. 12 of Residential Planned Development No. 604.

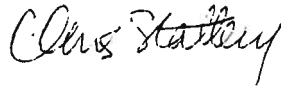
Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 604, I hereby approve the foregoing minor changes, but no other changes to Residential Planned Development No. 604.

Very truly yours,



Christopher R. Hill  
Commissioner

Originated by:



Christine Slattery  
Deputy Commissioner

cc: Christine Slattery  
Philip Levin  
Michael Marmo  
Paul Woznicki



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April 25, 1997

Mr. Bernard Citron  
Schain, Firsell & Burney, Ltd.  
222 N. LaSalle Street, Ste. 1910  
Chicago, Illinois 60601-1102

**Re:** Request for a minor change to  
Residential Planned Development No. 604,  
Subarea C (Altgeld Club)

Dear Mr. Citron:

Please be advised that your request for a minor change to Residential Planned Development No. 604, Subarea C has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development and is hereby approved.

Specifically, you requested a reduction in the minimum number of off-street parking spaces required within Subarea C to allow the construction of a proposed six-story apartment building. The Plan of Development requires a minimum of seventy (70) off-street parking spaces for a maximum of sixty (60) dwelling units, resulting in a 1.16 :1 parking ratio. You requested a reduction in the minimum number of off-street parking spaces to sixty-eight (68) spaces for fifty-nine (59) dwelling units proposed, resulting in a 1.15 : 1 parking ratio.

Secondly, you requested that the Building Elevations as approved for the proposed apartment building be revised reflecting design modifications and an increase in the overall height. The revised elevation drawings submitted for the proposed apartment building reflect an overall building height of seventy-six (76) feet extending to the top of the parapet feature with a roof penthouse height extending to eighty-one (81) feet. The Plan of Development



Please  
Recycle!



requires a maximum building height of seventy-two (72) feet for Subarea C.

With regard to your request, the Department of Planning and Development has determined that these revisions to the Planned Development would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance. With respect to the overall height increase of the proposed apartment building within Subarea C, the Department of Planning and Development has determined that the number of floors in the building would remain the same and the building would still be compatible with surrounding development. The increase in building height results from a revision to the building's structural system which increases the floor to floor dimension.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 604, I hereby approve the foregoing minor changes but no other changes to Residential Planned Development No. 604.

Sincerely,



Christopher R. Hill  
Acting Commissioner

Originated by:



Christine Slattery  
Deputy Commissioner

cc: Philip Levin  
Michael A. Marmo  
Paul Woznicki



City of Chicago  
Richard M. Daley, Mayor

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April 9, 1997

Mr. Bernard Citron  
Schain, Firsell & Burney, Ltd.  
222 N. LaSalle Street, Ste. 1910  
Chicago, Illinois 60601-1102

**Re:** Request for a minor change to  
Residential Planned Development No. 604,  
Subarea B (Altgeld Club)

Dear Mr. Citron:

Please be advised that your request for a minor change to Residential Planned Development No. 604, Subarea B has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 12 of the Planned Development and is hereby approved.

Specifically, you requested that the Building Elevations as approved for the proposed townhouses be substituted with revised Building Elevations which reflect design modifications. Further, you requested that the overall height of the townhouse buildings within Subarea B be increased. The elevation drawings submitted for the townhouse buildings within Subarea B reflect an overall building height of 41.5 feet with turret roof heights of end units extending to 51.5 feet. The Plan of Development requires a maximum building height of forty (40) feet for Subarea B.

With regard to your request, the Department of Planning and Development has determined that these revisions to the Planned Development would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance. While the overall height of specific portions of the buildings within Subarea B would increase, the buildings would still be compatible with surrounding development.



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Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 604, I hereby approve the foregoing minor changes to the Building Elevations, but no other changes to Residential Planned Development No. 604.

Sincerely,

A handwritten signature in black ink, appearing to read "CHRISTOPHER HILL", written in a cursive style.

Christopher R. Hill  
Acting Commissioner

Originated by:

A handwritten signature in black ink, appearing to read "Christine Slattery", written in a cursive style.

Christine Slattery  
Deputy Commissioner

cc: Philip Levin  
Michael A. Marmo  
Paul Woznicki

*Reclassification Of Area Shown On Map Number 7-G.  
(As Amended)*

PD 604

*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. 7-G in the area bounded by:

the south line of West Altgeld Street, at a point 109.41 feet west of the east line of North Southport Avenue running east 122.50 feet; thence a line running south and perpendicular to the south line of West Altgeld Street 132.51 feet; thence a line running south and perpendicular to the south line of West Altgeld Street running south 108.45 feet; thence a line running west and parallel to the south line of West Altgeld Street 32.0 feet; thence a line running south of the north line of West Fullerton Avenue 362.88 feet; thence the north line of West Fullerton Avenue starting at a point 332.43 feet east of the east line of North Southport Avenue and running west 229.91 feet; thence a line running north and perpendicular to the north line of West Fullerton Avenue 472.80 feet; thence a line running east and parallel to the south line of West Altgeld Street 6.90 feet; and thence a line running north and perpendicular to the south line of West Altgeld Street running north 123.0 feet to the point of beginning,

to those of an R5 General Residence District and a corresponding use district is hereby established in the area above described.

**SECTION 2.** In the area above described, the Chicago Zoning Ordinance shall be amended by changing all of the R5 General Residence District symbols and indications to those of a Residential Planned Development and a corresponding use district is hereby established.

**SECTION 3.** This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development referred to in this ordinance reads as follows:

11660

*Residential Planned Development.*

604

*Plan Of Development Statements.*

1. The area delineated herein as Residential Planned Development consists of a net site area of approximately 2.41 acres (104,949 square feet) which is controlled by Dan Melk Development/MCL Fullerton Altgeld Limited Partnership (the "Applicant") for purposes of this Residential Planned Development.
2. The Applicant shall obtain all applicable official reviews, approval or permits which are necessary to implement this Plan of Development. Any dedication or vacation of streets or alleys or easements or adjustments of right-of-ways or consolidation or resubdivision of parcels shall require separate submittal on behalf of the Applicant or its successors, assignees or grantees and approval by the City Council. Prior to Part II approval the Applicants shall obtain approvals necessary to assign official street addresses to all lots or units in the Planned Development.
3. The requirements, obligations and conditions applicable with this Planned Development shall be binding upon the Applicant, its successors and assigns and if different than the Applicant, the owners of all the property within the Planned Development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of any position of the Planned Development, the legal title holder and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant, successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 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 modification or change thereto (administrative, legislative or otherwise) shall be made by the Applicant, the owners of all the property within the Planned Development or any homeowners association(s) formed to succeed the Applicant for purposes of control and management of any portion of the Planned Development. Nothing herein shall be construed to mean that any individual owner or any ground lessors, of the property or any portion thereof, is relieved of obligations imposed hereunder or rights granted herein or is not subject to City action pursuant to this Planned Development. In addition, nothing herein shall prohibit or

in any way restrict the alienation, sale or any other transfer of all or any portion of the property or any rights, interest or obligations herein. Upon any alienation, sale or any other transfer of all or any portion of the property or the rights herein, except any assignment or transfer pursuant to a mortgage or otherwise as collateral for any indebtedness, and solely with respect to the portion of the property so transferred, the current application shall be deemed amended to apply to the legal title holder or transferee thereof (and its beneficiaries if such title is held in a land trust) and the seller or transferor thereof (and its beneficiaries if title is held in a land trust) shall thereafter be released from any and all obligations or liability hereunder.

4. This Plan of Development consists of these thirteen (13) statements, a Bulk Regulations and Data Table; a Planned Development Boundary, Property Line and Subarea Boundary Map; an Existing Zoning and Land-Use Map; a Site Plan and Building Elevations, as prepared by Patrick Fitzgerald & Associates dated March 14, 1996, and a Landscape Plan as prepared by Artemesia, dated March 14, 1996, which are all incorporated herein. Full size sets of the Site Plan, Building Elevations, and Landscape Plan are on file with the Department of Planning and Development. This Plan of Development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago) and all requirements thereof and satisfies the established criteria for approval of a Planned Development. These and no other zoning controls shall apply to the area delineated herein.
5. The following uses shall be permitted within the areas delineated herein:
  - Subarea A: Detached single-family dwelling units, accessory parking and related uses.
  - Subarea B: Attached or detached single-family dwelling units, accessory parking and related uses.
  - Subarea C: Multi-family dwelling units, accessory parking and related 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 within the Planned Development subject to review and approval of the Department of Planning and Development.

7. Any service drives or other ingress or egress including emergency vehicle access shall be adequately designed, constructed and paved in accordance with the Municipal Code of Chicago 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. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development subject to review of the Departments of Transportation and Planning and Development. Parking spaces designated on the Site Plan as "visitor spaces" shall not be sold or leased to any individual property owner or lessee within the Planned Development.
8. Height of any building or any appurtenance attached thereto shall be subject to: (a) the attached Bulk Regulations and Data Table and Building elevations; (b) height limitations as certified on Form FAA-117 or successor forms involving the same subject matter, and approved by the Federal Aviation Administration; and (c) airport zoning regulations as established by the Department of Planning and Development, the Department of Aviation and Department of Law and approved by the City Council.
9. This Planned Development herein shall be subject to the "rules, regulations and procedures related to planned development", as promulgated by the Commissioner of the Department of Planning and Development and in effect on the date hereof.
10. The maximum permitted floor area ration shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definition in the City of Chicago Zoning Ordinance shall apply.
11. Improvements of the property, including landscaping and all entrances and exits to the parking and private streets, shall be designed and installed in substantial conformance with the Bulk Regulations and Data Table, the Site Plan and the Landscape Plan and Building Elevations attached hereto and made a part hereof. In addition, parkway trees and other landscaping shall be installed and maintained at all time in accordance with the Landscape Plan and the Parkway Tree Provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
12. The terms, conditions and exhibits of the Planned Development ordinance may be modified, administratively, by the Commissioner of the Department of Planning and Development upon the written request for such modification by the Applicant and after a determination by the Commissioner of the Department of Planning

and Development, that such a modification is minor, appropriate and is consistent with the nature of the improvements contemplated in this Planned Development. 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. Notwithstanding the provisions of subclauses 4 and 5 of Section 11.11-3(c) of the Chicago Zoning Ordinance, such minor changes may include a reduction in the minimum required distance between structures, a reduction in periphery set backs, an increase in the maximum percent of land covered, or subsequent set back reductions pertaining to individual residential units.

- 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 reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air Conditioning Engineer ("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.

[Planned Development Property Line and Subarea Boundary Map, Existing Zoning and Land-Use Map, Site Plan, Landscape Plan and Building Elevation Drawings referred to in these Planned Development Statements printed on pages 21204 through 21210 of this Journal.]

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

*Residential Planned Development No. 604.*

*Bulk Regulations And Data Table.*

Gross Site Area: 138,286 square feet (3.17 acres).

**Net Site Area:**

Total = Gross site area (138,286 square feet) – area in public and private streets and alleys (33,337 square feet) = Net Site Area of 104,949 square feet (2.41 acres).

Subarea A: Gross Area 18,865 square feet (.43 acres)  
Net Area 14,106 square feet

Subarea B: Gross Area 82,061 square feet (1.88 acres)  
Net Area 64,068 square feet

Subarea C: Gross Area 37,360 square feet (.86 acres)  
Net Area 26,775 square feet

Note: Net site area is net area of private streets and alleys.

Maximum Floor Area Ratio: Overall: (Maximum) 2.1

Subarea A: 1.4 (Maximum F.A.R. for a single-family lot)

Subarea B: 2.00

Subarea C: 4.00

Maximum Number of Residential Units:

Total: (Maximum) 110 units.

Subarea A: 4

Subarea B: 46

Subarea C: 60

Maximum Site Coverage:

(Per Site Plan)

Minimum Number of Off-Street Parking Spaces:

Total: 183 spaces

Subarea A: 8

Subarea B: 105

Subarea C: 70

Minimum Building Setbacks:

In accordance with attached Site Plan.

Maximum Building Heights:

Subarea A: 40 feet

Subarea B: 40 feet

Subarea C: 72 feet

Applicant/Developer:

Dan Melk  
Altgeld Limited Partnership  
1337 West Fullerton Avenue  
Chicago, Illinois 60614

*Reclassification Of Area Shown On Map Number 13-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 B2-1 Restricted Retail District symbols and indications as shown on Map No. 13-H in the area bounded by:

the public alley next north of and parallel to West Lawrence Avenue; North Oakley Avenue; West Lawrence Avenue; and a line 156 feet west of and parallel to North Oakley Avenue,

to those of a B5-1 General Service District and a corresponding use district is hereby established in the area above described.

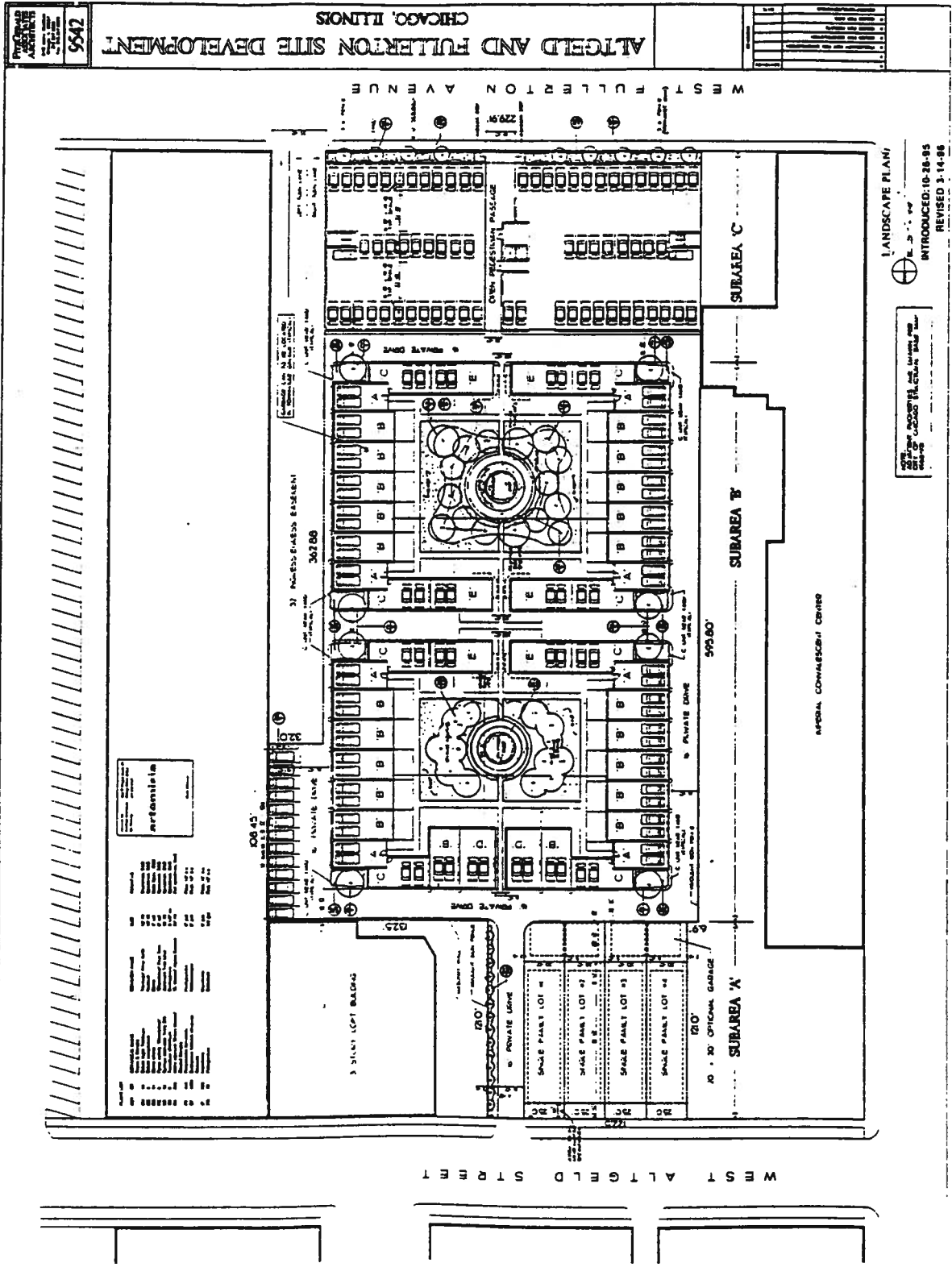
SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.



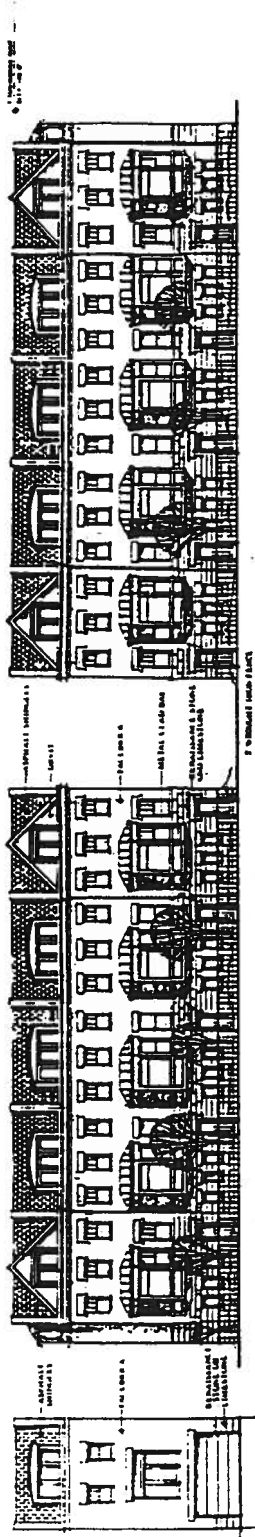




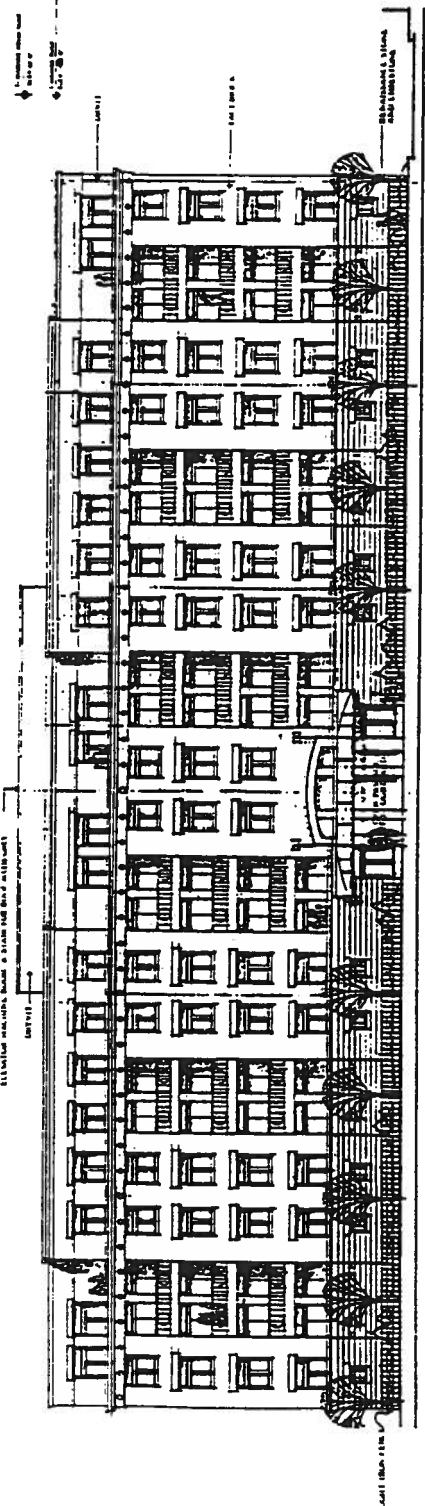
Landscape Plan.



Building Elevations.  
(Page 1 of 3)



COURTYARD ELEVATION



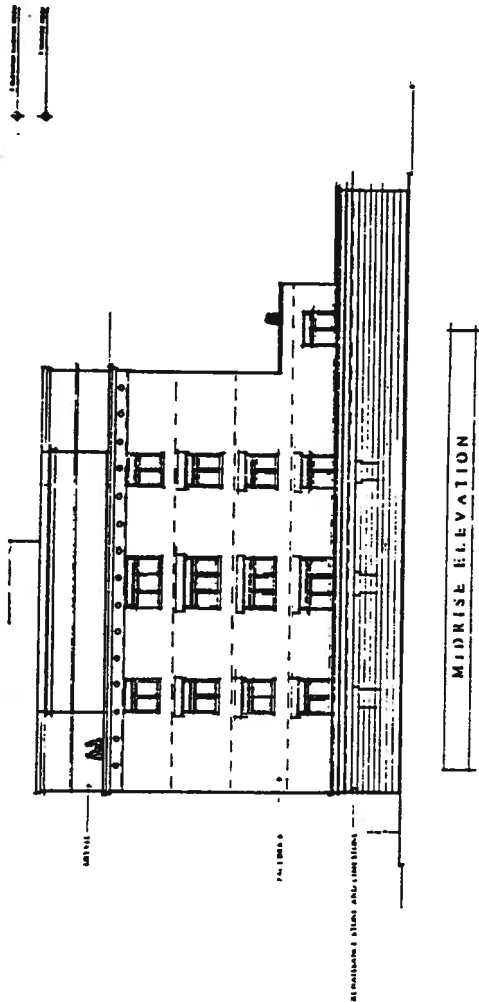
FULLERTON AVENUE ELEVATION

ALTGELD - FULLERTON SITE DEVELOPMENT

CHICAGO, ILLINOIS  
FITZGERALD ASSOCIATES ARCHITECTS

INTRODUCED: 10-28-95  
REVISED 3-14-96

Building Elevations.  
(Page 2 of 3)

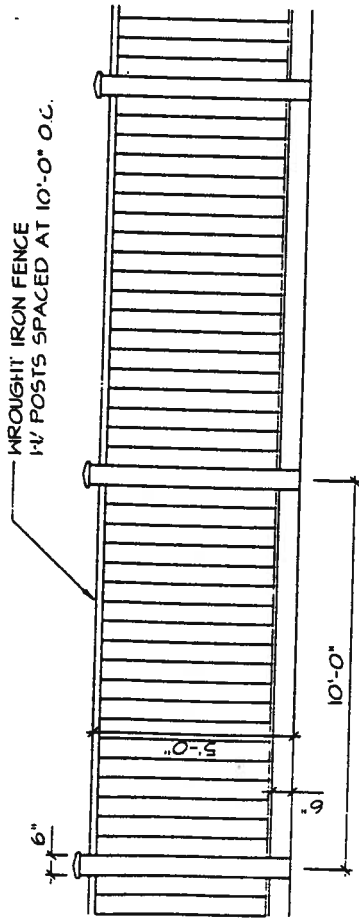


ALTGELD - FULLERTON SITE DEVELOPMENT  
 CHICAGO, ILLINOIS  
 FITZGERALD ASSOCIATES ARCHITECTS

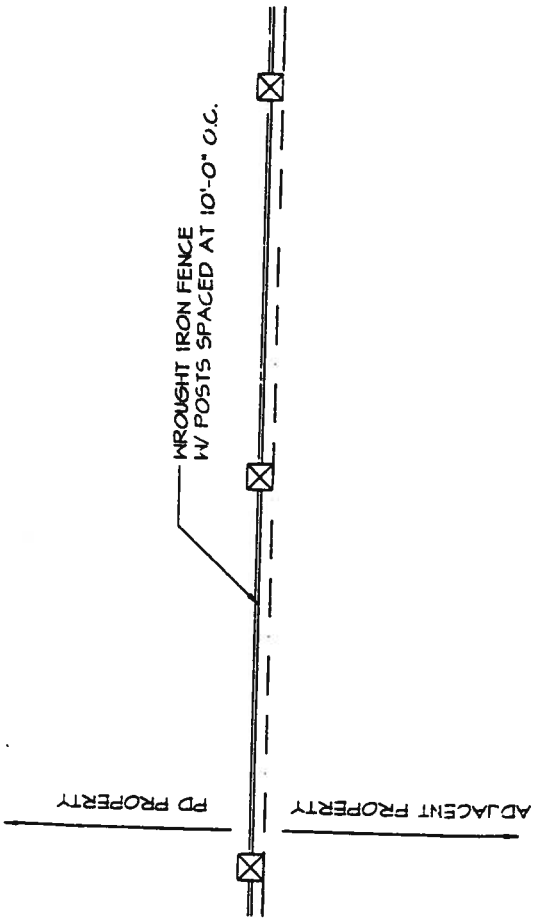
INTRODUCED: 10-26-95  
 REVISED: 3-14-96

Building Elevations.  
(Page 3 of 3)

ALTGELD/FULLERTON SITE DEVELOPMENT



ELEVATION  
SCALE 1/4" = 1'-0"



PLAN  
SCALE 1/4" = 1'-0"



WEST LOT LINE FENCING  
(ADIACENT TO CONVALESCENT HOME)