

# PD 979

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City of Chicago  
Richard M. Daley, Mayor

Department of Planning and  
Development

Arnold L. Randall  
Commissioner

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
312 744-4100  
312 744-2271 (FAX)  
312 744-2578 (TTY)

<http://www.cityofchicago.org>

September 3, 2008

Mr. Richard P. Mann  
cubellis, Inc.  
325 North LaSalle Street  
Suite 700  
Chicago, IL 60610

Re: **Administrative Relief request for Residential Business Planned Development No. 979, as amended, Subarea A, Marquette Village Senior Suites, 7430 South Rockwell Avenue**

Dear Mr. Mann:

Please be advised that your request for a minor change to Residential Business Planned Development No. 979, as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

The proposed building consists of a five story , 93 unit building (76 one bedroom units and 17 studio units) for the elderly. Specifically, you are requesting the following changes:

- Reduce the ground floor from 19,415 square feet to 14,567 square feet, thereby reducing the total floor area from 77,682 square feet to 72,834 and reducing the gross floor area ratio from 1.28 to 1.21. The PD originally incorporated a City of Chicago Department of Senior Services satellite Senior Center. However, due to a lack of funds, the facility is not being constructed at this time. Should the Senior Center again become part of your project, please submit updated plans to us for review.
- Increase the amount of landscaping and building design at the locations where the Senior Center has been deleted. These changes are shown on revised drawings, prepared by Cubellis and dated January 14, 2008.

With regard to your request, the Department of Planning and Development has determined that these revisions do not create an adverse impact on the Planned Development or surrounding neighborhood, do not result in an increase in the bulk or density, do not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Business Planned Development No. 979, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

Arnold L. Randall  
Commissioner

AL:RSA:HIG:tm

cc: Judy Minor Jackson, Mike Marmo, Pat Haynes, Erik Glass, DPD files





City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Lori T. Healey  
Commissioner

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December 14, 2006

Mr. Corey S. Zussman  
ALKO Construction and Development, Inc.  
c/o SLRDM 7400 SOUTH ROCKWELL LLC  
1200 North Ashland Ave.  
Suite 400  
Chicago, Illinois 60622

**Re: Administrative Relief request for Residential Planned Development  
No. 979, 2345-2601 W. 74<sup>th</sup> Street and 7450-7500 S. Rockwell Street**

Dear Mr. Zussman:

Please be advised that your request for a minor change to Residential Planned Development No. 979 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

You have requested to substitute new drawings in place of those previously approved so that in response to potential buyers requests, the proposed single-family residences will have traditional siding on the side and rear elevations and attic storage or a basement. In order to provide elevations with traditional siding, the buildings must be 3'-0" from the lot line, thus making the houses slightly thinner and longer in order to maintain the current building square footage. Specifically, the following changes are proposed:

- The corner houses will have masonry on all four sides. The houses will be 19'-8" wide (in lieu of 20'-0" wide) in order to accommodate the masonry on the side elevations. The length of the houses will be 42'-0" (in lieu of 40'-0" in length). The houses will be located a minimum of 3'-0" from the adjacent house lot property line. The distance from the house to the property line adjacent to the street will vary, but will not be less than 3'-0". The houses from the front property line will remain the same distance as previously approved.
- The interior houses will be 3'-0" from the property lines and have a width of 19'-0" (in lieu of 20'-0" in width) and a length of 42'-0" (in lieu of 40'-0") in length. The front elevations will remain the same. The rear and side elevations will be traditional siding. The houses from the front property line will remain the same distance as previously approved.
- The houses that have a steep pitch roof will have an optional attic storage with walk-up staircase. The staircase will require a gable to the side of the houses.



- The houses that have a hip roof will have an optional basement, raising the base of the house 2'-0" in order to accommodate the basement. The front and rear entrance will have stairs and railings per code. The total height of these house will be 2'-0" taller, but will still be shorter than the steep pitch gable roof houses.
- All windows on the side of the houses shall remain as originally approved.

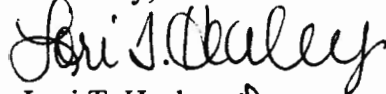
The following drawings, prepared by RDM Development and dated December 4, 2006 shall be substituted in place of the previously approved drawings and inserted into the main file in anticipation of Part II:

Typical Lot  
End Lots  
Typical Lot - Basement  
First Floor & Second Floor Plans  
First Floor, Second Floor & Storage Attic Plans, Type Attic  
Basement, First Floor & Second Floor Plans, Type Basement  
Elevations, Type A - Accessible  
Elevations, Type B - Attic  
Elevations, Type C - Basement  
Elevations, Type D - Basement  
Elevations, Type E  
Elevations, Type F - Visitable

With regard to your request, the Department of Planning and Development has determined that these changes do not create an adverse impact on the Planned Development or surrounding neighborhood, and do not change the character of the development and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 979, I hereby approve the foregoing minor change, but no other changes to this Residential Planned Development.

Sincerely,



Lori T. Healey  
Commissioner

LTH:MRD:tm

cc: Kathleen Nelson, Judy Minor Jackson, Mike Marmo, Pat Haynes, DPD files



City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Lori T. Healey  
Commissioner

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<http://www.cityofchicago.org>

August 21, 2006

Mr. Richard P. Mann  
Principal  
Cubellis MGDF  
104 S. Michigan Avenue  
Suite 200  
Chicago, Illinois 60603

**Re: Administrative Relief request for Residential Planned Development  
No. 979, 2345-2601 W. 74<sup>th</sup> Street and 7450-7500 S. Rockwell Street**

Dear Mr. Mann:

Please be advised that your request for a minor change to Residential Planned Development No. 979 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 11 of the Planned Development.

Specifically, you requested to substitute the attached Site Plan (prepared by Mann Gin Dubin & Frazier Ltd., August 10, 2006) in place of the previously approved Site Plan so that an existing retaining wall can remain in place.

Subsequent to Planned Development approval, a former Kraft Food plant was demolished at the site. However, it was determined that the lower 3- 4 feet of the building's south wall acted as a retaining wall for the adjacent railroad property, and therefore, was not removed. This existing retaining wall is approximately 500 feet long and approximately 4 feet north of the developments south property line. It impacts the properties and alley along the south property line from Talman Ave. west to the most southern lot on the east side of Fairfield Ave. In order to avoid moving and rebuilding this retaining wall, the following changes are required:

- The exposed reinforcing bars and loose concrete on the existing retaining wall will be removed and the wall will be patched. Additionally, a 6 foot high wood fence will be relocated to the north side of the retaining wall.
- The east-west alley at the south end and west of Talman Ave. will be moved 3 feet to the north. The width of the lot due north of this alley at its most narrow dimension (at alley) will be reduced to approx. 29 feet (greater than the width of most of the lots in this RPD), resulting in a yard next to the alley of 6 feet.
- All of the lots on both sides of Washtenaw Ave. will be moved 3 feet to the north resulting in: the width of the lots at the south end and on both sides of Washtenaw Ave. increasing by 3 feet; the east-west alley at the

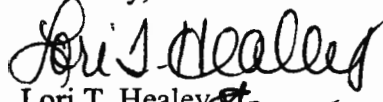


south end and west of Washtenaw Ave. will move 3 feet to the north; the width of the lots at the southwest and southeast corners of 74<sup>th</sup> and Washtenaw Ave. will decrease by 3 feet, resulting in the yards of these houses along 74<sup>th</sup> Street to be reduced from 6 feet to 3 feet.

With regard to your request, the Department of Planning and Development has determined that these changes do not create an adverse impact on the Planned Development or surrounding neighborhood, and do not change the character of the development and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Residential Planned Development No. 979, I hereby approve the foregoing minor change, but no other changes to this Residential Planned Development.

Sincerely,

  
Lori T. Healey  
Commissioner

LTH:MRD:tm

cc: Judy Minor Jackson, Mike Marmo, DPD files

7/27/2005

REPORTS OF COMMITTEES

14362  
54293

~~Reclassification Of Area Shown On Map Number 16-J.  
(Application Number A-5773)~~

~~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 RS2 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 16-J in the area bounded by:~~

~~The alley next north of West 63<sup>rd</sup> Place; a line 120 feet east of South Pulaski Road; West 63<sup>rd</sup> Place; and a line 83 feet east of South Pulaski Road,~~

~~to those of a B1-1 Neighborhood Shopping District.~~

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

Reclassification Of Area Shown On Map Number 18-I.

(As Amended)

(Application Number 14362)

RPD 979

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the M1-1 Restricted Manufacturing District symbols and indications as shown on Map Number 18-I in the area bounded by:

West 74<sup>th</sup> Street; South Rockwell Street; the northerly right-of-way line of the Chicago and Western Indiana Railroad; and a line 1,831 feet west of and parallel to South Rockwell Street,

to those of an RT3.5 Residential Multi-Unit District and a corredpending use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the RT3.5 Residential Multi-Unit District symbols and indications established in Section 1 above to the designation of a Residential Planned Development which is hereby established in the area 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 3. This ordinance shall be in force and effect from and after its passage and due publication.

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

*Residential Planned Development Number 979.*

*Plan Of Development Statements.*

1. The area delineated herein as Residential Planned Development Number 979 consists of approximately seven hundred twenty thousand eight hundred fifty-four (720,854) square feet (sixteen and fifty-four hundredths (16.54) acres) and is currently owned by Kraft Foods North America Inc. and is intended to be developed by Senior Lifestyle Corporation and RDM Development and Investment L.L.C.
2. All applicable official reviews, approvals or permits are required to be obtained by the applicants or their successors, assignees or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the applicants or their 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 applicants, their successors and assigns and, if different than the applicants, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the property shall be under single ownership or under single designated control at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made. "Single designated control" for purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the property and any ground lessors.
4. This plan of development consists of these fourteen (14) 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 Right-of-Way Adjustment Map; an Enlarged Site Plan (5.a. -- East); an Enlarged Site Plan (5.b. -- West); a Phasing Plan; a Landscape Site Plan; a Landscape Plan West; a Landscape Plan East; a Single-Family Residence Streetscape/Site Plan; Single-Family Exterior Elevations SF-2, SF-3 and SF-4; and Marquette Village Senior Housing Elevations East/South and West/North dated June 16, 2005, prepared by Mann Gin Dubin & Frazier, Ltd.. Full-size sets of the site plans, landscape plans and building elevations are on file with the Department of Planning and Development. The planned development consists of three (3) subareas designated Subarea A, Subarea B and Subarea C and depicted on the Phasing Plan attached hereto. The planned development is applicable to the area delineated hereto and these and no other zoning controls shall apply. In any instance where a provision of the Planned Development conflicts with this Chicago Building Code, the Building Code shall control.

5. The following uses shall be permitted within the area delineated herein as "Residential Planned Development": single-family residences; elevator apartment and/or condominium buildings providing residential uses including, but not limited to, housing for seniors and elderly persons; senior center; 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, subject to the review and approval of the Department of Planning and Development.
7. Ingress and 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 Chicago Department of Transportation Construction Standards 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 Chicago Department of Transportation.
8. In addition to the maximum height of the buildings and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance shall apply.

10. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plans, and Building Elevations and in accordance with the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
11. The terms, conditions and exhibits of this planned development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such a modification by the applicants and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of this planned development 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 17-13-0611 of the Chicago Zoning Ordinance.
12. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The applicants shall use best and reasonable efforts to design, construct and maintain all buildings located within the property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System.

The applicants shall provide a vegetated ("green") roof on at least twenty-five percent (25%) of the net roof area of each building to be constructed within this planned development other than single-family homes. "Net roof area" is defined as total roof area minus any required perimeter setbacks, rooftop structures, and roof-mounted equipment. If City financial assistance is sought in connection with development within this planned development, then relevant City policy in effect at the time such assistance is sought regarding vegetated ("green") roofs and other environmental requirements shall apply.

13. The applicants acknowledge 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 permit shall be issued by the Department of Construction and Permits until the Director of M.O.P.D. has approved detailed construction drawings for the building or improvement proposed to be constructed pursuant to the permit.

14. Unless substantial construction has commenced within six (6) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the property shall automatically revert to that of the RS1, Residential Single-Unit (Detached) District designation.

[Existing Zoning Map; Land-Use Map; Boundary and Property Land Map; Right-of-Way Adjustment Map; Enlarged Site Plan; Phasing Plan; Landscape Plans; Single-Family Residence Streetscape/Site Plan; Single-Family Residence Exterior Elevations; and Building Elevations referred to in these Plan of Development Statements printed on pages 54301 through 54316 of this *Journal*.]

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

*Residential Planned Development Number* 979.

*Bulk Regulations And Data Table.*

Total

Net Site Area:	533,729 square feet (12.25 acres)
Gross Site Area:	Net Site Area of 533,729 square feet (12.25 acres) + Street Rights-of-Way of 222,574 square feet (5.11 acres) + Alley Rights-of-Way of 45,088 square feet (1.04 acres) = 801,391 square feet (18.40)
Maximum Number of Dwelling Units:	233
Maximum Permitted Floor Area Ratio for Total Net Site Area:	0.90

Permitted Uses:	Single-family residences; elevator apartment and/or condominium buildings providing residential uses including, but not limited to, housing for seniors and elderly persons; senior center; accessory parking; and related uses
Maximum Percentage of Site Coverage:	Per Site Plan
Minimum Number of Off-Street Parking Spaces:	
Multi-family residential -- Senior housing:	52
Multi-family residential -- other:	1 per dwelling unit
Single-family residential:	2 per dwelling unit
Minimum Number of Loading Spaces:	1
Minimum Periphery Setbacks:	Per Site Plan
Maximum Building Height:	Per Building Elevations

## Subarea "A".

Net Site Area:	60,353 square feet (1.39 acres)
Gross Site Area:	Net Site Area of 60,353 square feet (1.39 acres) + Street Rights-of-Way of 25,743 square feet + Alley Rights-of-Way of 0 square feet = 86,096 square feet
Maximum Number of Dwelling Units:	94
Maximum Permitted Floor Area Ratio for Total Net Site Area:	1.50

Permitted Uses:	Single-family residences; elevator apartment and/or condominium buildings providing residential uses including, but not limited to, housing for seniors and elderly persons; senior center; accessory parking; and related uses
Maximum Percentage of Site Coverage:	Per Site Plan
Minimum Number of Off-Street Parking Spaces:	
Multi-family residential -- Senior housing:	52
Multi-family residential -- other:	1 per dwelling unit
Single-family residential:	2 per dwelling unit
Minimum Number of Loading Spaces:	1
Minimum Periphery Setbacks:	Per Site Plan
Maximum Building Height:	47 feet -- per Building Elevations

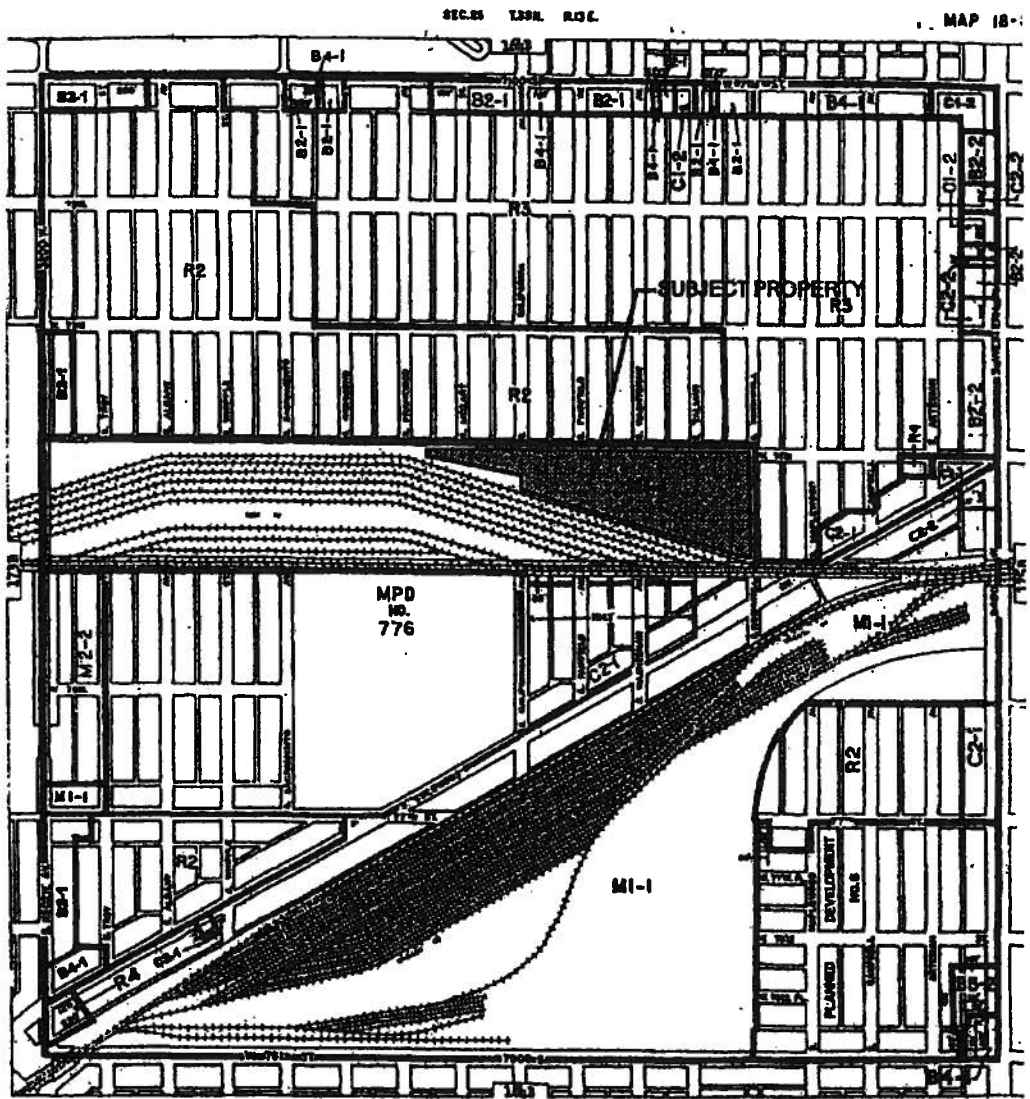
## Subarea "B".

Net Site Area:	66,352 square feet (1.52 acres)
Gross Site Area:	Net Site Area of 66,352 square feet (1.52 acres) + Street Rights-of-Way of 39,427 square feet + Alley Rights-of-Way of 4,231 square feet = 110,010 square feet
Maximum Number of Dwelling Units:	20
Maximum Permitted Floor Area Ratio for Total Net Site Area:	0.90
Permitted Uses:	Single-family residences, accessory parking and related uses

Maximum Percentage of Site Coverage:	Per Site Plan
Minimum Number of Off-Street Parking Spaces:	2 per dwelling unit
Minimum Number of Loading Spaces:	0
Minimum Periphery Setbacks:	Per Site Plan
Maximum Building Height:	30 feet -- per Building Elevations

## Subarea "C".

Net Site Area:	407,024 square feet (9.34 acres)
Gross Site Area:	Net Site Area of 407,024 square feet (9.34 acres) + Street Rights-of-Way of 157,404 square feet + Alley Rights-of-Way of 40,857 square feet = 605,285 square feet
Maximum Number of Dwelling Units:	119
Maximum Permitted Floor Area Ratio for Total Net Site Area:	0.90
Permitted Uses:	Single-family residences, accessory parking and related uses
Maximum Percentage of Site Coverage:	Per Site Plan
Minimum Number of Off-Street Parking Spaces:	2 per dwelling unit
Minimum Number of Loading Spaces:	0
Minimum Periphery Setbacks:	Per Site Plan
Maximum Building Height:	30 feet -- per Building Elevations



Existing Zoning Map.

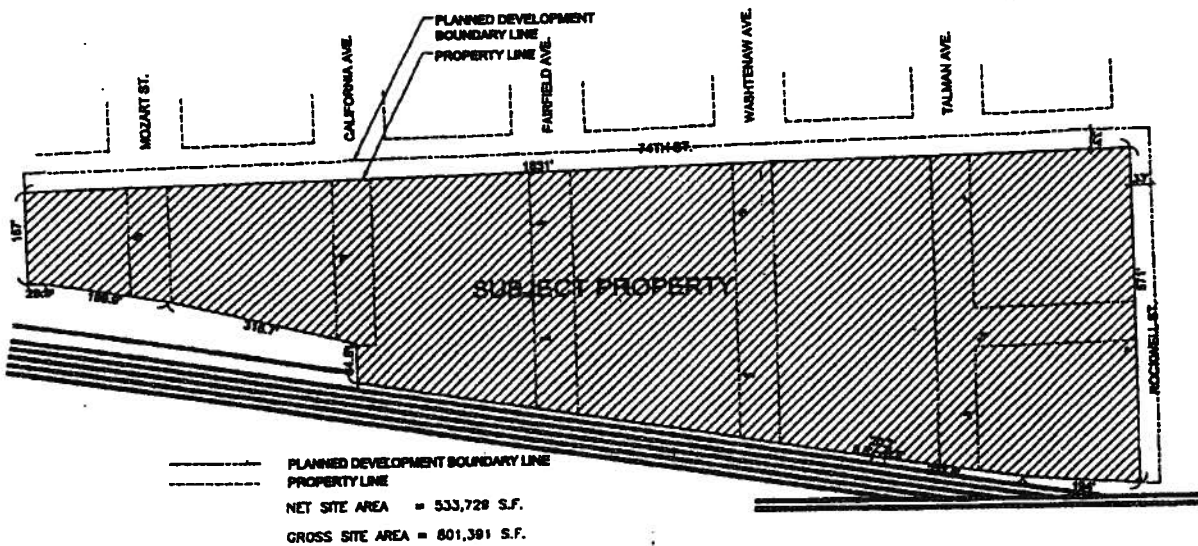


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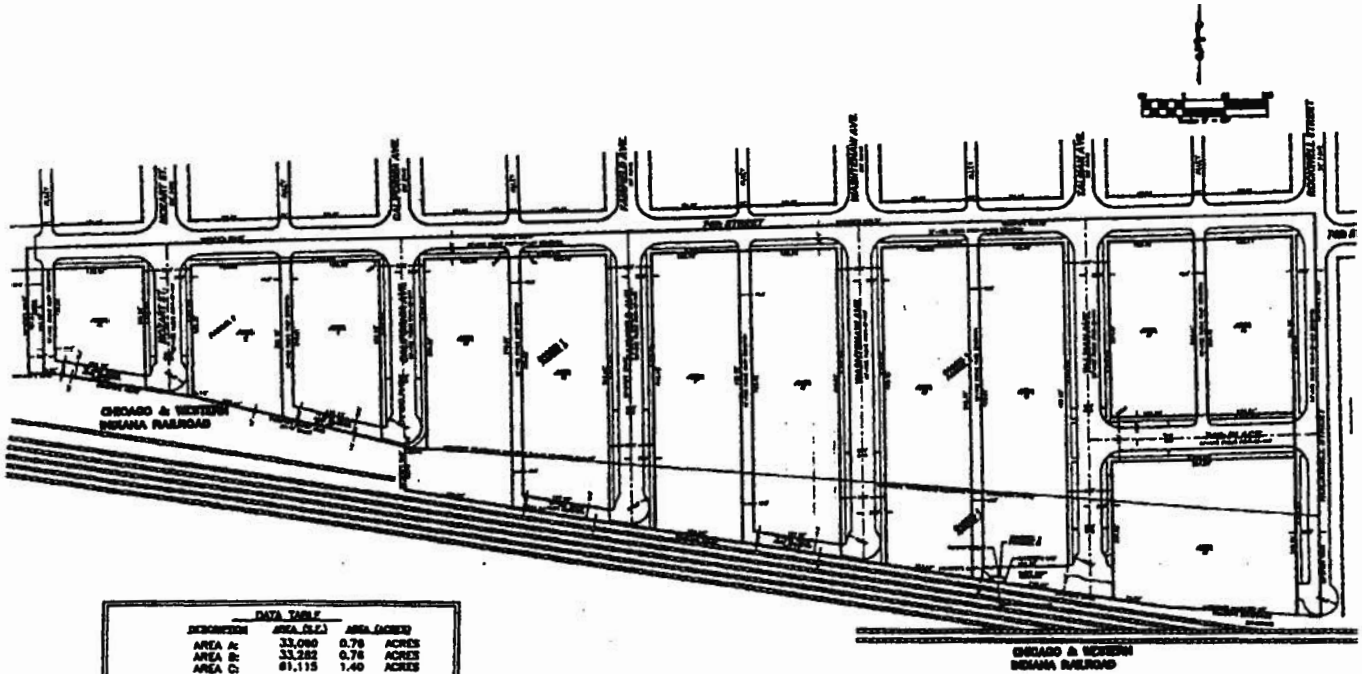
REPORTS OF COMMITTEES

54303

Planned Development Boundary  
And Property Line Map.

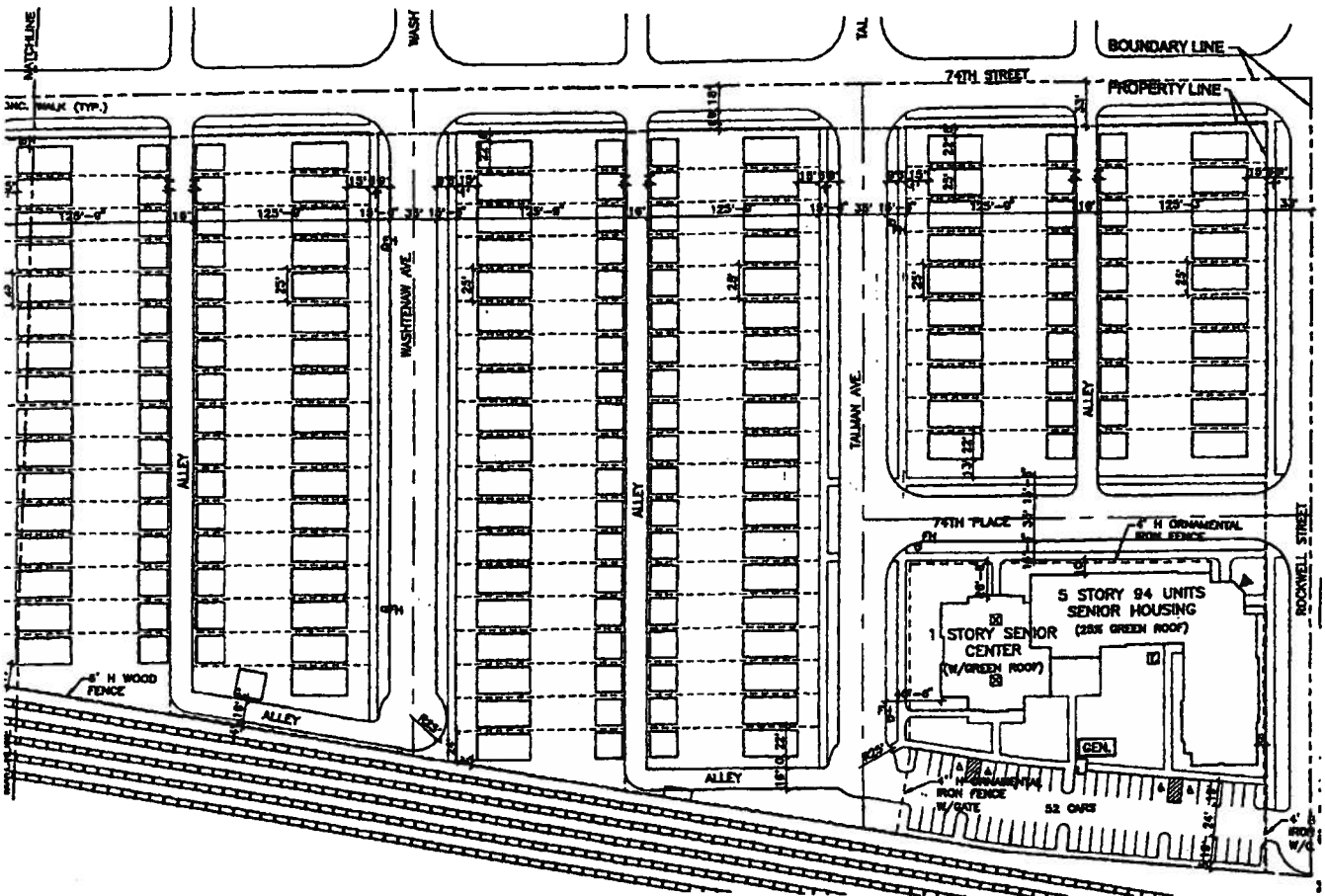


Right-of-Way Adjustment Map.

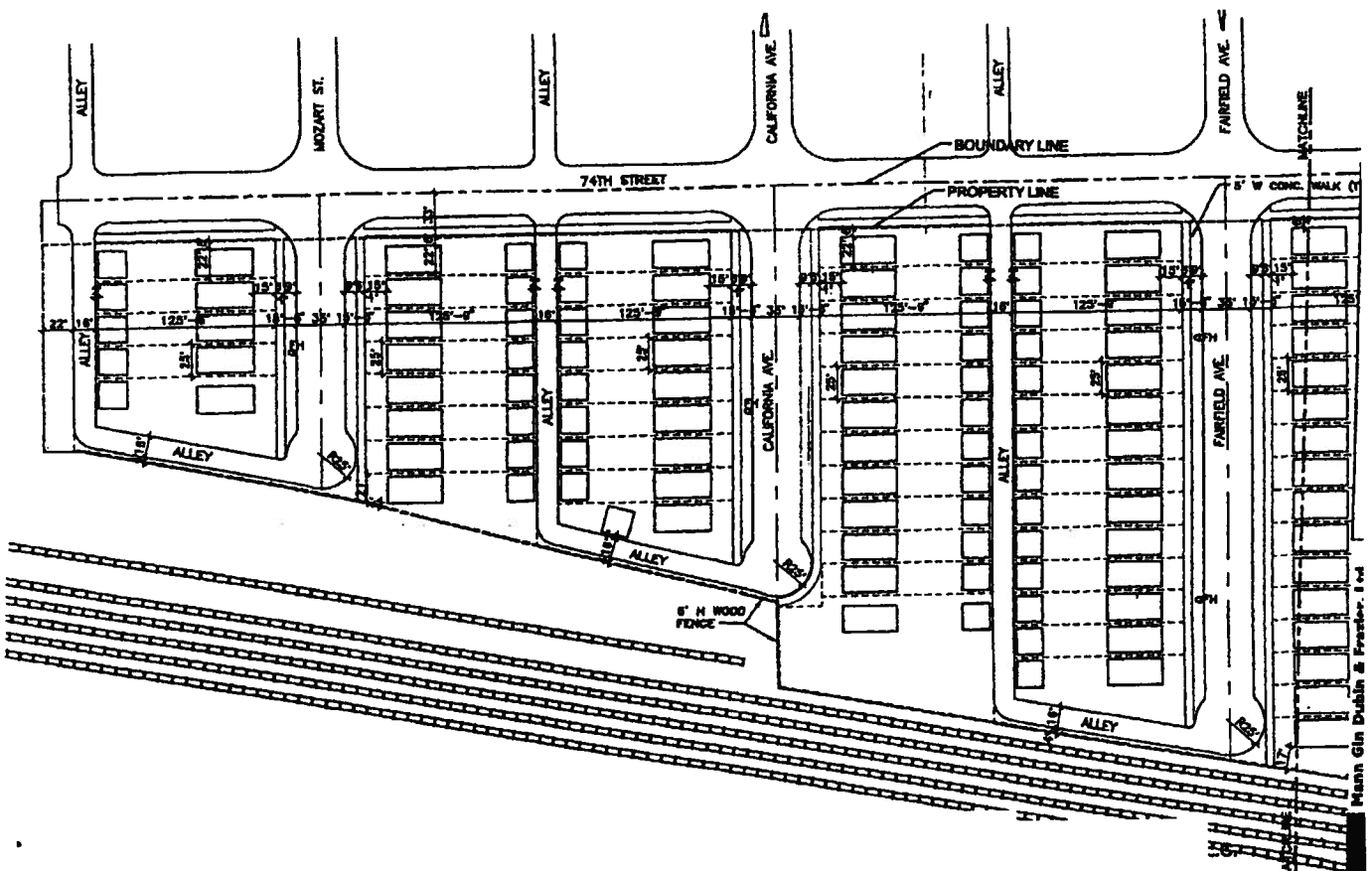


DATA TABLE		
DESCRIPTION	AREA (S.F.)	AREA (ACRES)
AREA A:	33,080	0.76 ACRES
AREA B:	33,282	0.76 ACRES
AREA C:	81,115	1.86 ACRES
AREA D:	81,844	1.87 ACRES
AREA E:	54,814	1.25 ACRES
AREA F:	53,721	1.23 ACRES
AREA G:	46,744	1.07 ACRES
AREA H:	47,871	1.10 ACRES
AREA I:	28,890	0.66 ACRES
AREA J:	27,332	0.63 ACRES
AREA K:	19,192	0.44 ACRES
AREA L:	5,109	0.12 ACRES
AREA M:	80,353	1.84 ACRES
AREA TOTAL:	533,728	12.25 ACRES
TOTAL R.O.W. AREA:	222,574	5.11 ACRES
TOTAL ALLEY AREA:	45,088	1.04 ACRES
TOTAL PROJECT AREA:	607,391	13.84 ACRES

Enlarged Site Plan.  
(Page 1 of 2)



Enlarged Site Plan.  
(Page 2 of 2)



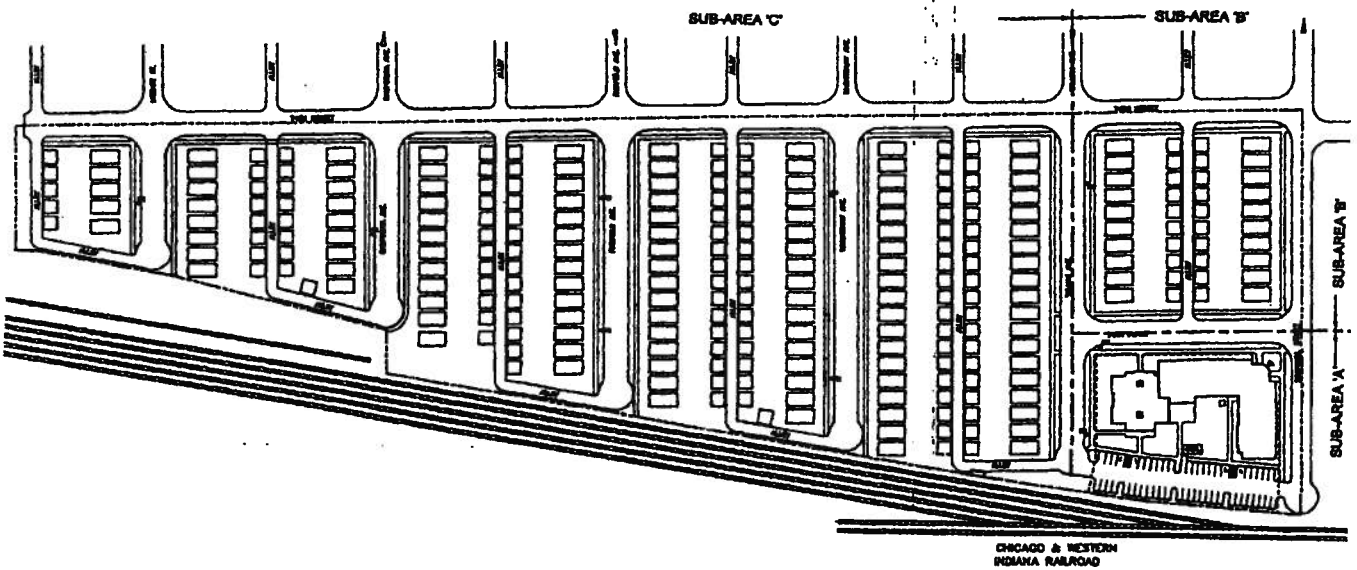
Maan Gin Dublin & Frasier, Inc.

7/27/2005

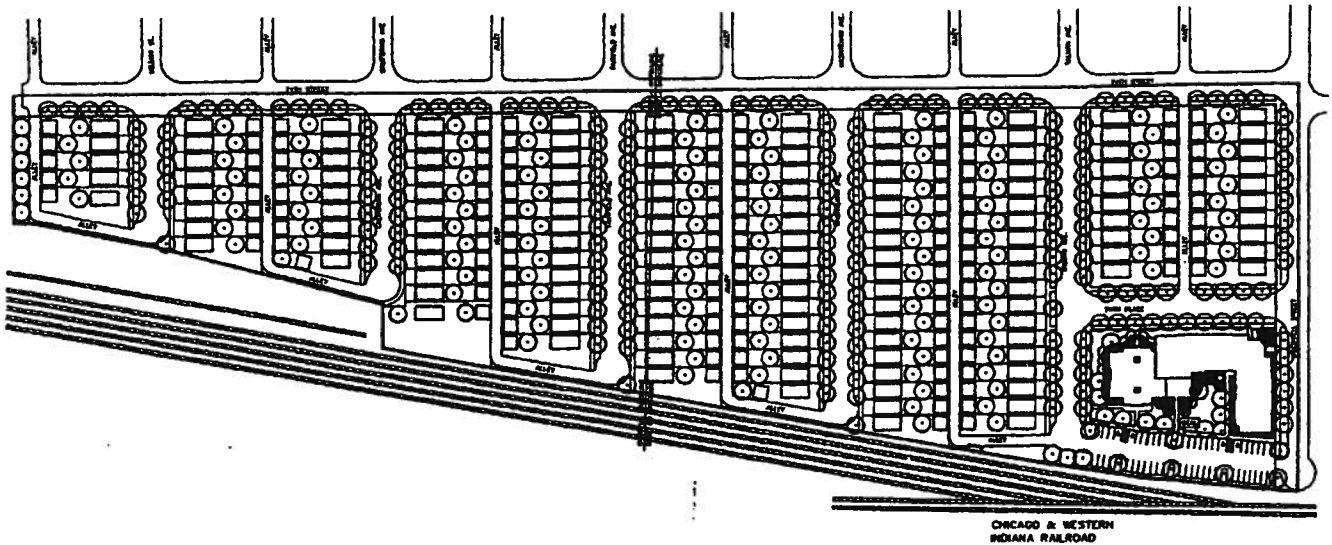
REPORTS OF COMMITTEES

54307







Phasing Plan.



Landscape Site Plan.



LEGEND:

- |   |                 |   |                                      |
|---|-----------------|---|--------------------------------------|
|  | SHADE TREE      |  | SHRUBS / PERENNIALS AND GROUNDCOVER  |
|  | EXISTING TREE   |  | ORNAMENTAL METAL FENCE, 4'-0" HEIGHT |
|  | ORNAMENTAL TREE |  | 6'-0" HEIGHT WOOD FENCE              |

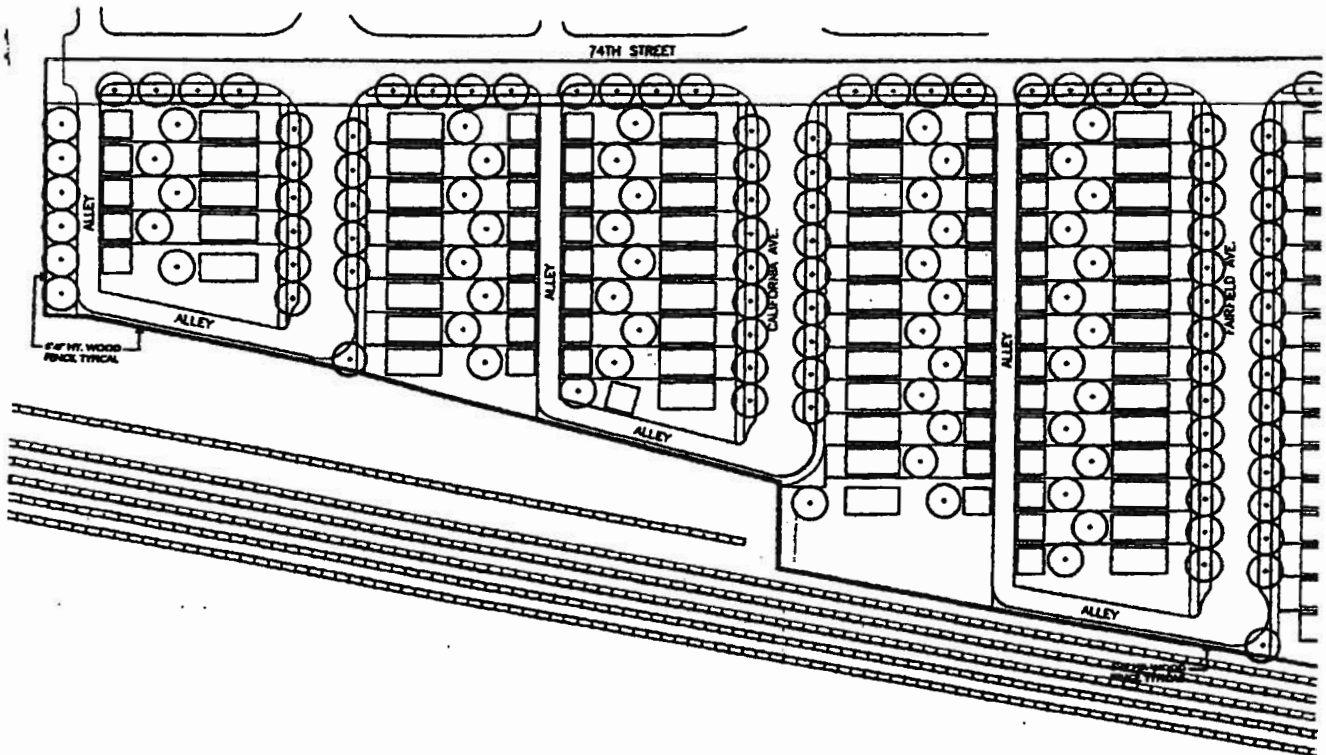


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


REPORTS OF COMMITTEES

54309

Landscape Plan West.

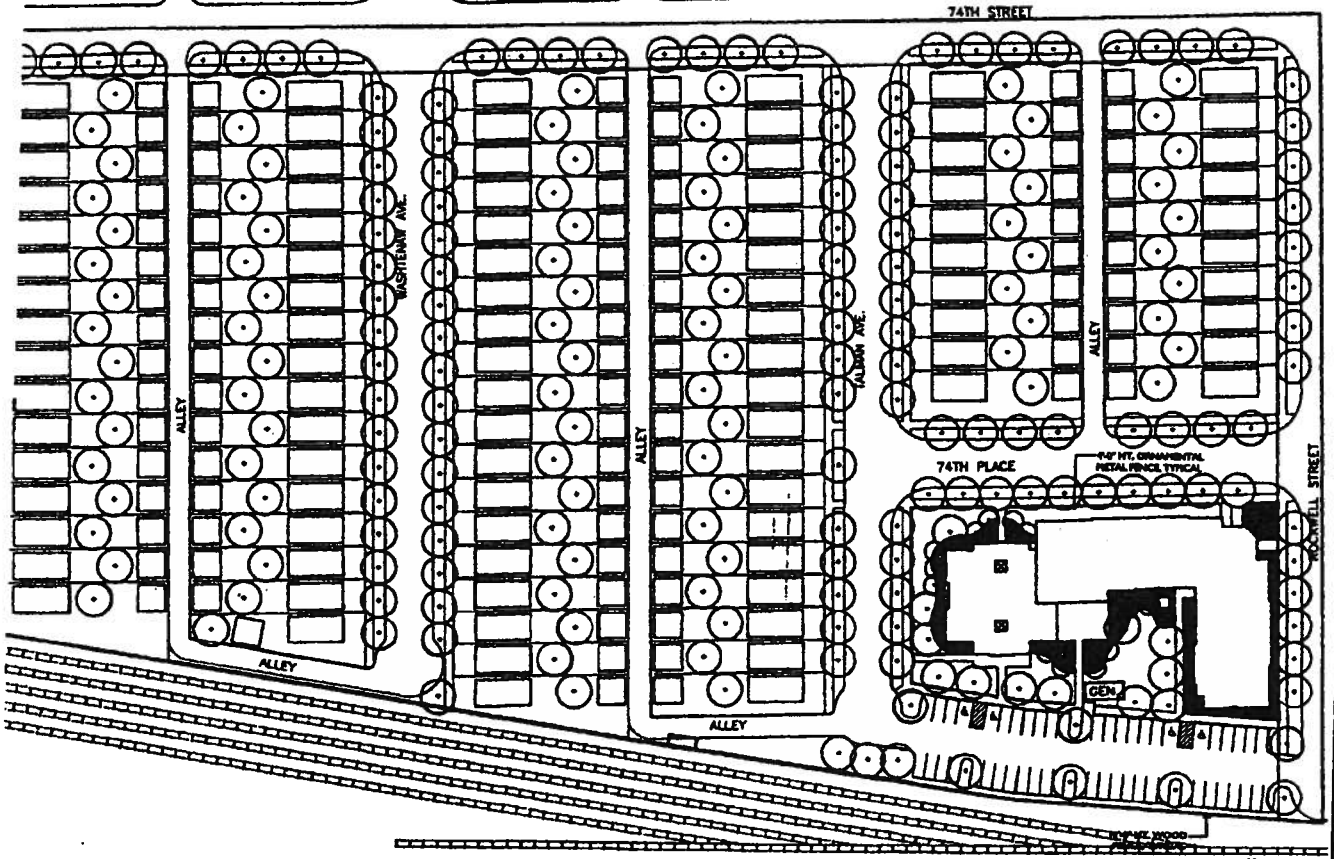


LEGEND:







- |   |                 |   |                                      |
|---|-----------------|---|--------------------------------------|
|  | SHADE TREE      |  | SHRUBS / PERENNIALS AND GROUNDCOVER  |
|  | BOOSTING TREE   |  | ORNAMENTAL METAL FENCE, 4'-0" HEIGHT |
|  | ORNAMENTAL TREE |  | 6'-0" HEIGHT WOOD FENCE              |



Landscape Plan East.



LEGEND:

-  SHADE TREE
-  EXISTING TREE
-  ORNAMENTAL TREE
-  SHRUBS / PERENNIALS AND GROUNDCOVER
-  ORNAMENTAL METAL FENCE, 4'-0" HEIGHT
-  6'-0" HEIGHT WOOD FENCE



7/27/2005

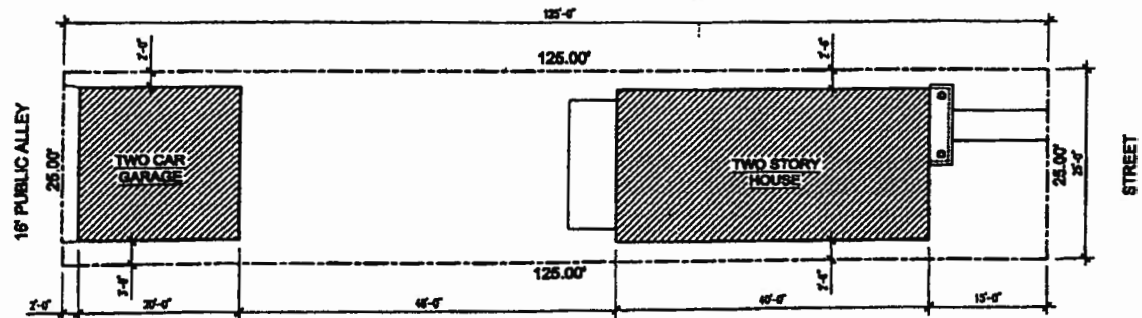
REPORTS OF COMMITTEES

54311

Single-Family Residence Streetscape/Site Plan.

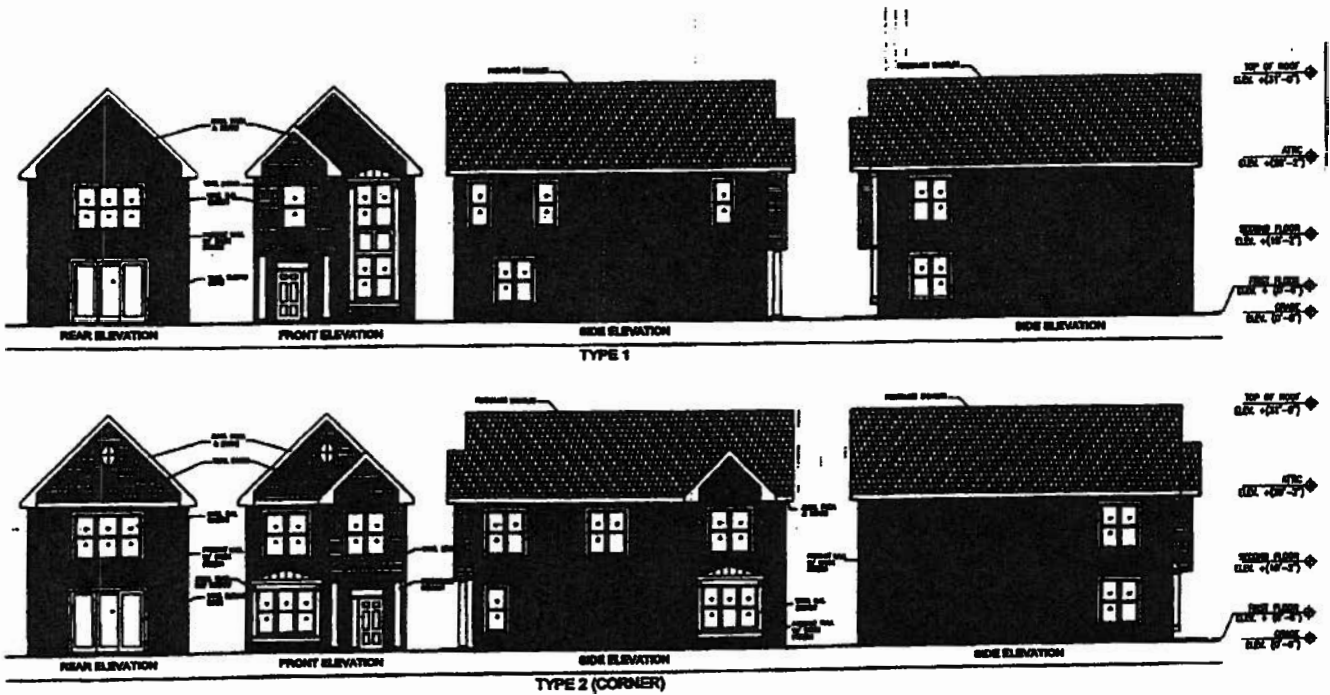


STREETSCAPE

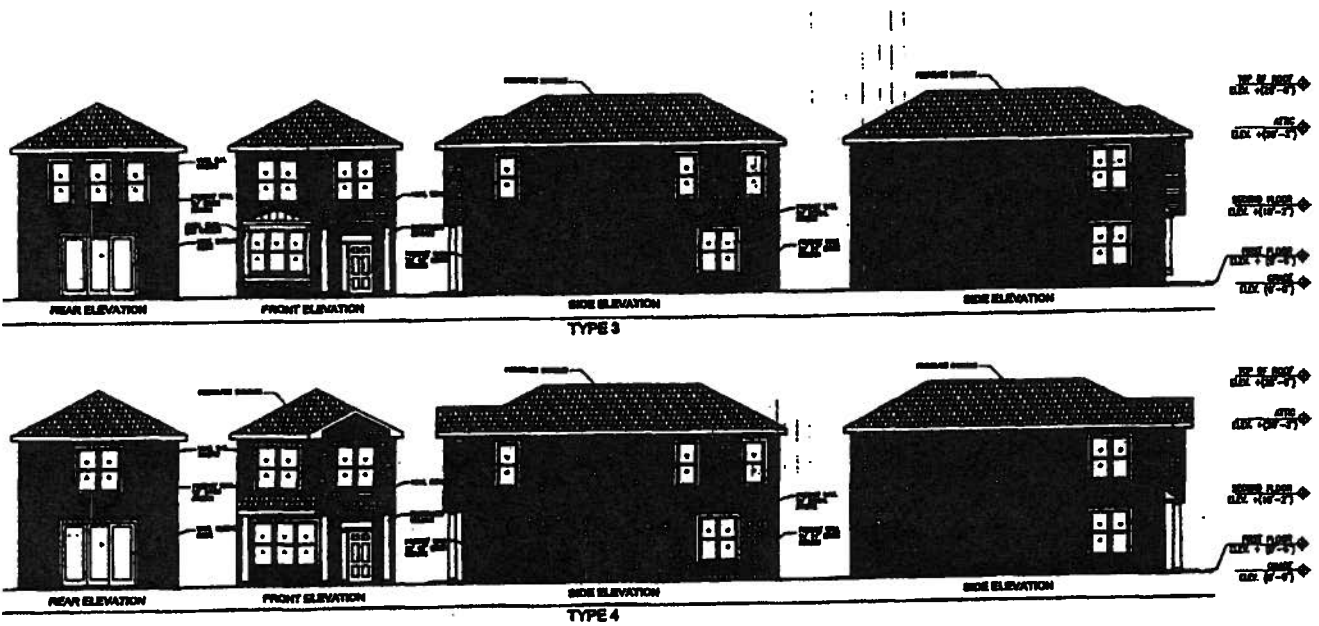


SITE PLAN-TYPICAL

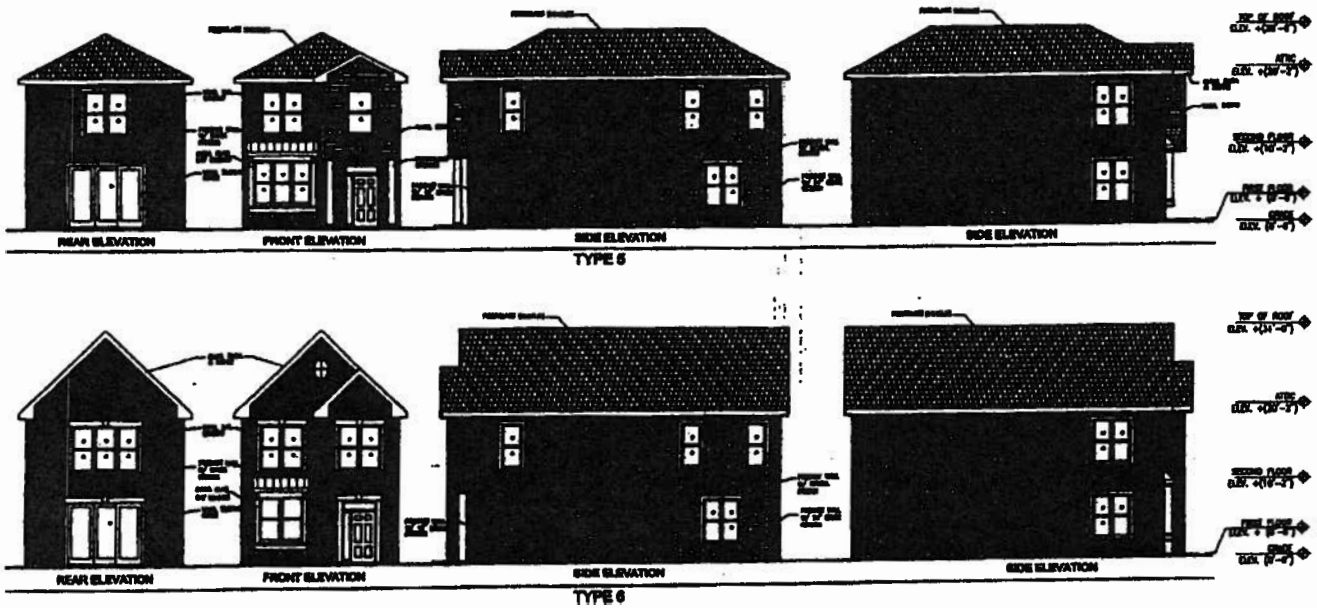
Single-family Residence Exterior Elevations.  
(Page 1 of 3)



Single-Family Residence Exterior Elevations.  
(Page 2 of 3)

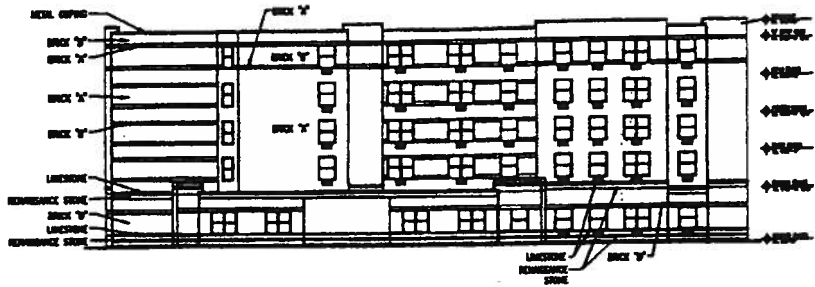


Single-Family Residence Exterior Elevations.  
(Page 3 of 3)

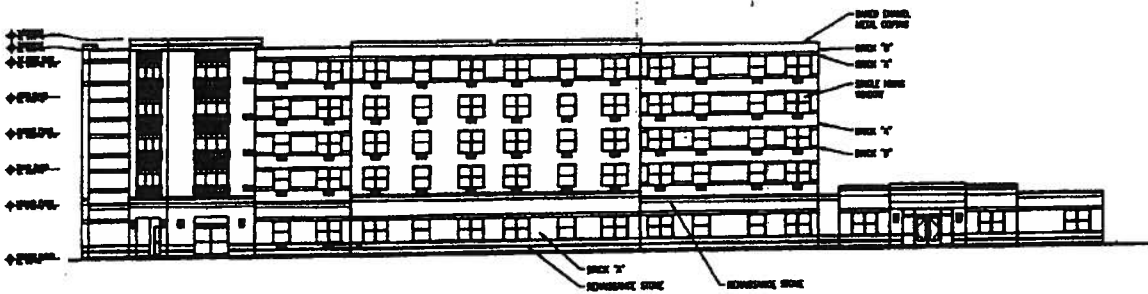




Building Elevations.  
(Page 2 of 2)



**WEST ELEVATION**  
SCALE 1/32" = 1'-0"



**NORTH ELEVATION**  
SCALE 1/32" = 1'-0"