

PD 1009

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to those of a B2-2 Neighborhood Mixed-Use 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 Number 12-M.
(Application Number 15315)

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 the RS2 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 12-M in the area bounded by:

a line 97 feet south of and parallel to West 51st Street; South Massasoit Avenue; a line 147 feet south of and parallel to West 51st Street; and the alley next west of and parallel to South Massasoit Avenue,

to those of an RS3 Residential Single-Unit (Detached House) 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 Number 13-G.
(As Amended)
(Application Number 15344) IPD 1009

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

SECTION 1. Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 13-G in the area bounded by:

West Berwyn Avenue; the alley next east of and parallel to North Ashland Avenue; a line 250 feet south of and parallel to West Berwyn Avenue; and North Ashland Avenue,

to those of a B2-5 Neighborhood Mixed-Use 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 the B2-5 Neighborhood Mixed-Use District established in Section 1 above to the designation of an Institutional 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.

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:

Institutional Planned Development Number 1009.

Plan Of Development Statements.

1. The area delineated herein as Institutional Planned Development 1009 consists approximately twenty-five thousand two hundred fifty (25,250) square feet (zero and fifty-seven hundredths (0.57) acre) and is owned or controlled by the applicant, First Evangelical Free Church (the "Applicant").
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of street or alleys, or easements, or adjustments of rights-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 titleholder and any ground lessors. 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, then to the owners of record title to all of the

property and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time any application 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 the purpose of this paragraph shall mean 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 fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Land-Use Map; a Boundary and Property Line Map; Master Plan-Site and Landscape Plan; and Elevations dated January 12, 2006 prepared by Griskelis, Young, Harrell Architects, which are incorporated herein. Full size sets of the Site Plan/Rooftop Plan, Landscaping Plan and Building Elevations are on file with the Department of Planning and Development. This planned 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. In any instance where a provision of this planned development conflicts with the Chicago Building Code, the Building Code shall apply.
5. The following uses shall be permitted within the area delineated herein as Institutional Planned Development Number 1227, which will be developed in phases consisting of (5) five phases as follows: 1) construction of a new Family Life Center building replacing the existing building at 5249 -- 5251 North Ashland Avenue; 2) renovate the existing Sanctuary building at 5255 North Ashland Avenue; 3) expand the existing recreational facilities and CE building at 5245 -- 5247 North Ashland Avenue; and phases 4) and 5) will expand the Outreach Center and recreational facilities. (The general uses are religious assembly uses, schools, community and cultural uses, business and administrative offices, residential uses as an interim use of the existing residential buildings, accessory uses, accessory parking and loading.)
6. On-premise 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. Off-street parking shall be provided in compliance with this planned development subject to the review of the Department of Transportation and the approval of the Department of Planning and Development. A minimum of two percent (2%) of all guest parking spaces shall be accessible parking.
8. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. 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. 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.
9. The height of any building and any appurtenance hereto shall not exceed the height established in the Bulk Regulations and Data Table and Building Elevations and shall also be subject to height limitations approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio for the parcel shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of floor area ratio ("F.A.R.") calculations and floor area measurements, the definition in the Chicago Zoning Ordinance shall apply.
11. Improvements to the property, including landscaping and all entrances and exits to the parking and loading areas, shall be designed and installed in substantial conformance with the Bulk Regulations and Data Table, the Site Plan and the Landscape Plan attached hereto and made a part hereof. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the applicable standards 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 application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such modification is minor, appropriate and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereto. Any such modification of the requirements of this statement by the Commissioner of the Department of Planning and Development shall be deemed to be minor change in the planned development as contemplated by Section 17-13-0611-A of the Chicago

Zoning Ordinance. Such minor changes may include a reduction in periphery setbacks and minimum required setbacks between buildings and an increase in the maximum percentage of land covered.

13. 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 Applicant 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 Green Building Rating System ("L.E.E.D."). The Applicant will provide an energy star rated roof on all new construction but designed to sustain a green roof system at a later date as the churches fund-raising efforts allow.
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.
15. Unless substantial construction of the improvement contemplated within phase 1 of this planned development 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 property shall automatically convert to that of B2-5 Neighborhood Mixed-Use District. This six (6) year period may be extended for up to one (1) additional year if, before expiration of the six (6) year period, if the Commissioner of Planning and Development determines that good cause for an extension is shown.

[Existing and Zoning Map; Land-Use Plan; Planned Development Boundary and Property Line; Site and Landscape Plan; Building Elevations; and Topographic Survey referred to in these Plan of Development Statements printed on pages 70535 through 70542 of this *Journal*.]

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

Institutional Planned Development Number 1009.

Table Of Bulk Regulations And Controls.

Gross Site Area:	40,186 square feet (0.92 of an acre)
Public Street and Alleys:	14,936 square feet (0.35 of an acre)
Net Site Area:	25,250 square feet (0.57 of an acre)
Maximum Floor Area Ratio (for total net site area):	5.0
Permitted Uses:	Institutional uses, interim uses, related and accessory uses as listed in Statement Number 5
Minimum of Off-Street Parking Spaces:	20 parking spaces
Maximum Percent of Land Covered:	100%
Maximum Building Height:	96 feet to the top of the Sanctuary spire
Minimum Periphery Setbacks:	
North Property Line:	0 feet
East Property Line:	0 feet
South Property Line:	0 feet
West Property Line:	0 feet
Minimum Setbacks between Buildings:*	0 feet (excluding setbacks on existing building)

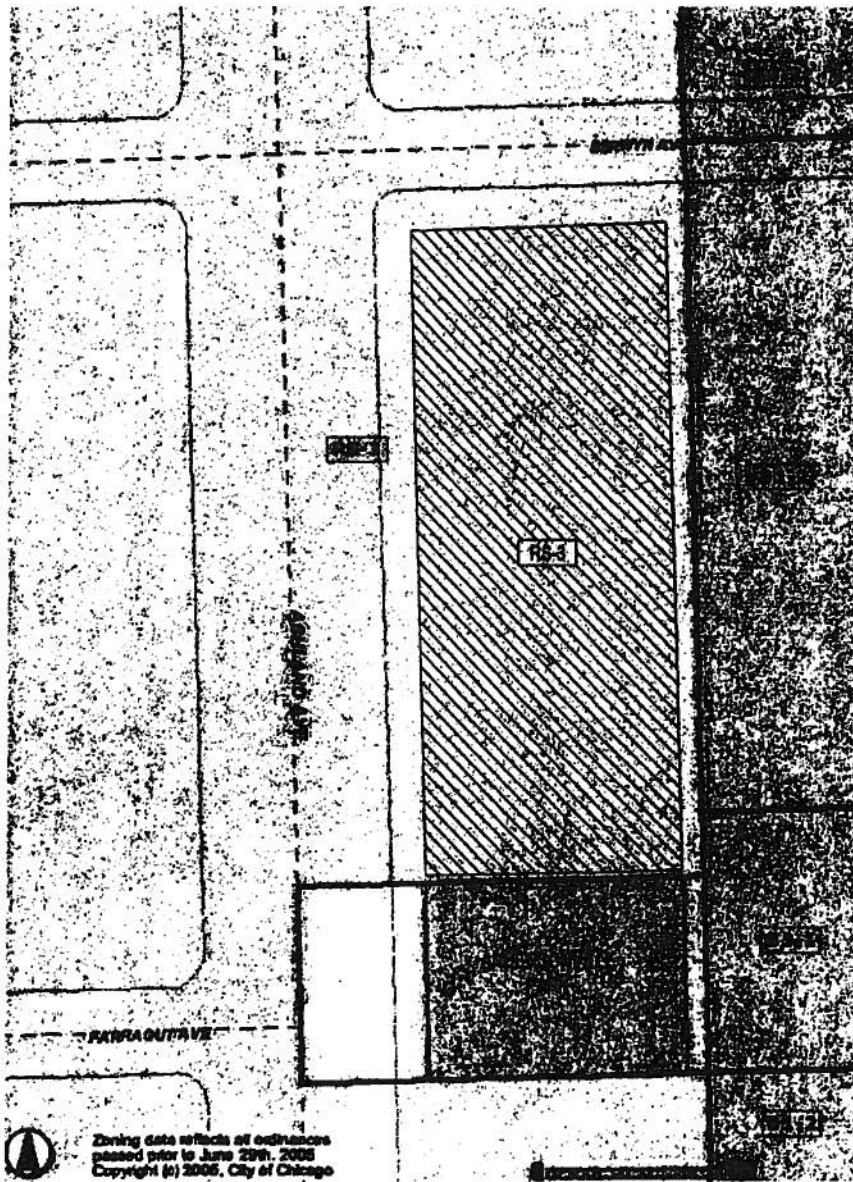
* Setbacks and yard requirements may be adjusted where necessary to permit conformance to the pattern of, or architectural arrangement related to and when necessary because of technical reasons, subject to the approval of the Commissioner of the Department of Planning and Development.

Existing Zoning Map.



FIRST EVANGELICAL FREE CHURCH

5249 N. ASHLAND AVE, CHICAGO, IL 60640



Zoning data reflects all ordinances passed prior to June 29th, 2005
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EXISTING
PROPERTY



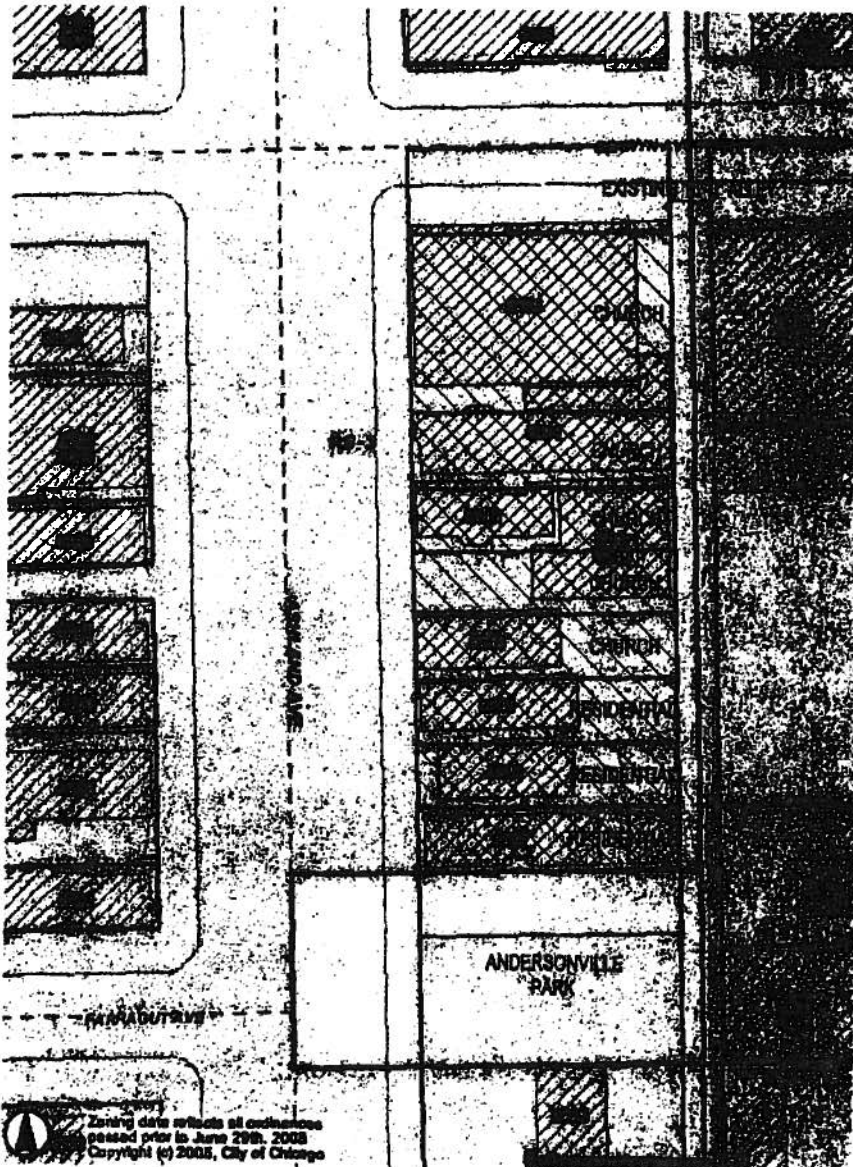
Land-Use Plan.




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N1007




 Zoning data reflects all ordinances passed prior to June 29th, 2005.
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 EXISTING
 PROPERTY

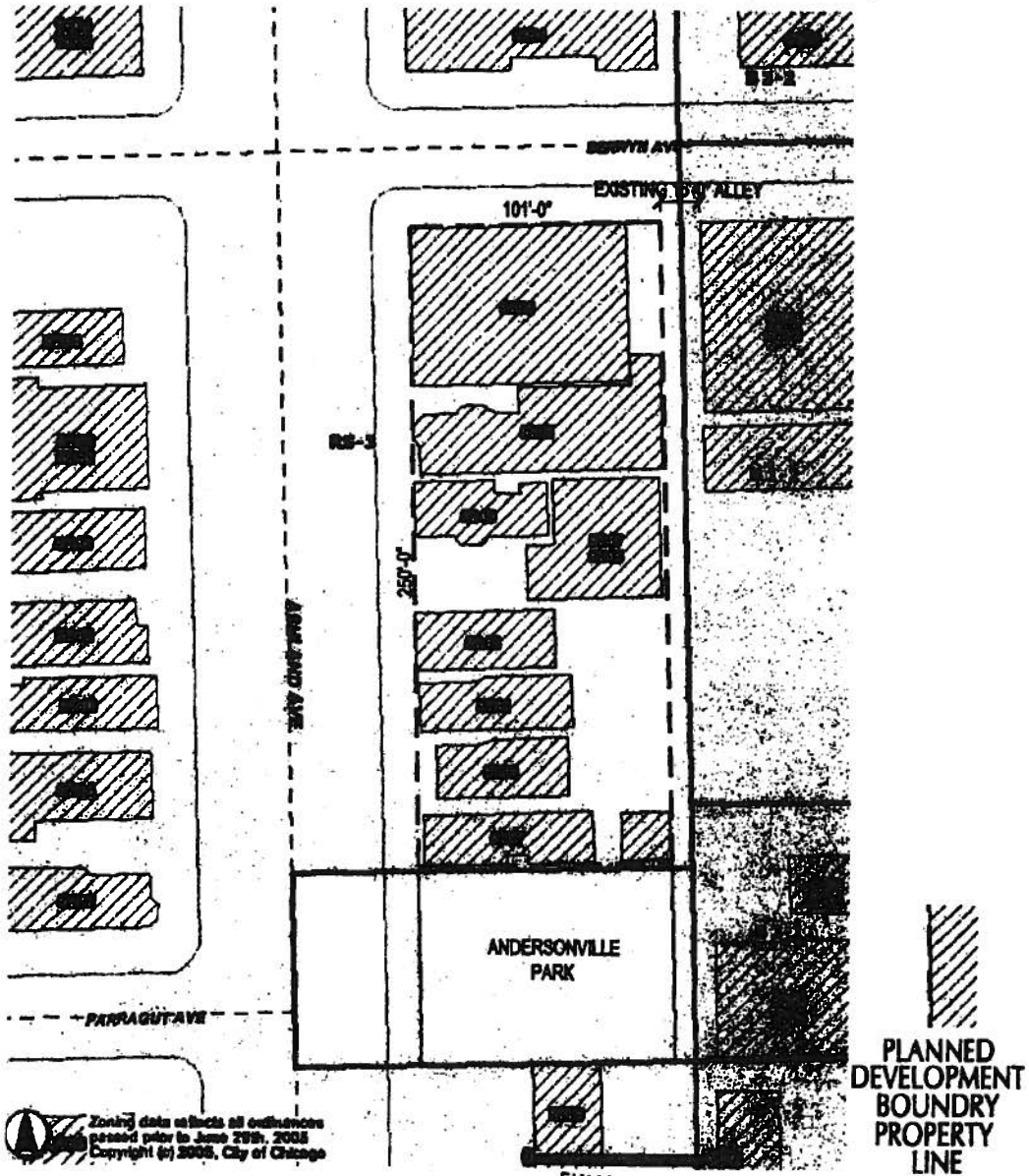


Planned Development Boundary And Property Line.



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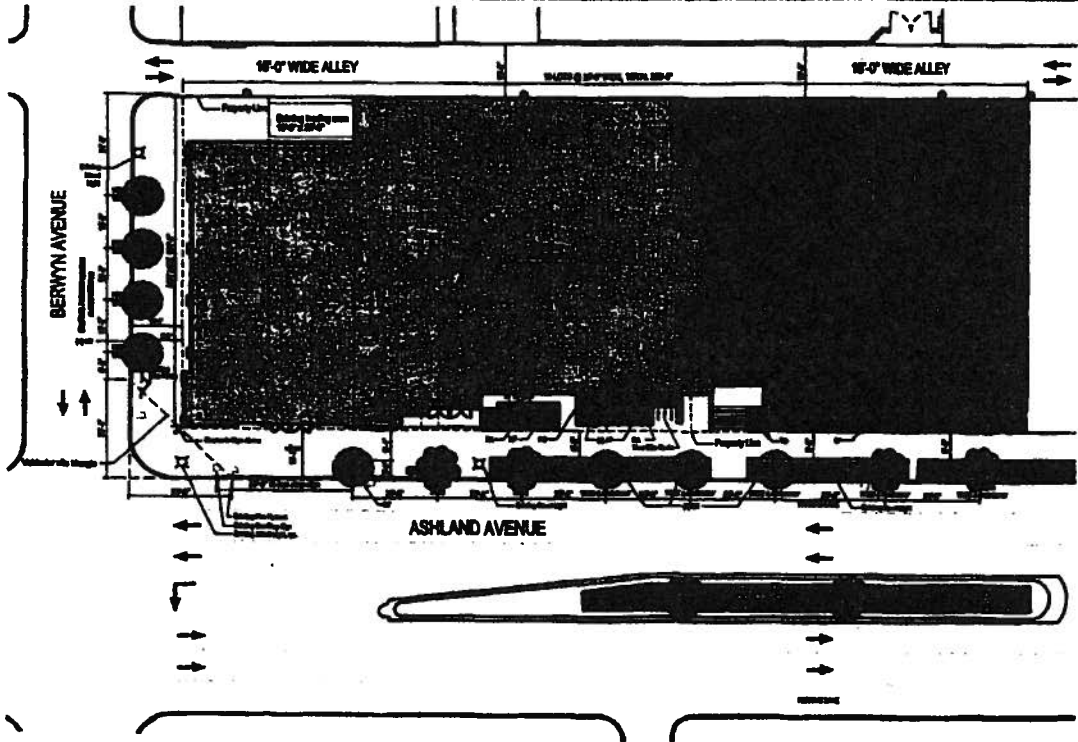
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NEW PLANT LIST

CODE	NAME	QUANTITY
DECIDUOUS TREES		
AP	JAPANESE MAPLE <small>(RED PANELED STRUCTURE)</small>	02
GT	SKYLINE MONYLOCLIST <small>(L. TRACHYPHYLLUM)</small>	08
SHRUBS & GROUNDCOVER		
EA	COMPACT BUSHING BUSH <small>(SACCOLARY ALBIS)</small>	
NP	CATMINT <small>(PUNTA 2 PLANTING)</small>	
PO	EARLY ROSE GRASS <small>(PUNTA 2 PLANTING)</small>	
RA	GRD-LOW SUMAC	
SP	GRASS ANTHURUS <small>(PUNTA 2 PLANTING)</small>	
TO	WOODWARD ANEMONE <small>(PUNTA 2 PLANTING)</small>	

LANDSCAPE REQUIREMENTS

REQUIRED	PROVIDED
PARKWAY TREES (1) PER 20' OF PUBLIC RIGHT OF WAY 380 LF REQUIRES (14) TREES	14 EXIST. PARKWAY TREES 00 NEW PARKWAY TREES 02 PLANTED TREES (14) TREES TOTAL
2 1/2" CALIPER TREE GRATES FOR SIDEWALK OPENINGS	2 1/2" CALIPER TREE GRATES FOR SIDEWALK OPENINGS
INSTALL TREES & SHRUBS PER DETAILS IN APPENDIX D OF GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE	YES

Master Plan -- Site And Landscape Plan.

firsttree FIRST EVANGELICAL FREE CHURCH

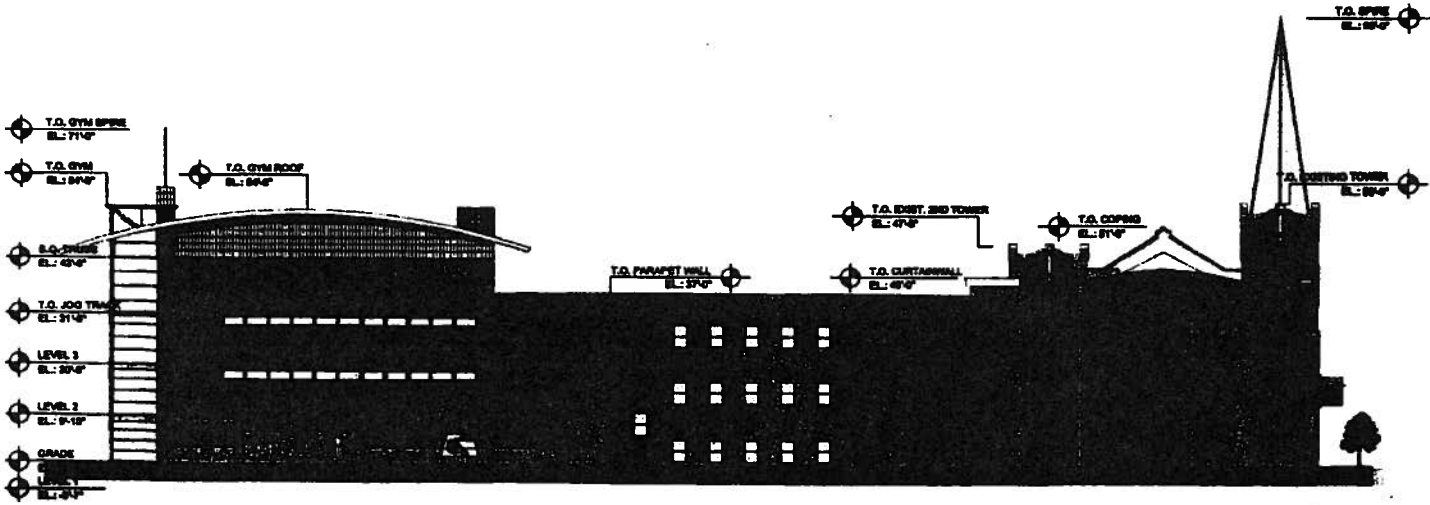
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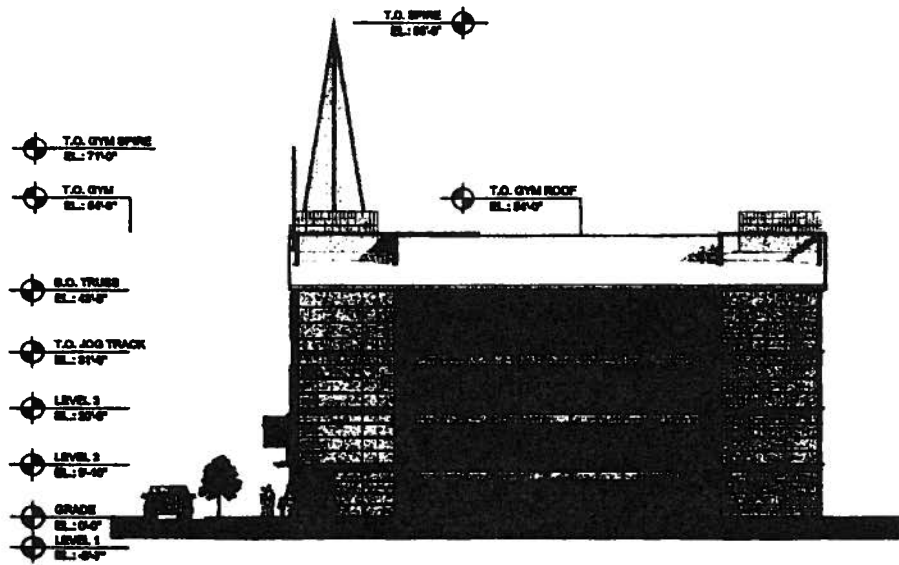
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Master Plan -- East Elevation.



Master Plan -- South Elevation.





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Master Plan -- West Elevation.

