

# PD 1059

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

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

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*Reclassification Of Area Shown On Map Number 18-G.  
(Application Number A-7049)*

*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 C1-1 Neighborhood Commercial District symbols and indications as shown on Map Number 18-G in the area bounded by:

the public alley next north of and parallel to West 74<sup>th</sup> Street; South Loomis Boulevard; West 74<sup>th</sup> Street; and a line 250 feet west of and parallel to South Loomis Boulevard,

to those of an RS2 Residential Single-Unit (Detached House) District.

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

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*Reclassification Of Area Shown On Map Number 22-B.*

*(As Amended)*

*(Application Number 15529) IPD 1059*

*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 RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 22-B in the area bounded by:

a line 231.50 feet north of and parallel to East 95<sup>th</sup> Street; a line 297.77 feet west of and parallel to South Manistee Avenue; a southwesterly line 43.88 feet long starting at a point 297.77 feet west of South Manistee Avenue and 28.77 feet north of East 95<sup>th</sup> Street and ending at a point 330.72 feet west of the west line of South Manistee Avenue and the north line of East 95<sup>th</sup> Street; East 95<sup>th</sup> Street; the northeast boundary line of the LaSalle and Bureau County Railroad Right-Of-Way, (also known as the Chicago Rail Link Railroad Right-Of-Way) or a curve with a length of 295.34 feet, a radius of 828.50 feet, a tangent of 149.25 feet, and a chord of 293.77 feet running in a northwesterly direction starting at a point 806.38 feet west of the west line of South Manistee Avenue (as measured along the north line of East 95<sup>th</sup> Street) and ending at a point 170 feet north of the north line of East 95<sup>th</sup> Street and 7.51 feet east of the east line of South Colfax Avenue; a line 170 feet north of and parallel to East 95<sup>th</sup> Street; and South Colfax Avenue,

to those of a Planned Development which is hereby established in the area above described, subject to 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 takes effect after its passage and approval.

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

*Institutional Planned Development Number 1059.*

*Plan Of Development Statements.*

1. The area delineated herein as Institutional Planned Development Number 1059, consists of approximately one hundred fifty thousand two hundred thirty-one (150,231) square feet (three and forty-five hundredths (3.45) acres) which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned and controlled by Merrill Avenue Baptist 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 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 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, then to the owners of record title to all of the Property and to any ground lessors.

Furthermore, pursuant to the requirements of Article 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 fifteen (15) statements; a Bulk Regulations and Data Table; and an Existing Zoning Map, a Planned Development Boundary and Property Line Map, a Site Plan, a Landscape Plan, Landscape Details, Trash Enclosure Details, Retaining Wall Section and Monument Sign Details, Rooftop Plan, and South, East, West, and North Elevations prepared by Arete 3, Ltd. Design Group, and dated February 15, 2007. This planned development is applicable to the area delineated herein and these and no other zoning controls apply.
5. The following uses shall be permitted within the area delineated as Institutional Planned Development: church, school, accessory auditorium, accessory gymnasium, accessory offices, accessory cafeteria, day care and related uses, accessory uses, accessory parking and related religious, charitable, and educational uses.
6. The improvements on the Property shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan and Details, Rooftop Plan and Building Elevations and in accordance with the parkway tree provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines in effect as of the date hereof.
7. Off-street parking facilities shall be provided in compliance with this planned development, subject to review and approval of the Departments

of Transportation and Planning and Development. A minimum of two percent (2%) of all parking spaces shall be designated for parking for the handicapped.

8. Service drives or other means of ingress or egress, including for emergency vehicles, shall be adequately designed and paved in accordance with the Municipal Code and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking within such paved areas or fire lanes. Ingress and egress shall be subject to the review and approval of the Departments of Transportation, and Planning and Development. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation's Construction Standards for Work in the Public Way and in accordance with Municipal Code of the City of Chicago.
9. Identification signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. The monument sign indicated on the plans is for reference only; its location and design shall be subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction signs, shall be permitted, subject to the review and approval of the Department of Planning and Development.
10. Height restriction of any building or any appurtenance thereto shall, in addition to the Building Elevations and the Bulk Regulations and Data Table, be subject to height limitations as certified and approved by the Federal Aviation Administration. For purposes of building height measurement, the definitions in the Chicago Zoning Ordinance as of the date hereof shall apply.
11. For purposes of floor area ratio ("F.A.R.") calculations, the definitions in the Chicago Zoning Ordinance as of the date hereof shall apply.
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 application for such a modification by the Applicant 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 Article 17-13-0611A of the Chicago Zoning Ordinance.

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 make commercially 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 Applicant 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. "Net roof area" is defined as total roof area minus any required perimeter setbacks, rooftop structures, and roof-mounted equipment.
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 law and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
15. 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. If this planned development expires under the provisions of this section, then the zoning of the property shall automatically revert to the underlying RT4 Residential District classification.

[Retaining Wall Section and Monument Sign Details referred to in these Plan of Development Statements unavailable at time of printing.]

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; Landscape Details; Trash Enclosure Details; Roof Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 105940 through 105950 of this *Journal*.]

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

*Institutional Planned Development Number* 1059.

*Plan Of Development Bulk Regulations  
And Data Table.*

Gross Site Area (176,043.5 square feet; 4.04 acres) = Net Site Area (150,231 square feet; 3.45 acres) + Area Remaining in Public Right-of-Way (25,783.5 square feet; 0.59 acre)

Net Site Area: 150,231 square feet (3.45 acres)

Maximum Floor Area Ratio: 0.20

Permitted Uses: Church, school, accessory auditorium, accessory gymnasium, accessory offices, accessory cafeteria, day care and related uses, accessory uses, accessory parking and related religious, charitable, and educational uses, as per Statement Number 5

Minimum Number of Off-Street Parking Spaces: 186

Minimum Number of Bicycle Storage Spaces: 21

Minimum Number of Loading Spaces: 1

Maximum Site Coverage: As per Site Plan

Maximum Height: 32 feet

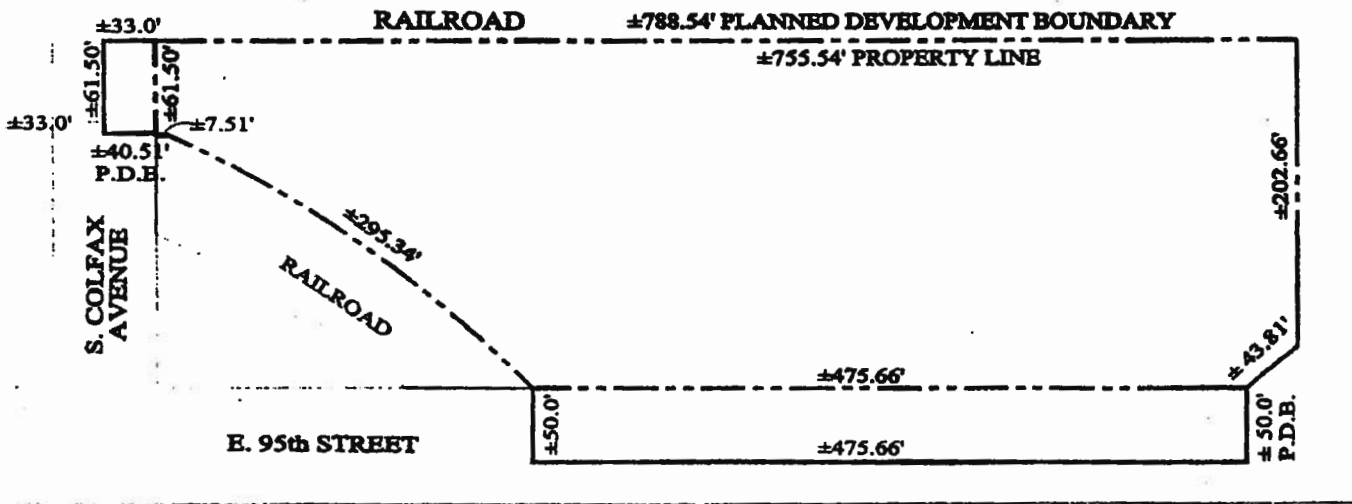


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Planned Development And Property Line Map.



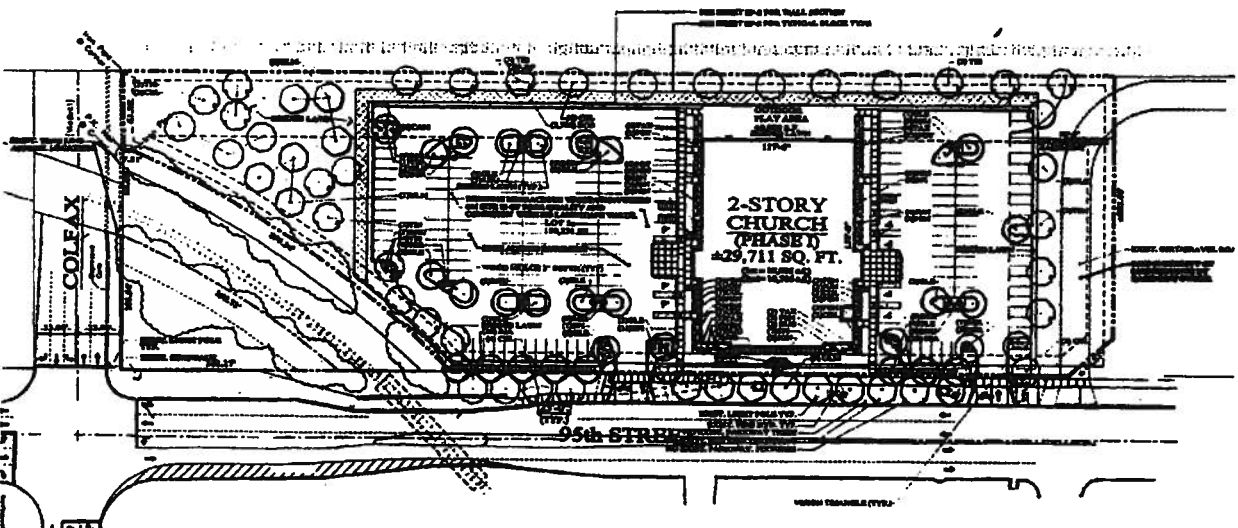


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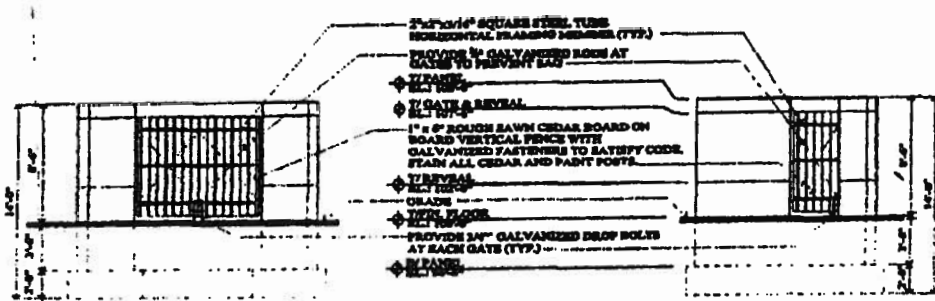
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Landscape Plan.





Trash Enclosure Details.

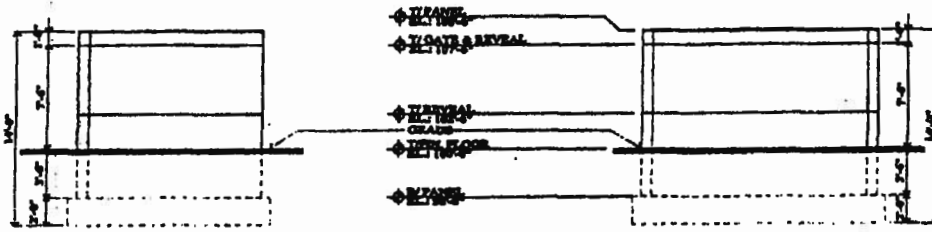


**EAST ELEVATION**

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

**SOUTH ELEVATION**

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

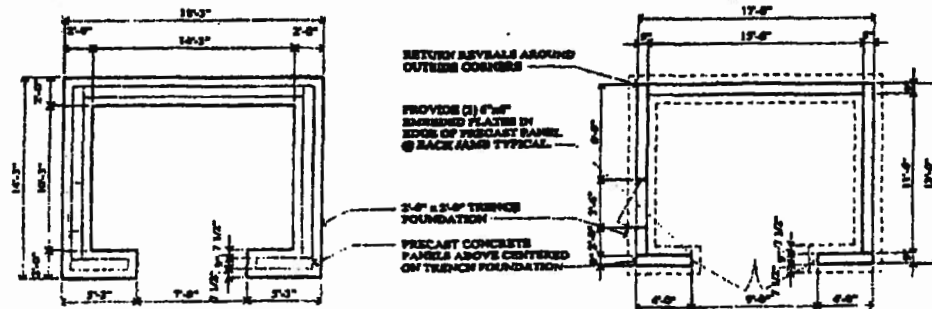


**NORTH ELEVATION**

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

**WEST ELEVATION**

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



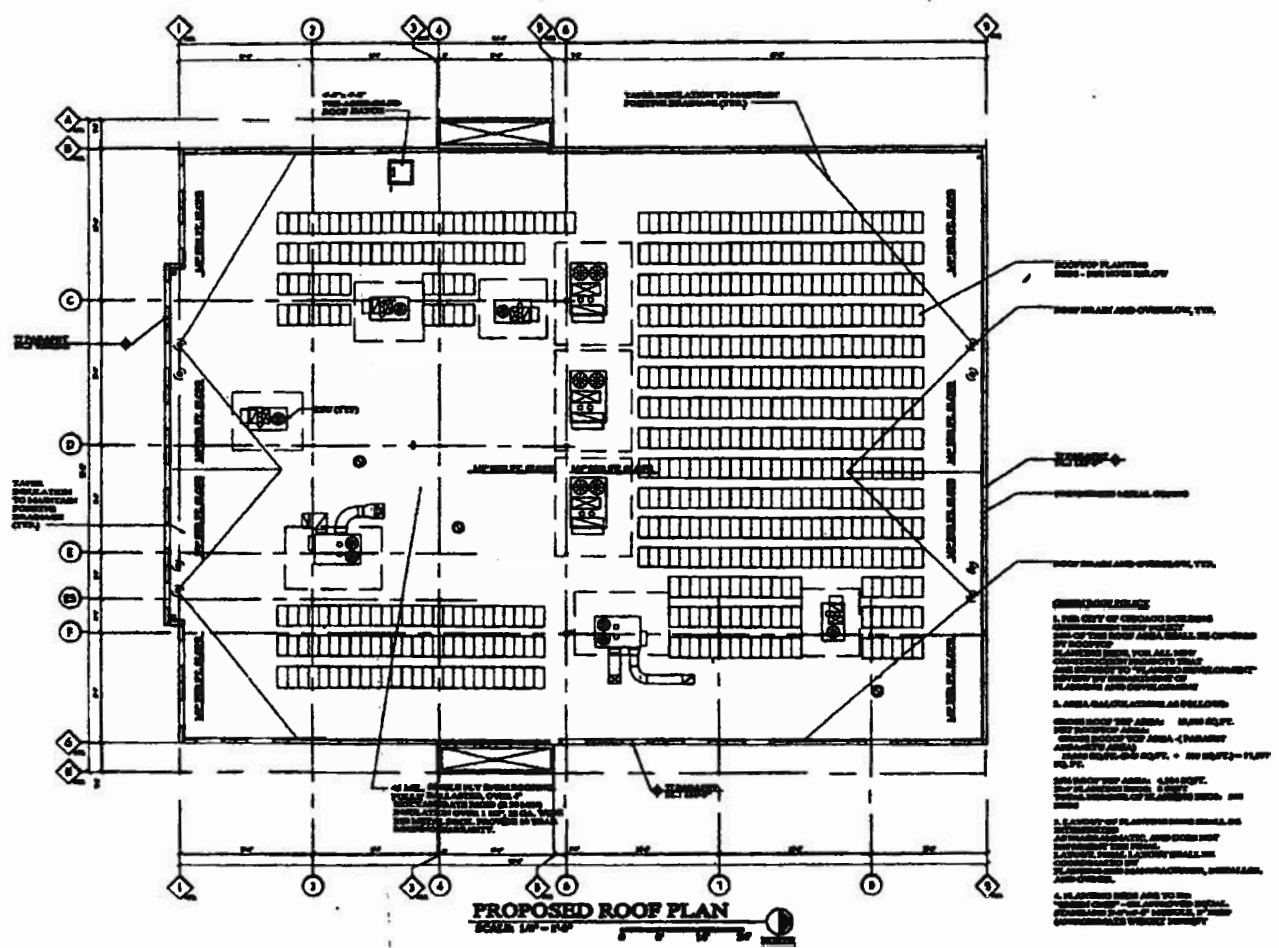
**FOUNDATION PLAN**

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

**PLAN**

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

Roof Plan.

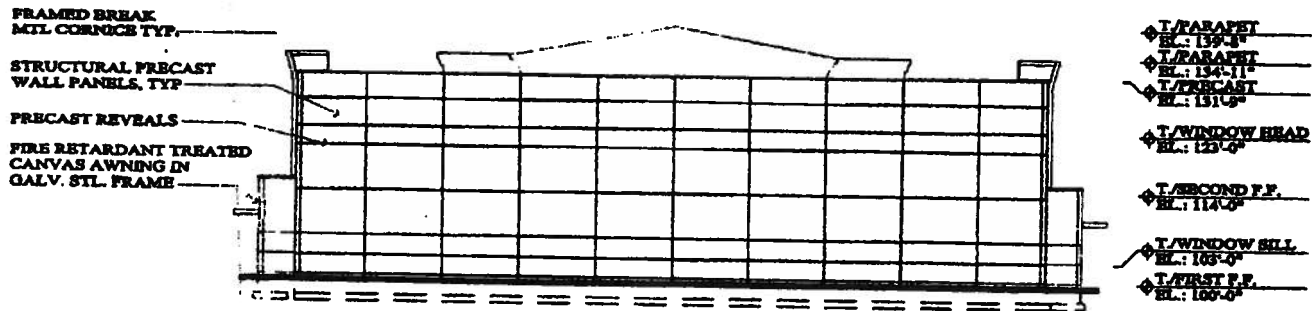


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North Elevation.

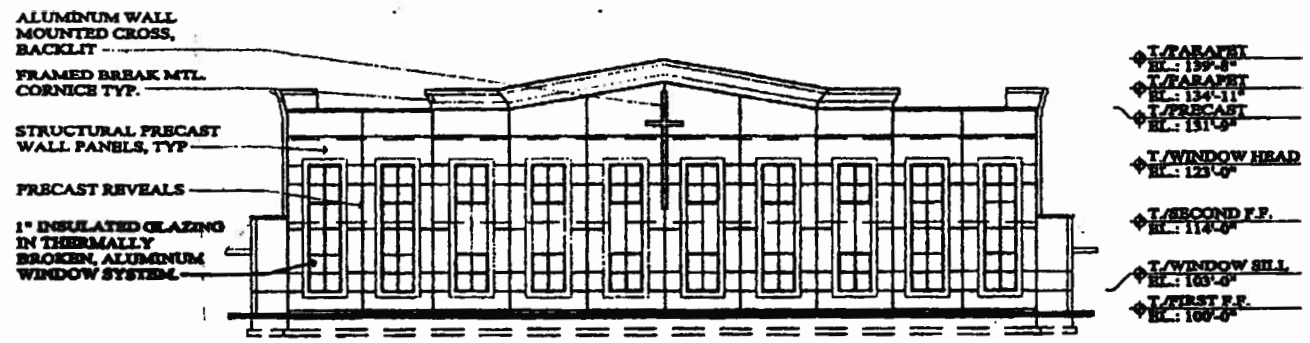


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South Elevation.

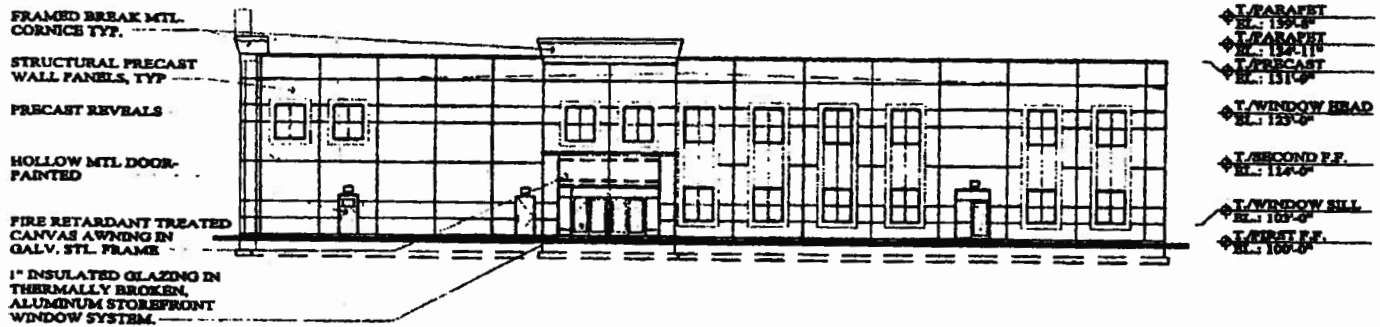


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East Elevation.



West Elevation.

