

# PD 1220

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*Reclassification Of Area Shown On Map No. 18-D.*

IPD 1220 AA

(As Amended)

(Application No. 20726)

(Common Address: 7520 -- 7530 S. Greenwood Ave., 1044 -- 1058 E. 75<sup>th</sup> Pl., 7511 -- 7565 S. Greenwood Ave., 1120 -- 1148 E. 76<sup>th</sup> St., 1121 -- 1147 E. 76<sup>th</sup> St., 1035 -- 1077 E. 76<sup>th</sup> St., 7556 -- 7564 S. Greenwood Ave., 7600 -- 7606 S. Greenwood Ave., 7601 -- 7627 S. Greenwood Ave., 1101 -- 1127 E. 76<sup>th</sup> Pl., 1100 -- 1128 E. 76<sup>th</sup> Pl., 7637 -- 7661 S. Greenwood Ave., 1100 -- 1110 E. 77<sup>th</sup> St. 1101 -- 1111 E. 77<sup>th</sup> St. And 7701 -- 7741 S. Greenwood Ave.)

[SO2021-2102]

*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, be amended by changing all the Institutional Planned Development Number 1220 symbols and indications as shown on Map Number 18-D in the area bounded by:

beginning at the southwest right-of-way line of the Chicago Skyway Expressway; a line 128 feet northwest of and parallel to the westerly right-of-way line of the Illinois Central Railroad; East 76<sup>th</sup> Street; a line from a point 128 feet west of the west right-of-way line of the Illinois Central Railroad and the south right-of-way line of East 76<sup>th</sup> Street, to a point 140 feet west of the west right-of-way line of the Illinois Central Railroad and the north right-of-way line of East 76<sup>th</sup> Place; East 76<sup>th</sup> Place or the line thereof if extended where no street exists; a line from a point 298 feet east of South Greenwood Avenue and the south right-of-way line of East 76<sup>th</sup> Place extended to a point 218.54 feet east of South Greenwood Avenue and 44 feet south of the north right-of-way line of East 77<sup>th</sup> Street; a line from a point 218.54 feet east of South Greenwood Avenue and 44 feet south of the north right-of-way line of East 77<sup>th</sup> Street to a point 178.02 feet east of South Greenwood Avenue and 397.73 feet north of East 78<sup>th</sup> Street; a line 397.73 feet north of and parallel to East 78<sup>th</sup> Street; the alley next east of and parallel to South Greenwood Avenue; East 76<sup>th</sup> Place; South Greenwood Avenue; a line 133.58 feet south of the centerline of East 76<sup>th</sup> Street, as measured along the easterly right-of-way line of South Dobson Avenue and perpendicular thereto; a line 187.77 feet east of and parallel to South Dobson Avenue; a line 48.25 feet south of the centerline of East 76<sup>th</sup> Street as measured along South Dobson Avenue and perpendicular thereto; South Dobson Avenue; East 76<sup>th</sup> Street; South Greenwood Avenue; East 75<sup>th</sup> Street; a line 182.64 feet west of and parallel to South Greenwood Avenue; a line 127.60 feet north of and parallel to East 75<sup>th</sup> Place; and South Greenwood Avenue (ToB),

to the designation of Institutional Planned Development Number 1220, as amended, 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 attached and made a part thereto and to no others.

SECTION 2. 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 No. 1220.*

*Standard Planned Development Statements.*

The Planned Development Statements describe the legal regulations and conditions that will control the development of the proposed project. The following statements shall be included in the ordinance; any proposed changes to these statements must be discussed and reviewed with the Chicago Department of Planning and Development. Based on the scope of the project, additional statements (listed at the end of this document) may be required. The following statements must be included in the ordinance:

1. The area delineated herein as Institutional Planned Development Number 1220, ("Planned Development") consists of approximately 9.03 acres (393,195 square feet) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicant, A.I.M. (Art in Motion).
2. 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 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, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago-Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are, made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.
3. 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 grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the Property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This plan of development consists of fourteen (14) Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map and Student Drop-off/Pickup Exhibits prepared by Wheeler Kearns Architects and dated (date of Plan Commission presentation), submitted herein. Site Plan, Elevation Plan -- North, Elevation Plan -- South, Elevation Plan -- East, Elevation Plan -- West prepared by Holabird & Root and approved as

part of New Life Covenant Church-SE's Minor Change dated May 15, 2016 and the exhibits published in the June 26, 2013 *Journal of the Proceedings of the City Council of the City of Chicago* (pages 57036 -- 57053) shall be preserved, brought forward and incorporated as part of Applicant's proposed amendment to Planned Development. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.

5. The following uses are permitted in the area delineated herein as Institutional Planned Development Number 1220, as amended: religious assembly and accessory uses; school; daycare and accessory parking.
6. Applicant and New Life Covenant Church-SE as property owner, will enter into a shared parking agreement to provide Applicant's employees and visitors access to existing parking within the Property. Applicant's proposed days of operation are Monday -- Friday and New Life Covenant-SA operates on Sundays, thus complying with the provisions of Section 17-10-0700 of the Chicago Zoning Ordinance.
7. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
8. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
9. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 393,195 square feet (net site area).
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

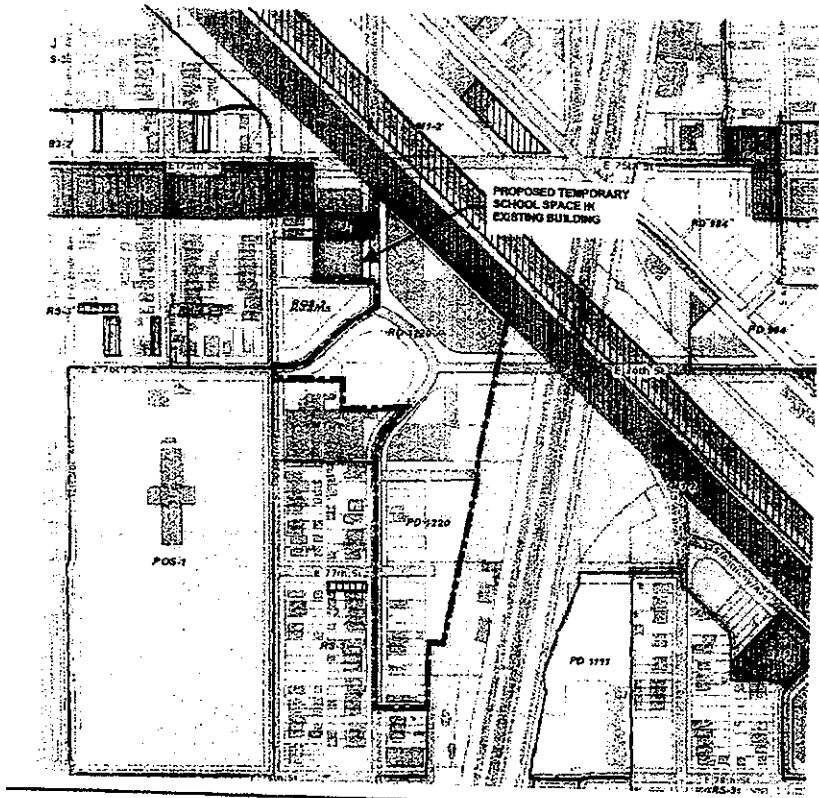
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. There is no sustainability requirement for addition of the temporary school use at 7522 South Greenwood Avenue; however, an applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy in effect at the time of Part II review process for any future alterations to this building which necessitate a minor change or amendment to the Planned Development in existence at the time of filing.
13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
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 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. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a zoning map amendment to rezone the Property to an RS3 Residential Single-Unit (Detached House) District.

[Existing Zoning Map; Boundary and Property Line Map; Existing Land-Use Map; and Student Drop-Off/Pick-Up referred to in these Plan of Development Statements printed on pages 33979 through 33982 of this *Journal*.]

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

*Institutional Planned Development No. 1220, As Amended.**Bulk Regulations And Data Table.*

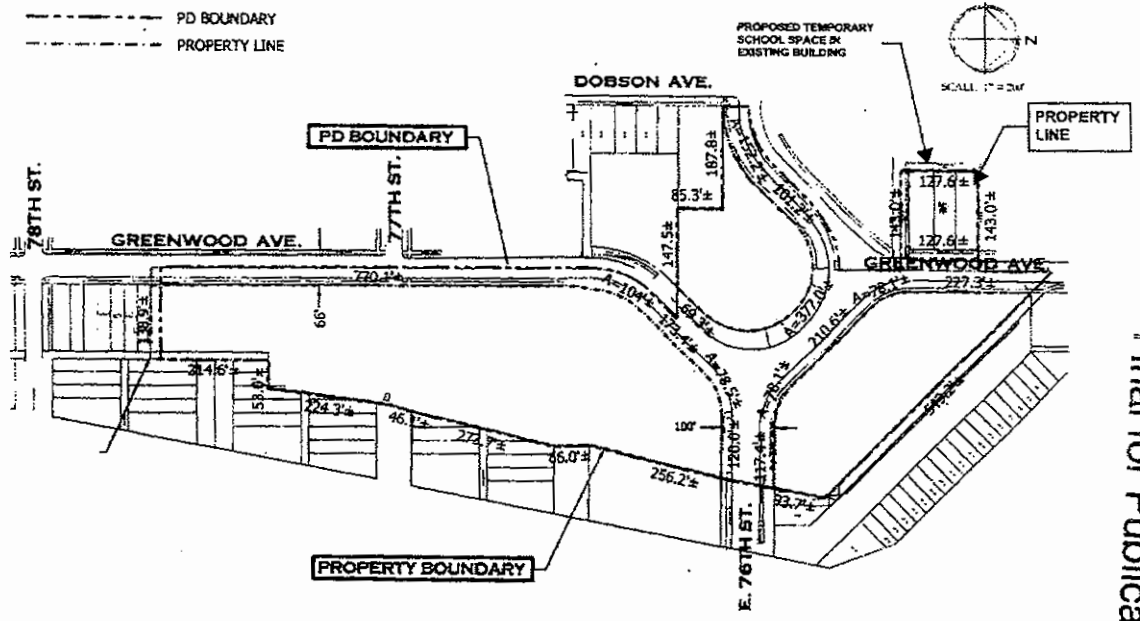
Gross Site Area:	12.24 acres (533,171 square feet)
Area of Public Way:	3.21 acres (139,976 square feet)
Net Site Area:	9.03 acres (393,195 square feet)
Maximum Floor Area Ratio:	0.9*
Allowed Uses:	All uses identified in Statement Number 5
Minimum Number of Off-Street Loading Spaces:	1
Minimum Number of Parking Spaces:	485 spaces (total)
Lot A:	156 spaces
Lot B:	12 spaces
Lot C:	98 spaces
Lot D:	219 spaces
Minimum Number of Bicycle Spaces:	50
Maximum Building Height:	75 feet (as measured in accordance with the Chicago Zoning Ordinance)
Minimum Required Setbacks:	In accordance with Site Plan
Maximum Percent of Site Coverage:	In accordance with Site Plan
7522 South Greenwood Avenue (18,502 square feet):	Retained



Existing Zoning

Applicant: Distinctive Schools / Art in Motion  
 Address: 7522 S. Greenwood Avenue, Chicago, IL 60619  
 Introduced Date: 05/28/2021  
 Plan Commission Date: 07/15/2021

Final for Publication



Final for Publication

PD Boundary & Property Line

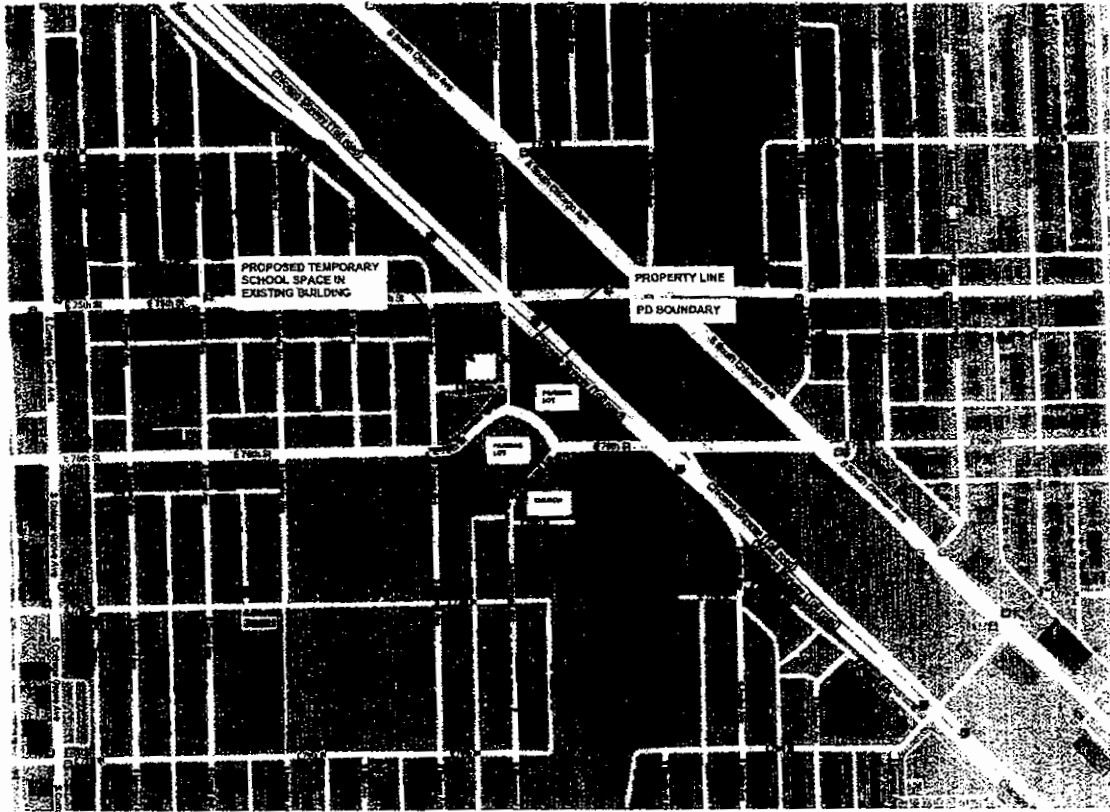
Applicant: Distinctive Schools / Art in Motion  
 Address: 7522 S. Greenwood Avenue, Chicago, IL 60619  
 Introduced Date: 05/26/2021  
 Plan Commission Date: 07/15/2021

7/21/2021

REPORTS OF COMMITTEES

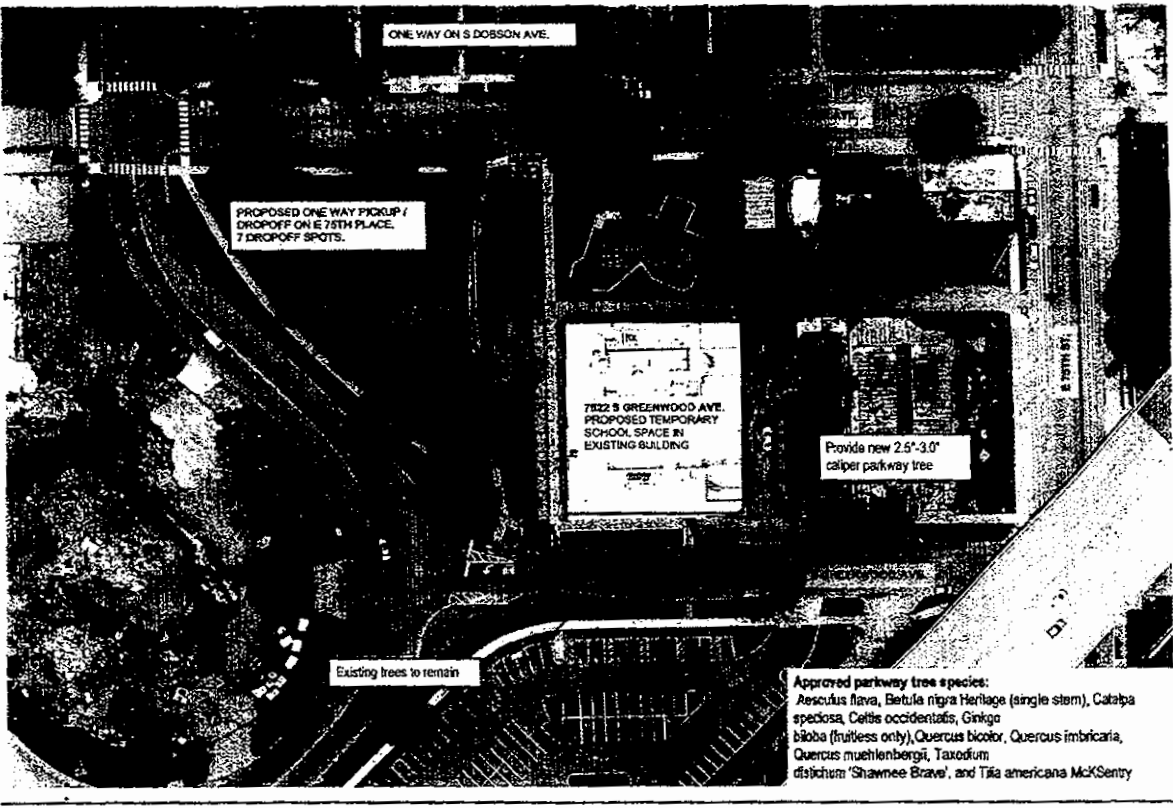
33981

Final for Publication



Existing Land Use

Applicant: Distinctive Schools / Art in Motion  
Address: 7522 S. Greenwood Avenue, Chicago, IL 60619  
Introduced Date: 05/26/2021  
Plan Commission Date: 07/15/2021



Final for Publication

**Student Drop-off / Pick-up**

Applicant: Distinctive Schools / Art in Motion  
 Address: 7522 S. Greenwood Avenue, Chicago, IL 60619  
 Introduced Date: 05/28/2021  
 Plan Commission Date: 07/15/2021

Approved parkway tree species:  
*Rescueus flava*, *Betula nigra Heritage* (single stem), *Catalpa speciosa*, *Celtis occidentalis*, *Ginkgo biloba* (fruitless only), *Quercus bicolor*, *Quercus imbricaria*, *Quercus muehlenbergii*, *Taxodium distichum 'Shawnee Brave'*, and *Tilia americana McKSentry*



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

May 27, 2016

Meg E. George  
Neal & Leroy, LLC  
120 North LaSalle Street  
Suite 2600  
Chicago, IL 60602

**Re: Administrative Relief request for Institutional Planned Development No. 1220, Proposed New Life Covenant Church, E. 76<sup>th</sup> St. and S. Greenwood Ave.**

Dear Ms. George:

Please be advised that your request for a minor change to Institutional Business Planned Development No. 1220 ("PD 1220"), 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. 12 of PD 1220.

On June 20, 2014, administrative relief was granted to your client, New Life Covenant Church ("Church") to reduce the scale of their project, including a reduction in building square footage from approximately 126,000 SF to 88,000 SF, a reduction in church seating from 5,000 to 3,850 seats, a parking reduction from 625 to 485 spaces and the elimination of the bus garage. That administrative relief has expired and now the Church is ready to move forward with their project.

Therefore, you are seeking on behalf of your client, and the sole owner of the property within PD 1220, New Life Covenant Church, the following modifications:

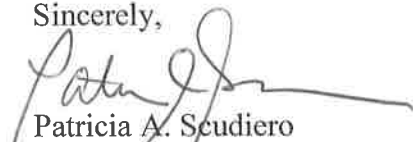
- The shape of the proposed Church footprint has changed and the size of the building has been reduced from 126,608 SF to approximately 85,883 SF. The previous design included a 3-story chamber while the revised proposal consists of a 2-story chamber. The basement, fly loft, and shelled space for future growth have been eliminated.
- The exterior cladding is a combination of fiber cement panels, Kallwall panels and glass.
- The overall parking has been reduced from 625 to 485 spaces. Lot A has been reduced from 245 to 156 spaces, Lot B has been reduced from 23 to 12 spaces, Lot C has been reduced from 107 to 98 spaces and Lot D has been reduced from 250 to 219 spaces. The Church's seating capacity has been reduced from 5,000 to 3,850 seats, thereby maintaining a 1:8 parking ratio. Also, Lot B has been reconfigured to accommodate the drop off at the new building location.
- The bus garage has been eliminated and the Church will store their buses off site.

- The east crossing at 76<sup>th</sup> St., at the east leg of Greenwood Ave. between Lot D and Lot B has been eliminated. The attached Site Plan and Exterior Elevations, dated May 5, 2016, shall be inserted in the main file.

With regard to your request, the Department of Planning and Development has determined that allowing these site and building modifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will 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 Institutional Planned Development No. 1220, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



Patricia A. Scudiero  
Zoning Administrator

/PAS:PM:tm

C: Mike Marmo, Erik Glass, Main file



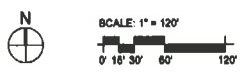
**SITE PLAN**

BUILDING AREA 85,883 SF

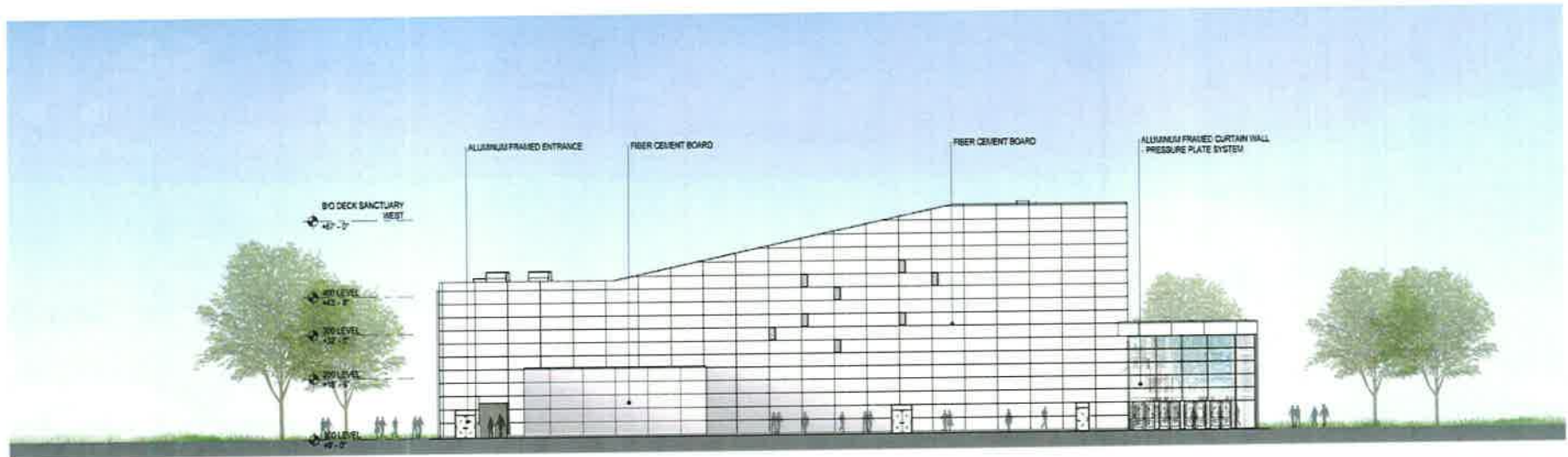
TOTAL SEATS 3,850  
ADA SEATS 50

**PARKING SUMMARY**

LOT A	150 (+ 6HC) = 156
LOT B	7 (+ 5HC) = 12
LOT C	98 (+ 0HC) = 98
LOT D	212 (+ 7HC) = 219
<b>TOTAL</b>	<b>467 (+ 18HC) = 485</b>

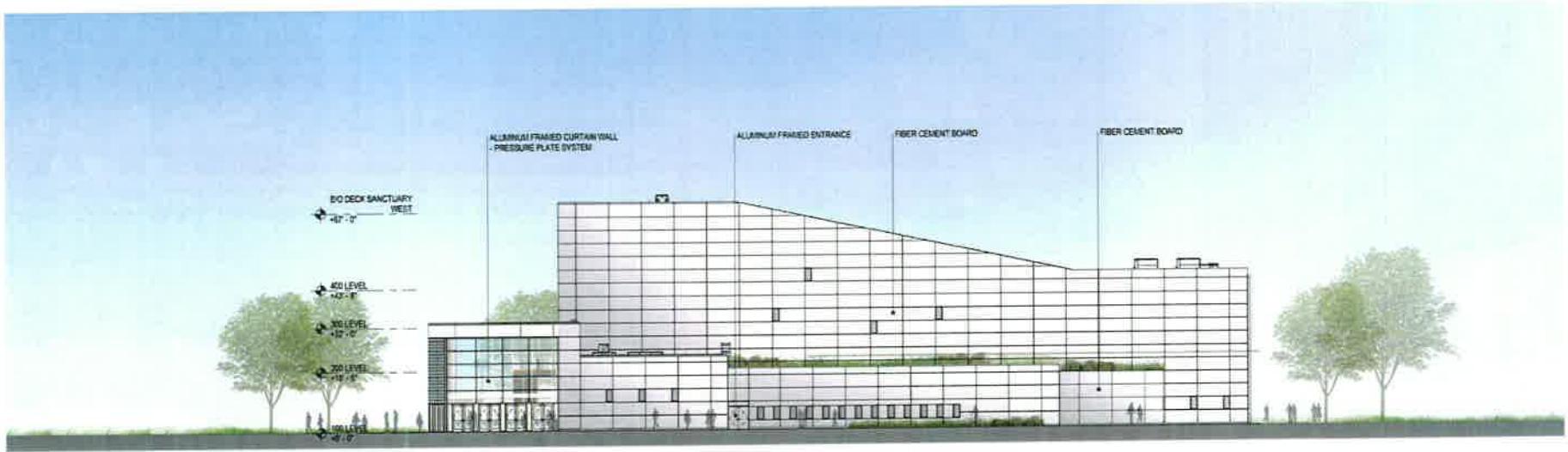


NEW LIFE COVENANT CHURCH Elevation - North



SCALE: 1/32" = 1'-0"  
0' 8' 16' 32'

NEW LIFE COVENANT CHURCH Elevation - South



SCALE: 1/32" = 1' - 0"  
0 5 10 20

NEW LIFE COVENANT CHURCH Elevation - East



SCALE: 1/32" = 1' - 0"  
0 8 16 32

NEW LIFE COVENANT CHURCH Elevation - West



SCALE: 1/32" = 1' - 0"  
0' 8' 16' 32'

~~Reclassification Of Area Shown On Map No. 17-O.  
 (As Amended)  
 Application No. A-7897)  
 (Common Address: 6756 N. Harlem Ave.)~~

[SO2013-2741]

*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 RS2 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 17-O in the area bounded by:

West Pratt Avenue; North Harlem Avenue; a line 25 feet south of and parallel to West Pratt Avenue; and the public alley next west of and parallel to North Harlem Avenue,

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 No. 18-D.  
 (As Amended)  
 (Application No. A-7814)

**IPD 1220**

(Common Address: at 7520 -- 7530 S. Greenwood Ave., 1044 -- 1058 E. 75<sup>th</sup> Pl.,  
 7511 -- 7565 S. Greenwood Ave., 1120 -- 1148 E. 76<sup>th</sup> St., 1121 -- 1147 E.  
 76<sup>th</sup> St., 1035 -- 1077 E. 76<sup>th</sup> St., 7556 -- 7564 S. Greenwood Ave.,  
 7600 -- 7606 S. Greenwood Ave., 7601 -- 7627 S. Greenwood  
 Ave., 1101 -- 1127 E. 76<sup>th</sup> Pl., 1100 -- 1128 E. 76<sup>th</sup> Pl.,  
 7637 -- 7661 S. Greenwood Ave., 1100 -- 1110 E.  
 77<sup>th</sup> St., 1101 -- 1111 E. 77<sup>th</sup> St. And  
 7701 -- 7741 S. Greenwood Ave.)

[SO2013-3443]

*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, be amended by changing all the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 18-D in the area bounded by:

beginning at the southwest right-of-way line of the Chicago Skyway Expressway; a line 128 feet northwest of and parallel to the westerly right-of-way line of the Illinois Central Railroad; East 76<sup>th</sup> Street; a line from a point 128 feet west of the west right-of-way line of the Illinois Central Railroad and the south right-of-way line of East 76<sup>th</sup> Street to a point 140 feet west of the west right-of-way line of the Illinois Central Railroad and the north right-of-way line of East 76<sup>th</sup> Place; East 76<sup>th</sup> Place or the line

thereof if extended where no street exists; a line from a point 298 feet east of South Greenwood Avenue and the south right-of-way line of East 76<sup>th</sup> Place extended to a point 218.54 feet east of South Greenwood Avenue and 44 feet south of the north right-of-way line of East 77<sup>th</sup> Street; a line from a point 218.54 feet east of South Greenwood Avenue and 44 feet south of the north right-of-way line of East 77<sup>th</sup> Street to a point 178.02 feet east of South Greenwood Avenue and 397.73 feet north of East 78<sup>th</sup> Street; a line 397.73 feet north of and parallel to East 78<sup>th</sup> Street; the alley next east of and parallel to South Greenwood Avenue; East 76<sup>th</sup> Place; South Greenwood Avenue; a line 133.58 feet south of the centerline of East 76<sup>th</sup> Street as measured along the easterly right-of-way line of South Dobson Avenue and perpendicular thereto; a line 187.77 feet east of and parallel to South Dobson Avenue; a line 48.25 feet south of the centerline of East 76<sup>th</sup> Street as measured along South Dobson Avenue and perpendicular thereto; South Dobson Avenue; East 76<sup>th</sup> Street; South Greenwood Avenue; East 75<sup>th</sup> Street; a line 182.64 feet west of and parallel to South Greenwood Avenue; a line 127.60 feet north of and parallel to East 75<sup>th</sup> Place; and South Greenwood Avenue (ToB),

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. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all of the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 18-D in the area bounded by:

beginning at the southwesterly right-of-way line of the Chicago Skyway Expressway; a line 128 feet northwest of and parallel to the westerly right-of-way line of the Illinois Central Railroad; East 76<sup>th</sup> Street; a line from a point 128 feet west of the west right-of-way line of the Illinois Central Railroad and the south right-of-way line of East 76<sup>th</sup> Street to a point 140 feet west of the west right-of-way line of the Illinois Central Railroad and the north right-of-way line of East 76<sup>th</sup> Place; East 76<sup>th</sup> Place or the line thereof if extended where no street exists; a line from a point 298 feet east of South Greenwood Avenue and the south right-of-way line of East 76<sup>th</sup> Place extended to a point 218.54 feet east of South Greenwood Avenue and 44 feet south of the north right-of-way line of East 77<sup>th</sup> Street; a line from a point 218.54 feet east of South Greenwood Avenue and 44 feet south of the north right-of-way line of East 77<sup>th</sup> Street to a point 178.02 feet east of South Greenwood Avenue and 397.73 feet north of East 78<sup>th</sup> Street; a line 397.73 feet north of and parallel to East 78<sup>th</sup> Street; the alley next east of and parallel to South Greenwood Avenue; a line 183.17 feet north of and parallel to East 78<sup>th</sup> Street; South Greenwood Avenue; a line 133.58 feet south of the centerline of East 76<sup>th</sup> Street as measured along the easterly right-of-way line of South Dobson Avenue and perpendicular thereto; a line 187.77 feet east of and parallel to South Dobson Avenue; a line 48.25 feet south of the centerline of East 76<sup>th</sup> Street as measured along South Dobson Avenue and perpendicular thereto; South Dobson Avenue; East 76<sup>th</sup> Street; South Greenwood Avenue; East 75<sup>th</sup> Place; a line 182.64 feet west of and parallel to South Greenwood Avenue; a line 127.60 feet north of and parallel to East 75<sup>th</sup> Place; and South Greenwood Avenue (ToB),

to the designation of Institutional Planned Development Number 1220 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 attached and made a part thereto 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:

*Planned Development Statements.*

1. The area delineated herein as an Institutional Planned Development Number 1220 ("Planned Development") consists of approximately 9.03 acres, 393,195 square feet, of net site area, which is depicted on the attached Planned Development Boundary and Property Line Maps. The property is controlled by the New Life Covenant Oakwood Church (the "Applicant") and the City of Chicago. Alderman Michelle Harris (8<sup>th</sup> Ward) has submitted this application for an Institutional Planned Development on behalf of New Life Covenant Oakwood Church.
2. 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 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, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. 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 grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assign or grantees. Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans. Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Departments of Housing and Economic Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation. All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This Plan of Development consists of 15 statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; Planned Development Boundary and Property Line Maps; a Right-of-Way Adjustment Map; Site Plans; Landscape Plans; a Green Roof Plan; Church Building Elevations (North, South, East and West) and Garage Elevations (North, South, East, and West) prepared by Integrated Architecture and dated May 16, 2013, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a planned development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are permitted in the area delineated herein as an Institutional Planned Development: religious assembly and accessory uses, day care, and accessory parking.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Housing and Economic Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a 393,195 square feet net site area.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Housing and Economic Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Housing and Economic Development. Any interim reviews associated with site plan review or Part 11 Reviews, are conditional until final Part II Approval.

11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. 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 to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The church building shall be LED Certified and shall have a green roof of at least 25 percent of net roof area (approximately 17,440 square feet). Should the cost of renovation of the existing building at 7522 South Greenwood Avenue for church purposes exceed the building's assessed value by more than 300 percent, then the renovation shall exceed the ASHRAE 90.1-2004 standards by at least 14 percent and the building shall have a green roof of 50 percent of net roof area, unless an engineer's report certifies that the building is structurally insufficient to support such a green roof.
15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Housing and Economic Development shall initiate a zoning map amendment to rezone the property to the underlying RS3 Residential Single-Unit (Detached House) District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Right-of-Way Adjustment Map; Site Plan -- Overall Site; Site Plan -- Partial Area A; Site Plan -- Partial Area B; Site Plan -- Partial Area C; Site Plan -- Partial Area D; Vehicle Use Plan; Landscape Plan -- Overall Site; Landscape Plan Partial -- South; Landscape Plan Partial -- Northeast; Landscape Plan Partial -- Northwest; North, South, East and West Elevations; and Exterior Elevations -- Bus Garage referred to in these Plan of Development Statements printed on pages 57036 through 57054 of this *Journal*.]

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REPORTS OF COMMITTEES

57035

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

*Institutional Planned Development No. 1220.*

*Bulk Regulations And Data Table.*

Gross Site Area:	12.24 acres (533,171 square feet)
Net Site Area:	9.03 acres (393,195 square feet)
Maximum Floor Area Ratio:	0.9*
Minimum Number of Off-Street Loading Spaces:	1
Minimum Number of Off-Street Parking Spaces:	625
Minimum Number of Bicycle Parking Spaces:	50
Maximum Building Height:	75 feet (as measured in accordance with the Chicago Zoning Ordinance)
Minimum Required Setback:	In accordance with the Site Plan
Maximum Percent of Site Coverage:	In accordance with the Site Plan

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\* Note: There are two existing buildings on the property:

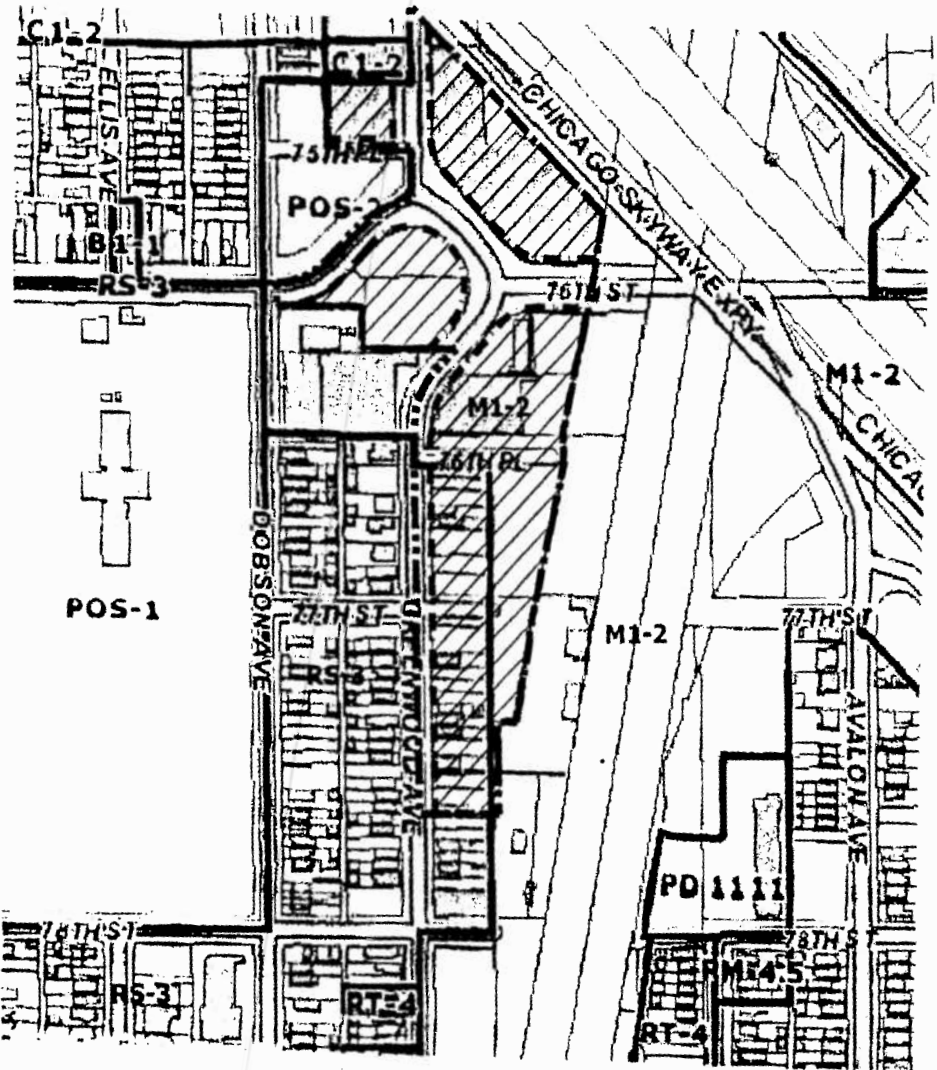
-- 7522 South Greenwood Avenue (18,502 square feet) -- to be retained

-- 7519 South Greenwood Avenue (110,000 square feet) -- to be demolished.

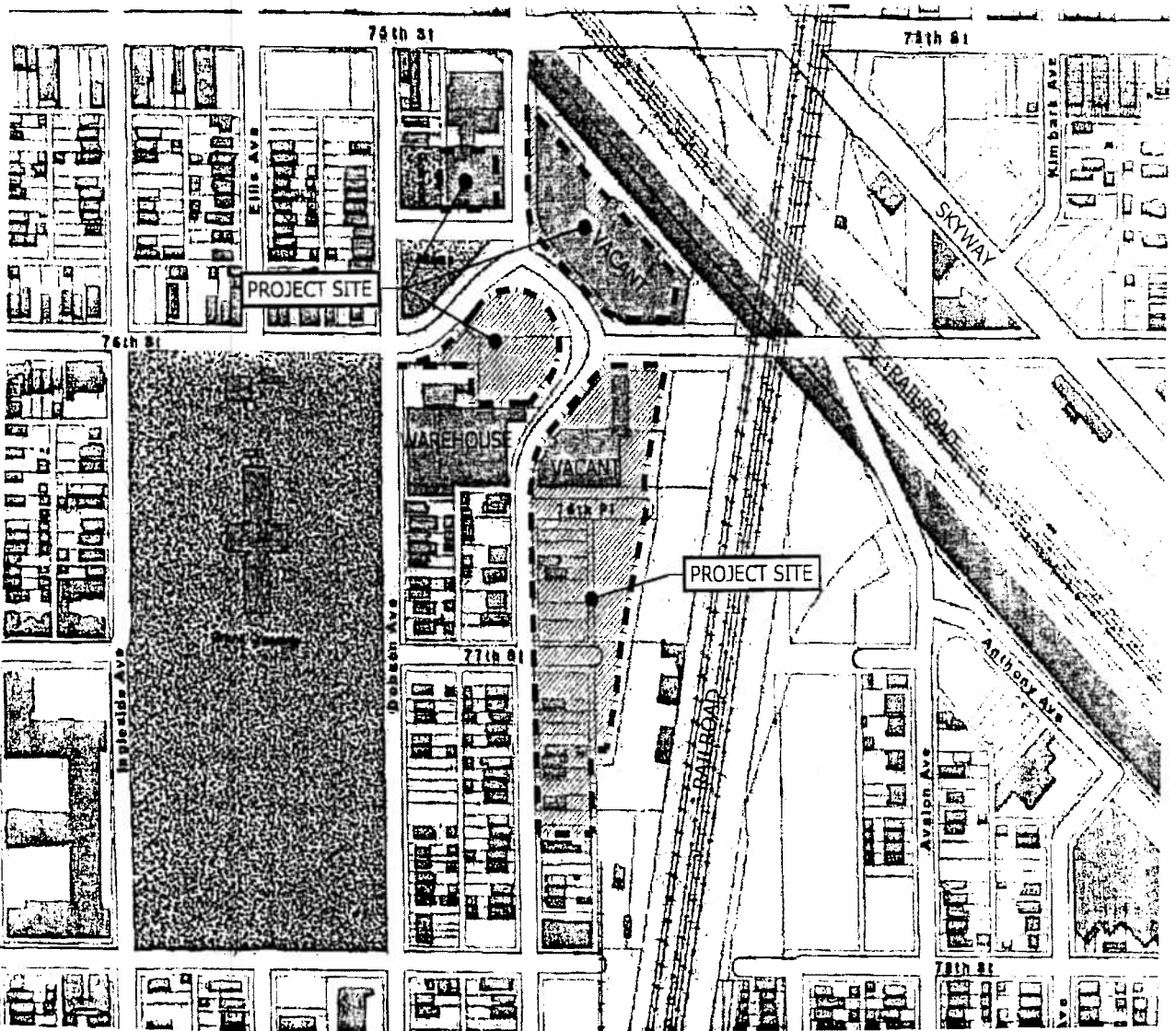
Existing Zoning Map.



- PROPERTY LINE
- - - PD BOUNDARY



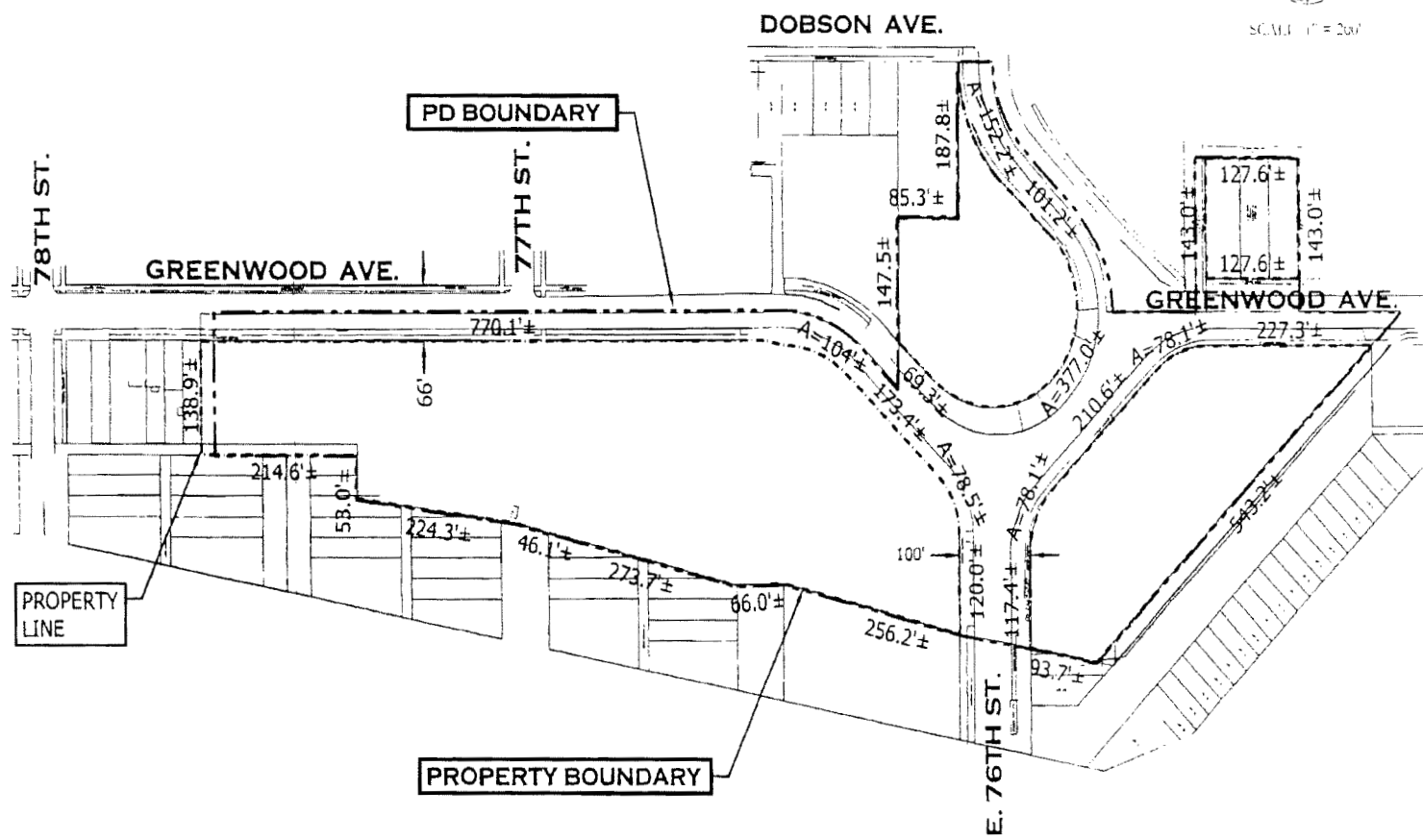
Existing Land-Use Map.



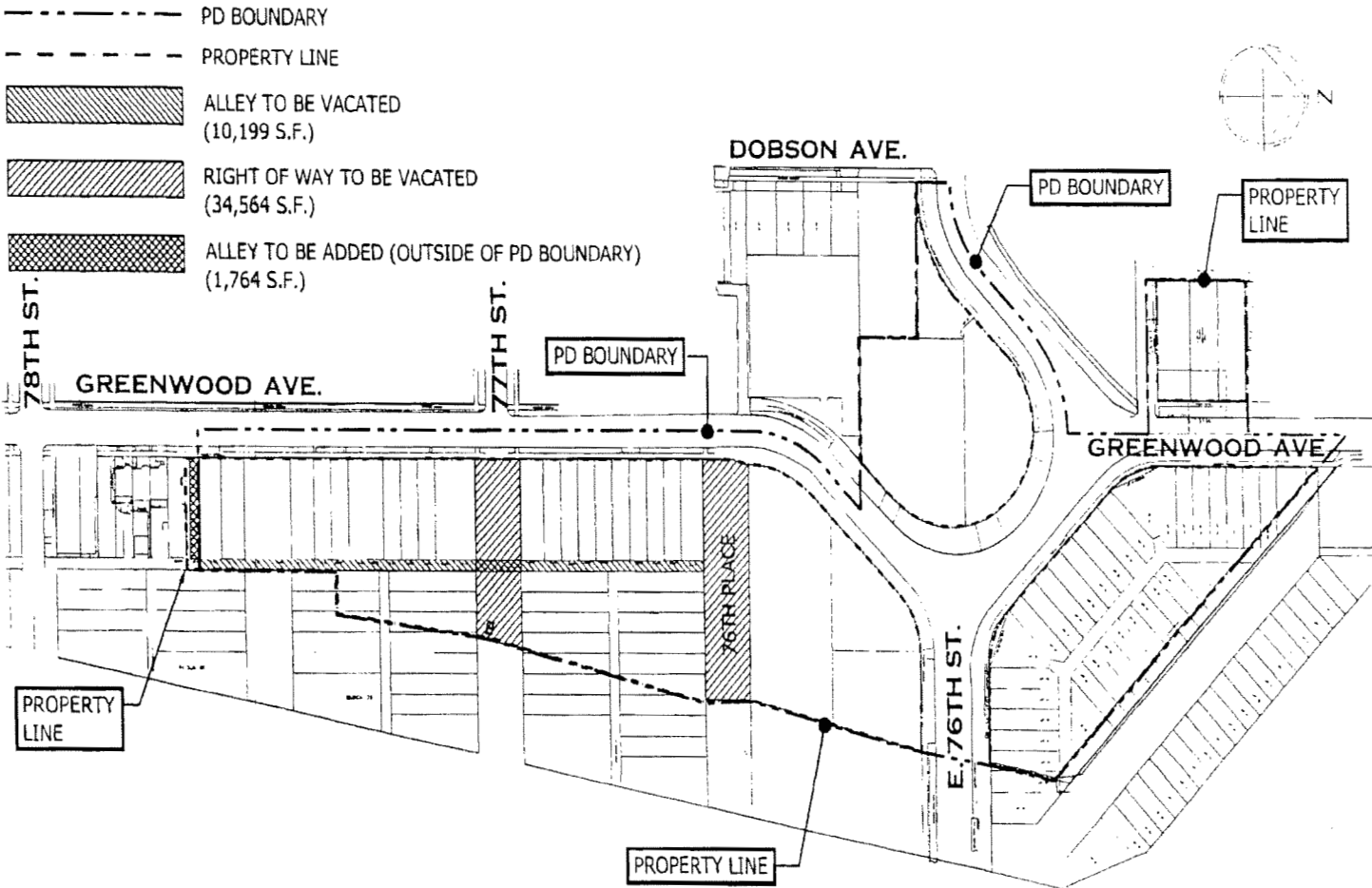
Planned Development Boundary  
And Property Line Map.

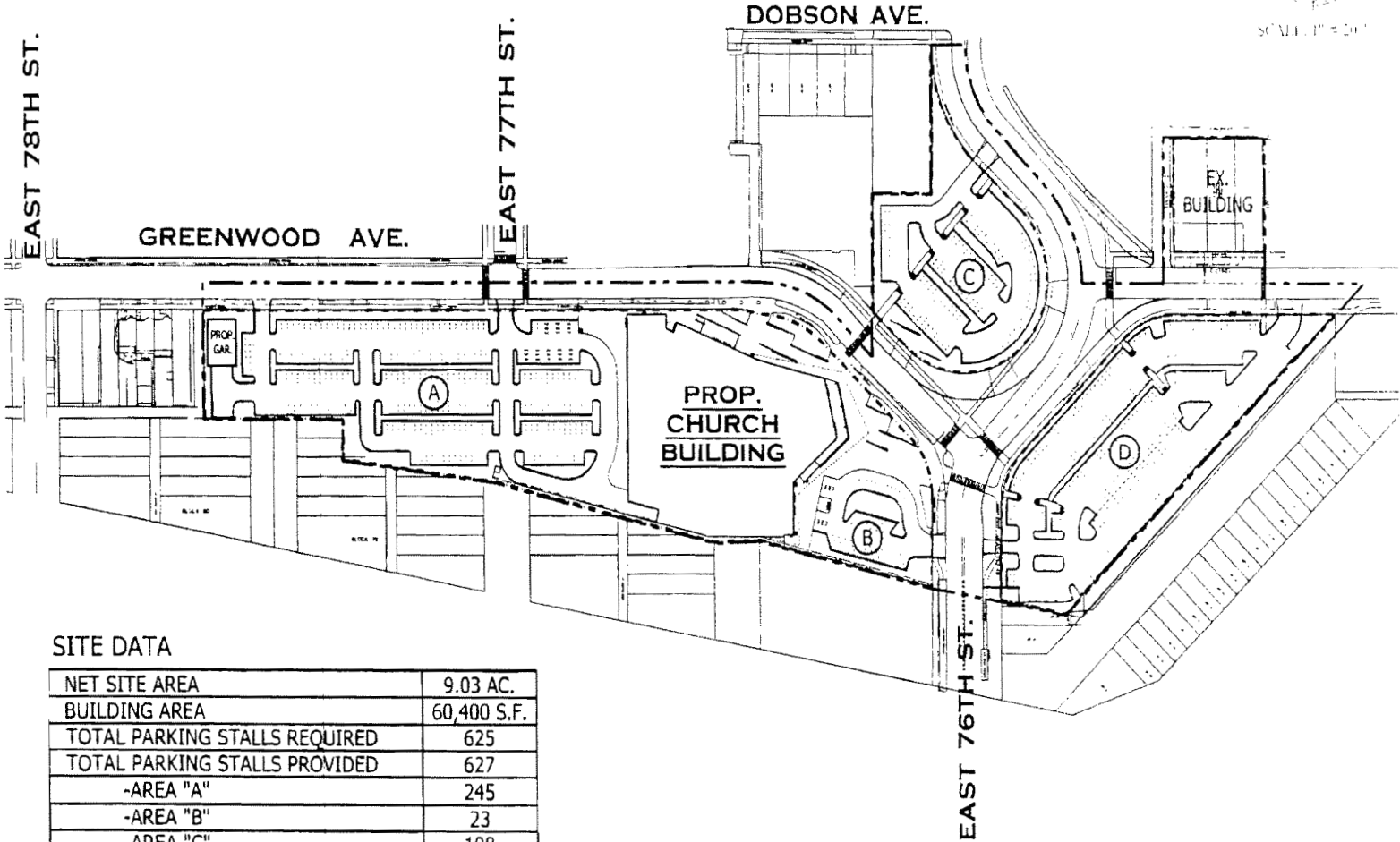


- - - - - PD BOUNDARY  
 - - - - - PROPERTY LINE



Right-Of-Way Adjustment Map.





Site Plan -- Overall Site.

**SITE DATA**

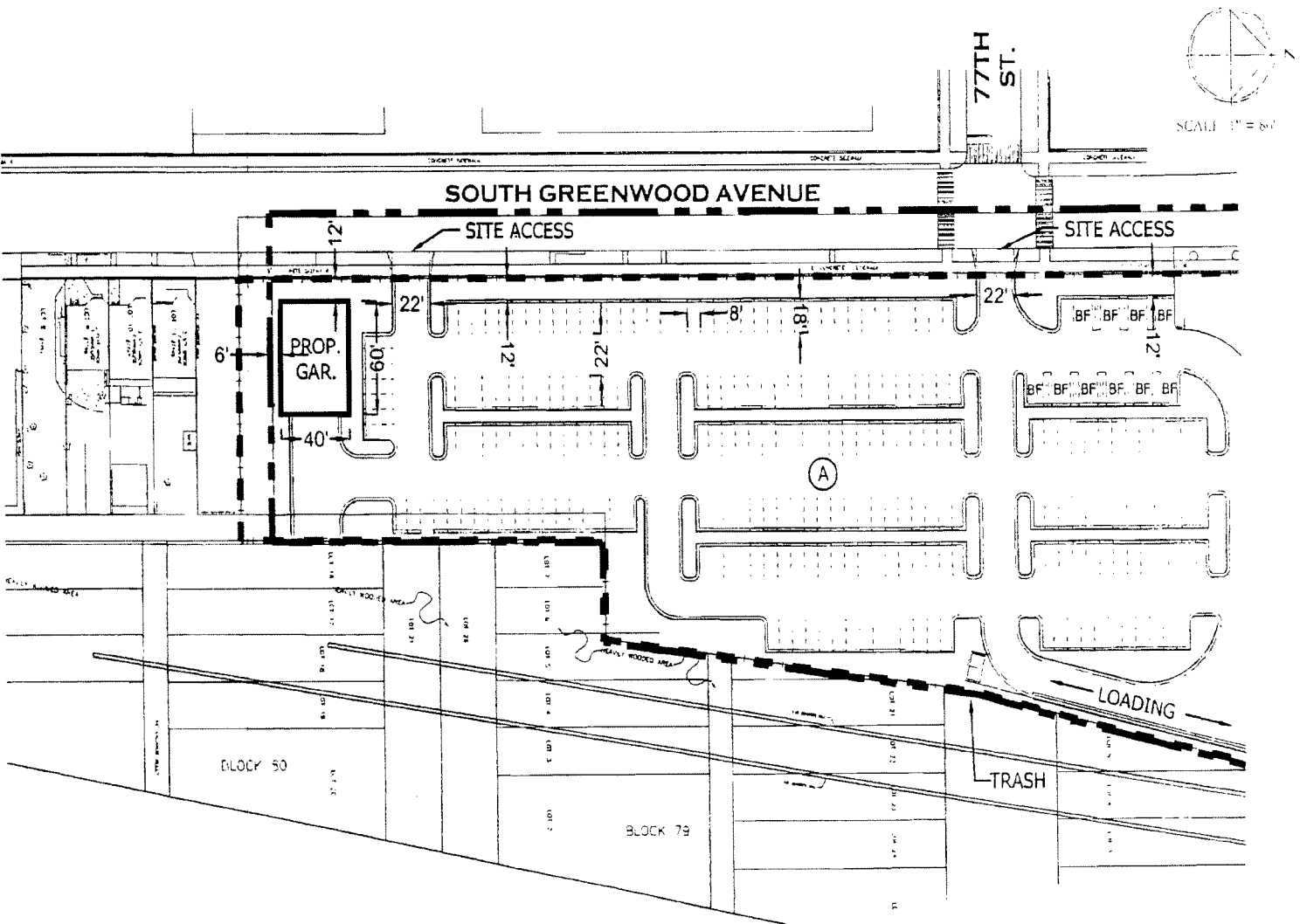
NET SITE AREA	9.03 AC.
BUILDING AREA	60,400 S.F.
TOTAL PARKING STALLS REQUIRED	625
TOTAL PARKING STALLS PROVIDED	627
-AREA "A"	245
-AREA "B"	23
-AREA "C"	108
-AREA "D"	251

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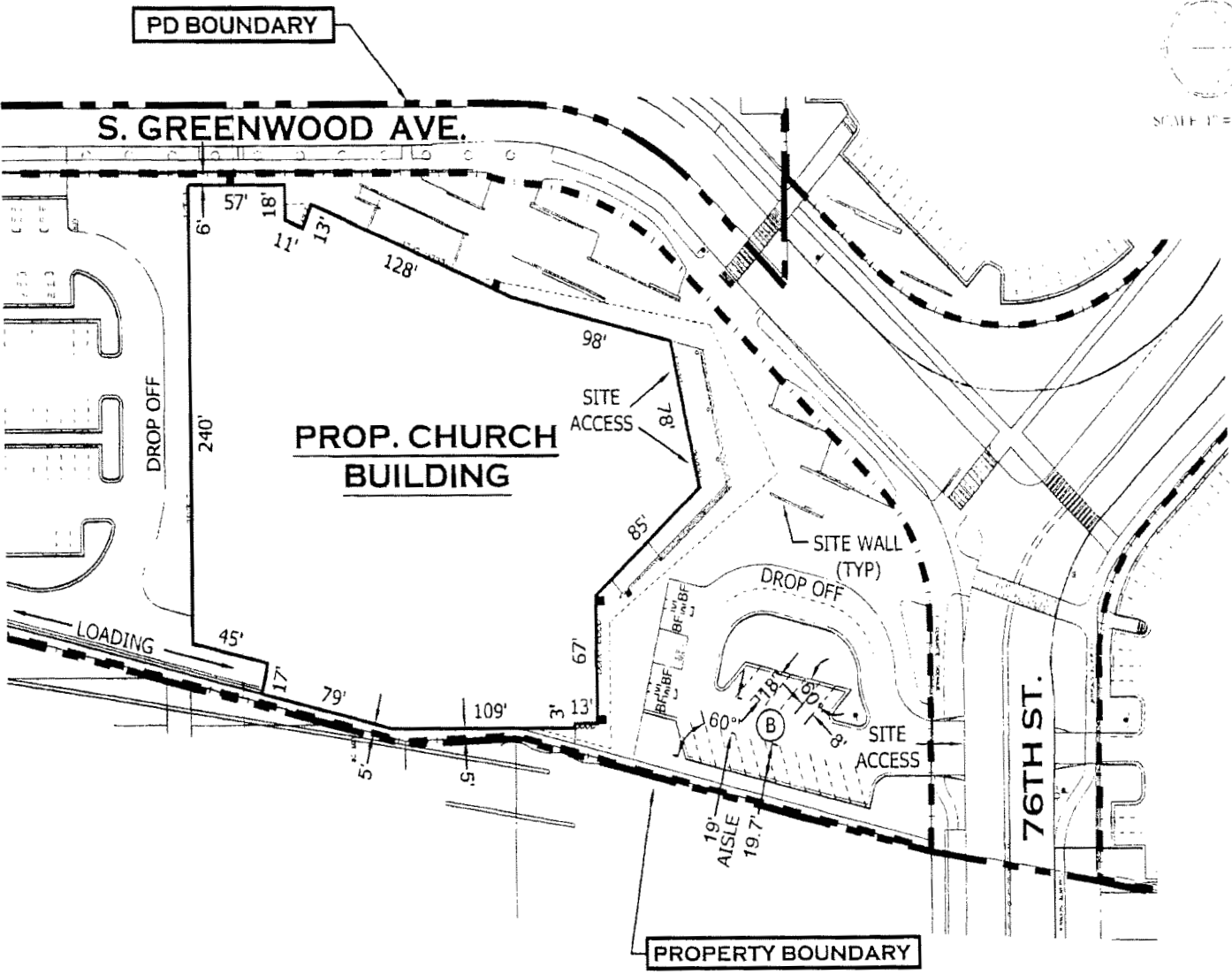
REPORTS OF COMMITTEES

57041

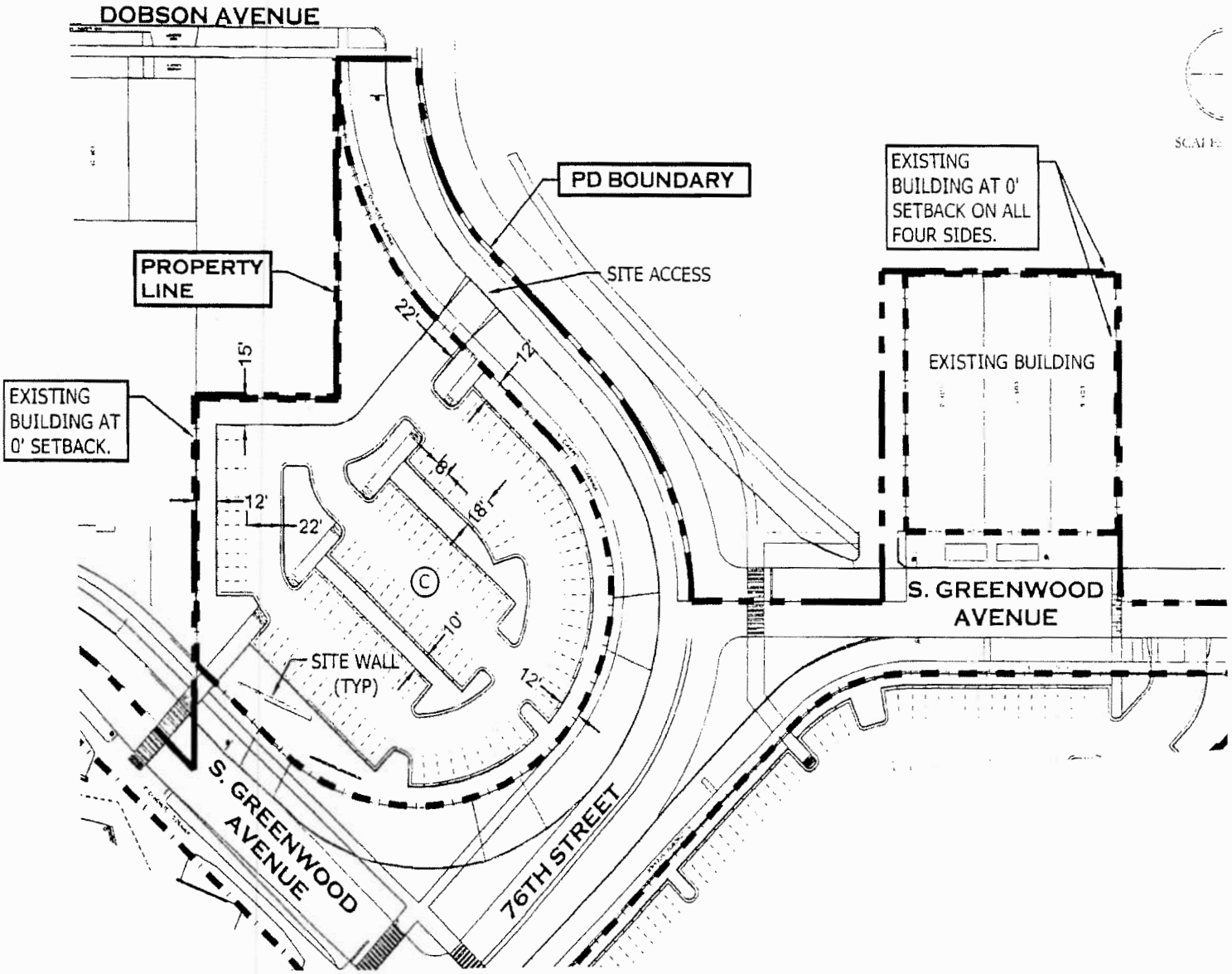
Site Plan -- Partial Area A.

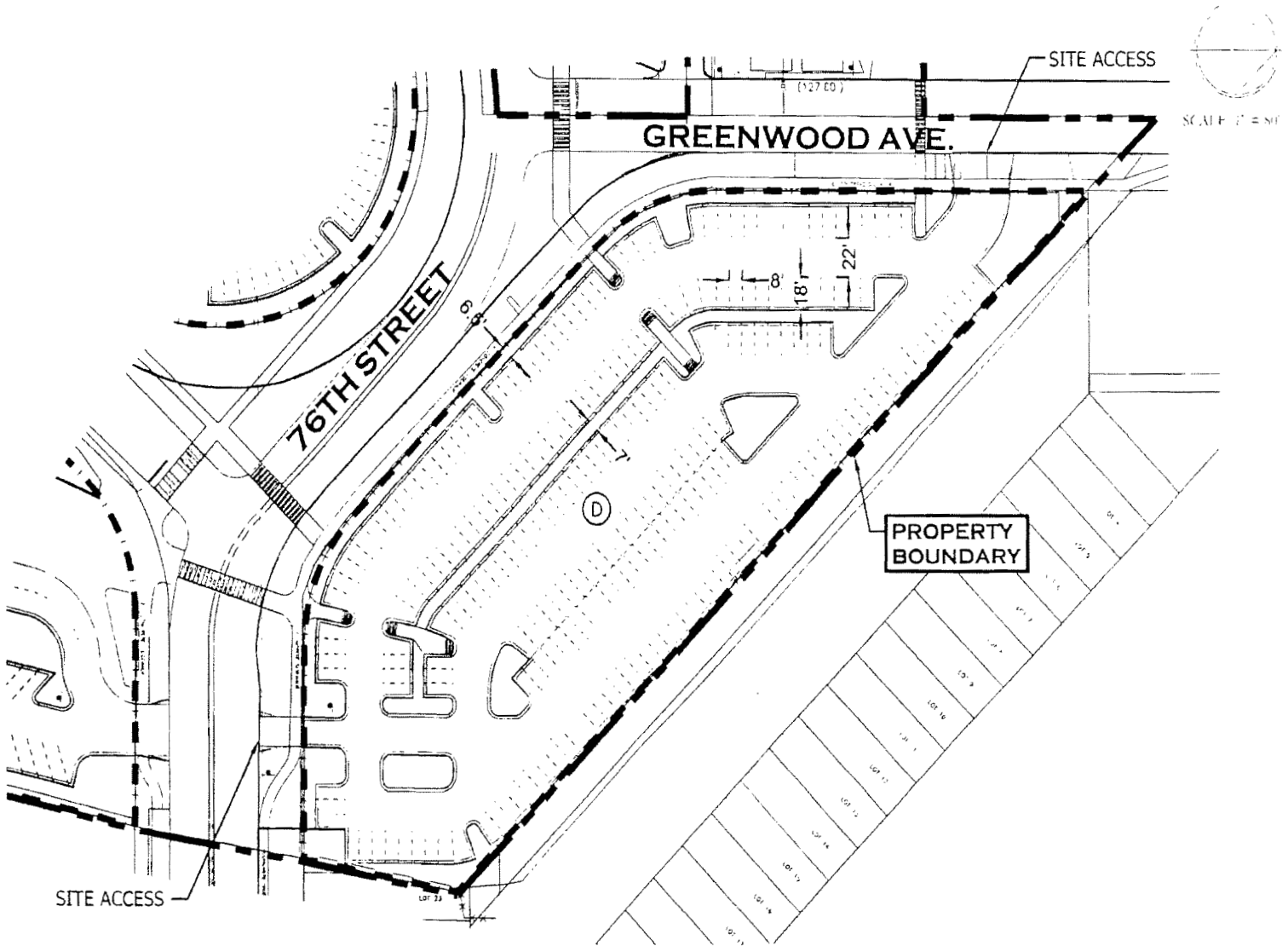


Site Plan -- Partial Area B.



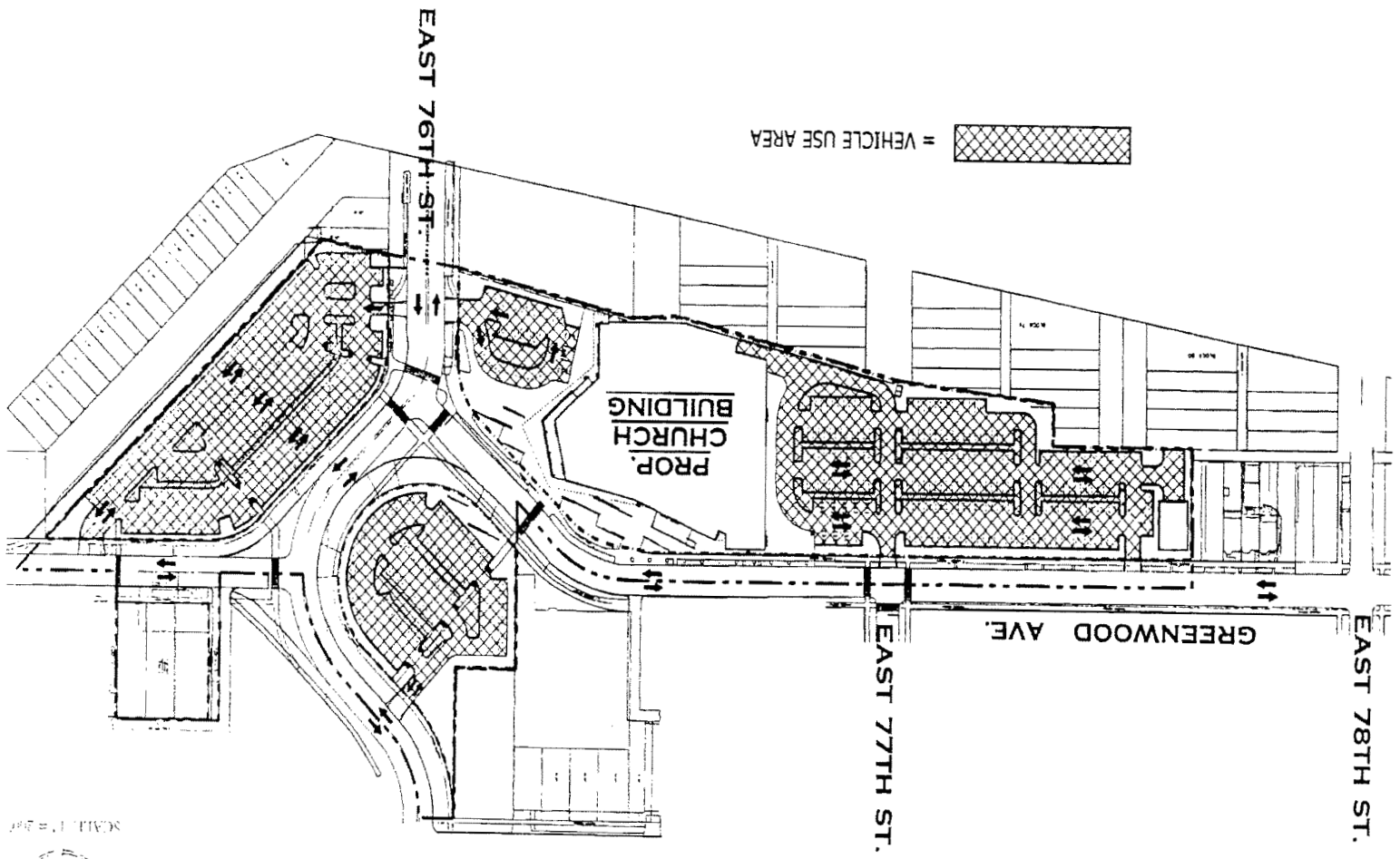
Site Plan -- Partial Area C.



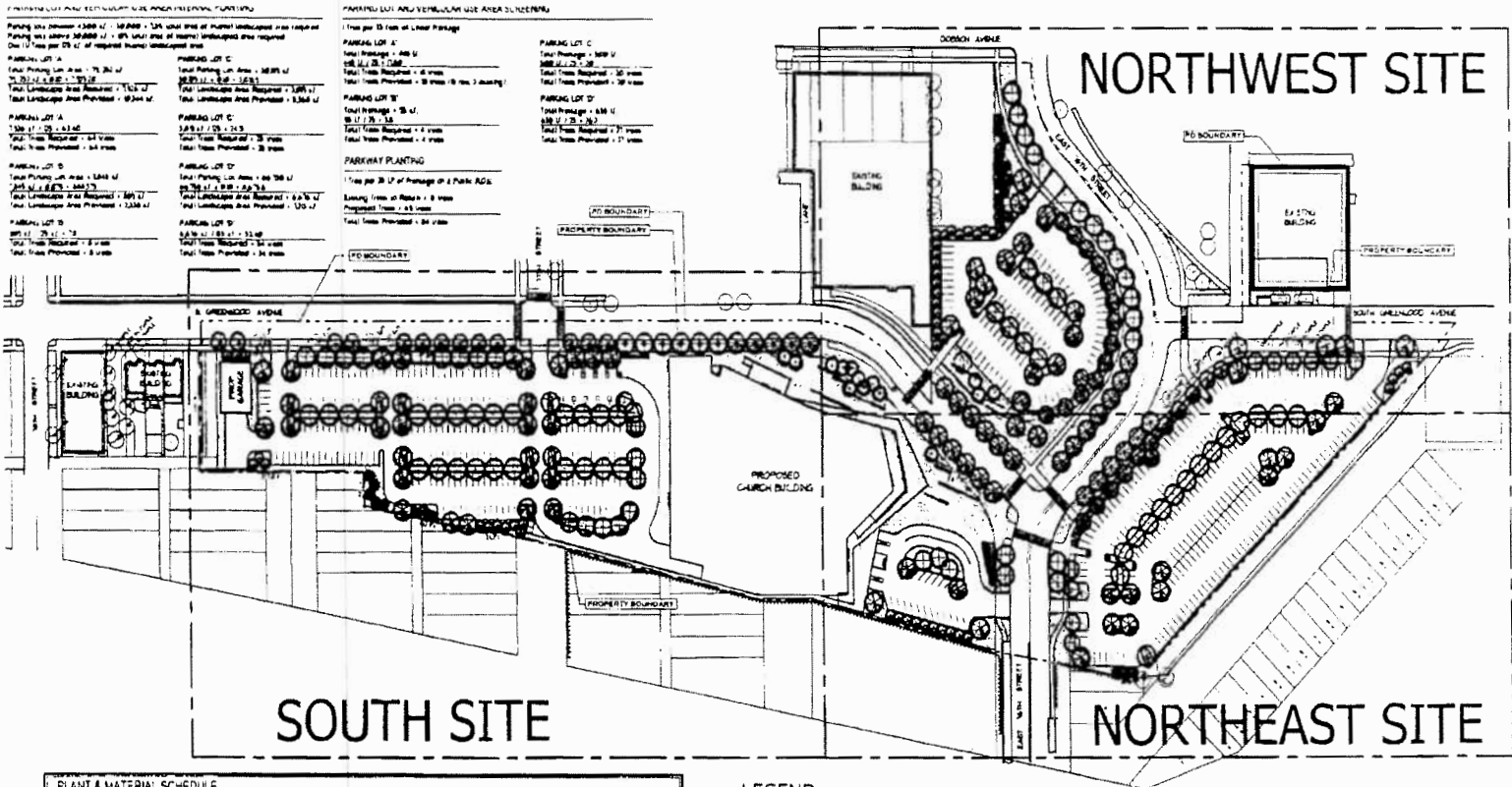


Site Plan -- Partial Area D.

Vehicle Use Plan.



Landscape Plan -- Overall Site.



**EXISTING LOT AND VEGETATION USE AREA SCHEDULE**

Parking lot: 1,000 sq ft. 100 trees. 10% total area of mature landscape area required  
 Parking lot: 2,000 sq ft. 200 trees. 20% total area of mature landscape area required  
 One (1) tree per 25 sq ft. of required mature landscape area

**PARKING LOT A:**  
 Total Parking Lot Area: 75,000 sq ft.  
 Total Landscape Area Required: 1,500 sq ft.  
 Total Landscape Area Provided: 1,500 sq ft.

**PARKING LOT B:**  
 Total Parking Lot Area: 1,000 sq ft.  
 Total Landscape Area Required: 200 sq ft.  
 Total Landscape Area Provided: 200 sq ft.

**PARKING LOT C:**  
 Total Parking Lot Area: 1,000 sq ft.  
 Total Landscape Area Required: 200 sq ft.  
 Total Landscape Area Provided: 200 sq ft.

**PARKING LOT D:**  
 Total Parking Lot Area: 1,000 sq ft.  
 Total Landscape Area Required: 200 sq ft.  
 Total Landscape Area Provided: 200 sq ft.

**PARKING LOT E:**  
 Total Parking Lot Area: 1,000 sq ft.  
 Total Landscape Area Required: 200 sq ft.  
 Total Landscape Area Provided: 200 sq ft.

**PARKING LOT F:**  
 Total Parking Lot Area: 1,000 sq ft.  
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 Total Landscape Area Provided: 200 sq ft.

**PARKING LOT G:**  
 Total Parking Lot Area: 1,000 sq ft.  
 Total Landscape Area Required: 200 sq ft.  
 Total Landscape Area Provided: 200 sq ft.

**PARKING LOT H:**  
 Total Parking Lot Area: 1,000 sq ft.  
 Total Landscape Area Required: 200 sq ft.  
 Total Landscape Area Provided: 200 sq ft.

**PARKING LOT I:**  
 Total Parking Lot Area: 1,000 sq ft.  
 Total Landscape Area Required: 200 sq ft.  
 Total Landscape Area Provided: 200 sq ft.

**PARKING LOT J:**  
 Total Parking Lot Area: 1,000 sq ft.  
 Total Landscape Area Required: 200 sq ft.  
 Total Landscape Area Provided: 200 sq ft.

**PARKING LOT K:**  
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**PARKING LOT L:**  
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**PARKING LOT M:**  
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**PARKING LOT N:**  
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**PARKING LOT V:**  
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**PARKING LOT X:**  
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**PARKING LOT Y:**  
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**PARKING LOT Z:**  
 Total Parking Lot Area: 1,000 sq ft.  
 Total Landscape Area Required: 200 sq ft.  
 Total Landscape Area Provided: 200 sq ft.

**PARKING LOT AND VEGETATION USE AREA SCHEDULE**

1 Tree per 25 sq ft. of Linear Planting

**PARKING LOT A:**  
 Total Parking Lot Area: 1,000 sq ft.  
 Total Landscape Area Required: 200 sq ft.  
 Total Landscape Area Provided: 200 sq ft.

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Sym.	Qty	Botanical Name	Common Name	Size	Root	Comments
<b>Deciduous Trees</b>						
AC	71	Acer saccharum	Sweetgum	18" FL.	DIB	Full height min 3' canopy
AF	8	Acer & Fraxinus	American Elm	2 1/2" cal.	DIB	Full height min 6' head clearance
CG	14	Cornus mas	European Hornbeam	2 1/2" cal.	DIB	Full height min 6' head clearance
GB	33	Ginkgo biloba	Maundy Tree	2 1/2" cal.	DIB	Full height min 6' head clearance
GB	18	Gleditsia virens	Black Locust	2 1/2" cal.	DIB	Full height min 6' head clearance
PL	76	Platanus occidentalis	London Plane Tree	2 1/2" cal.	DIB	Full height min 6' head clearance
PL	35	Platanus occidentalis	Cleveland Tree	2 1/2" cal.	DIB	Full height min 6' head clearance
QD	70	Quercus bicolor	Swamp White Oak	2 1/2" cal.	DIB	Full height min 6' head clearance
TC	77	Tilia cordata	Common Linden	2 1/2" cal.	DIB	Full height min 6' head clearance
TD	14	Taxodium distichum	Swamp Cypress	2 1/2" cal.	DIB	Full height min 6' head clearance
UP	34	Ulmus floridus	Flowering Elm	2 1/2" cal.	DIB	Full height min 6' head clearance
<b>Evergreen Trees</b>						
ABC	50	Abies concolor	Concolor Fir	8" FL.	DIB	Unsprung, to be planted to ground
AT	3	Thuja occidentalis	Eastern Red Cedar	8" FL.	DIB	Unsprung, to be planted to ground
PT	3	Pinus strobus	White Pine	8" FL.	DIB	Unsprung, to be planted to ground
<b>Ornamental Grasses &amp; Perennials</b>						
1500		Beckmannia eruvaria, Rudbeckia, Penstemon, and Phlox		1-3 gal.	Can	Space 18" x 18"

**LEGEND**

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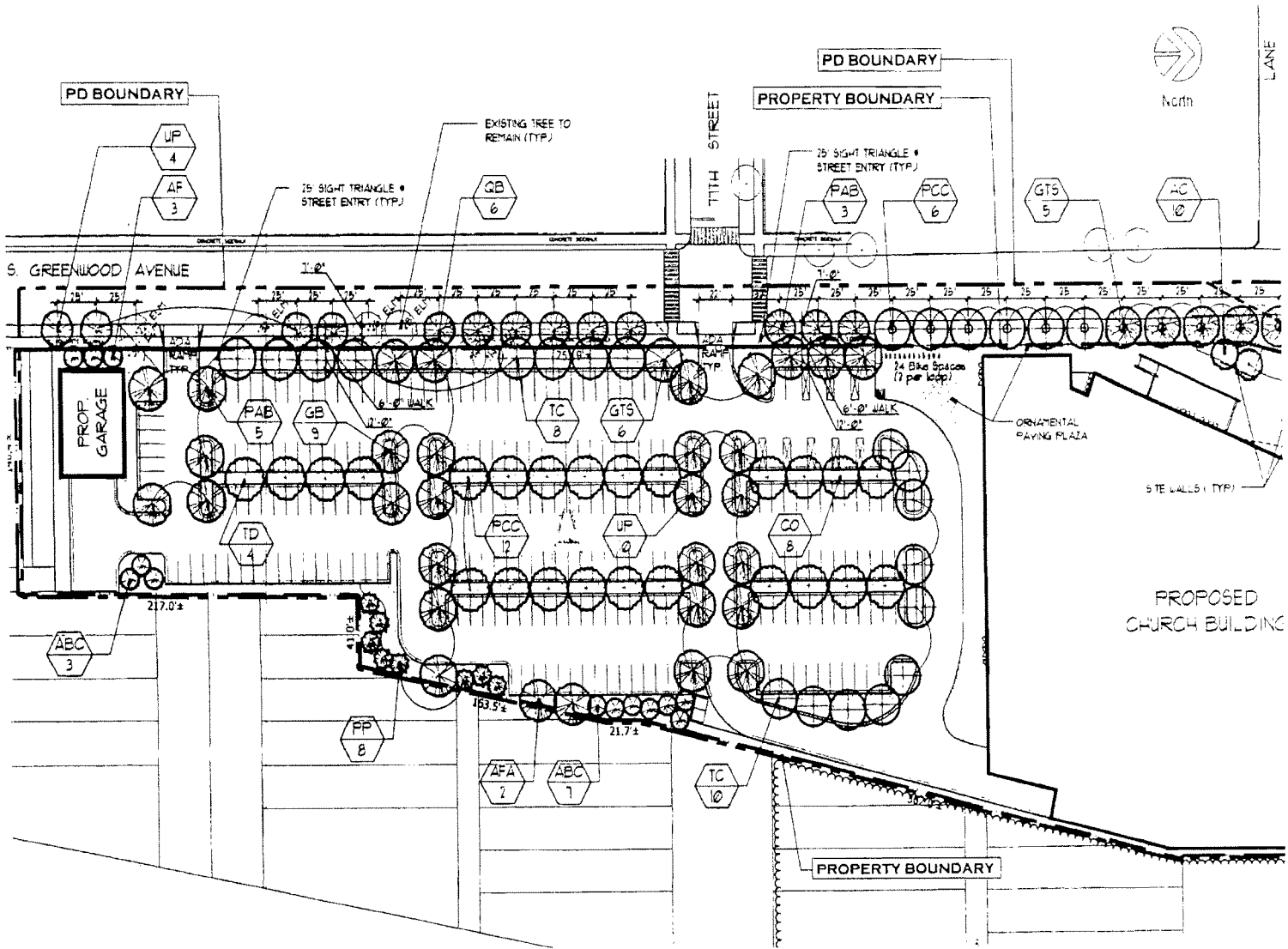
North

6/26/2013

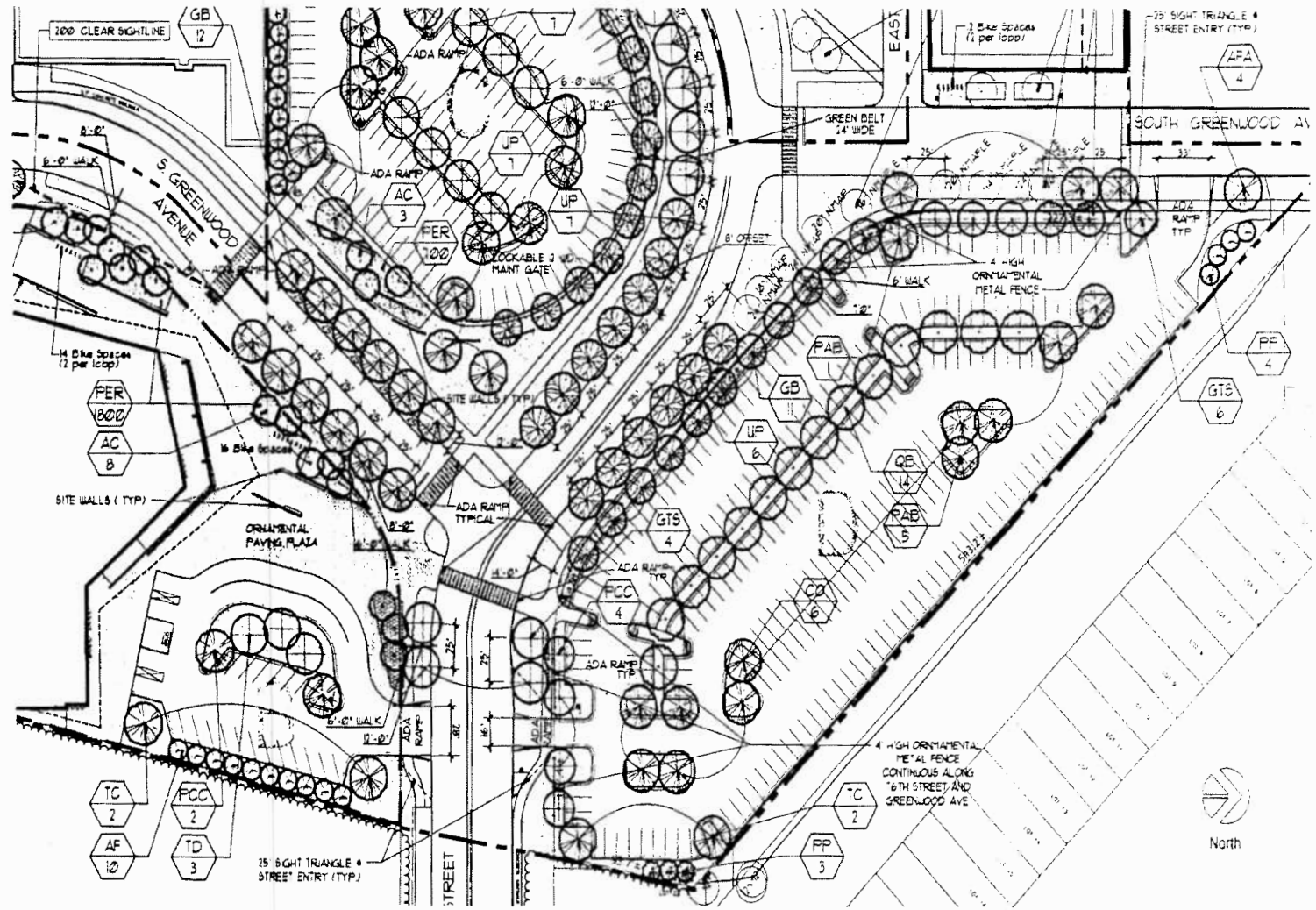
REPORTS OF COMMITTEES

57047

Landscape Plan Partial -- South



Landscape Plan Partial -- Northeast

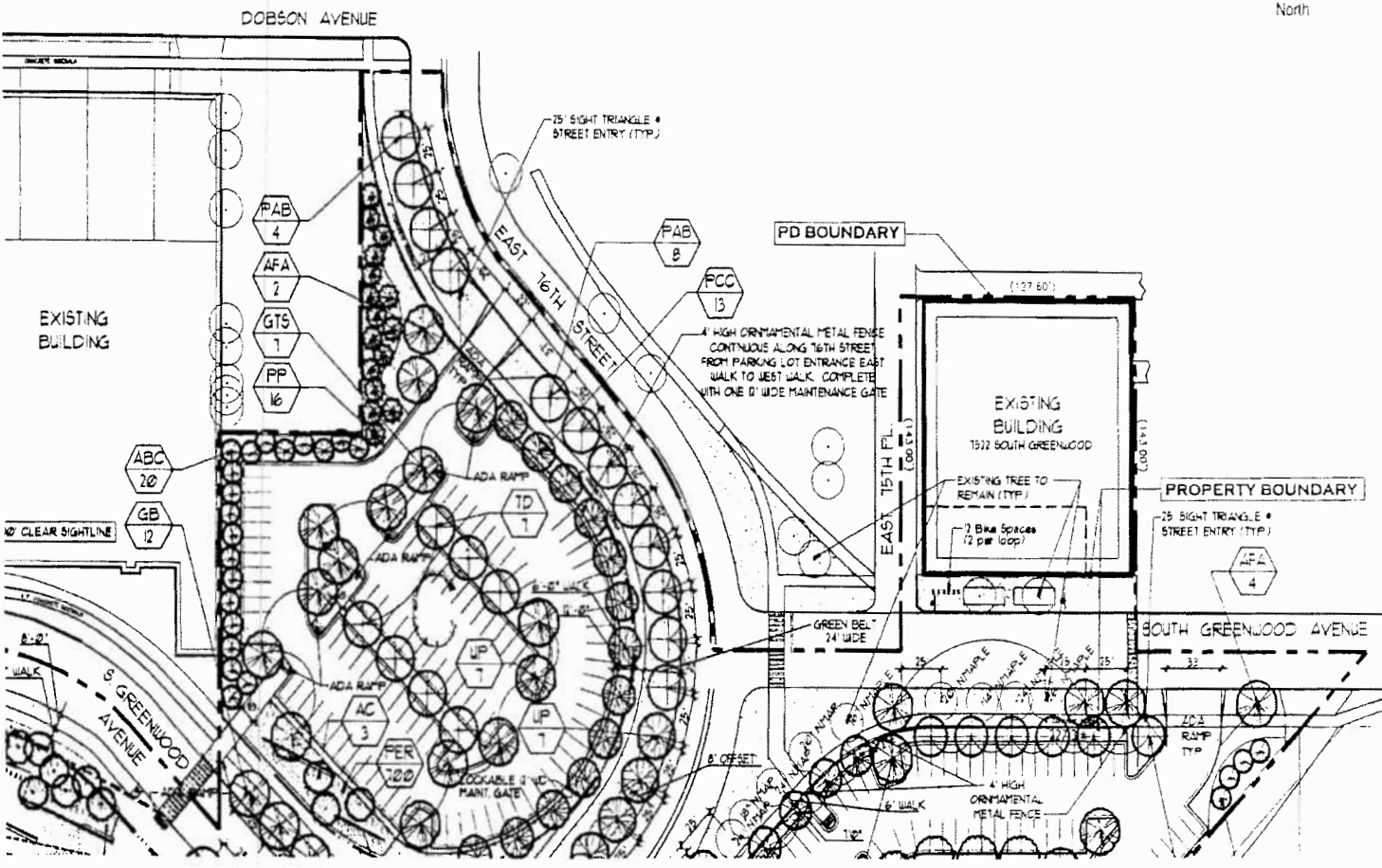


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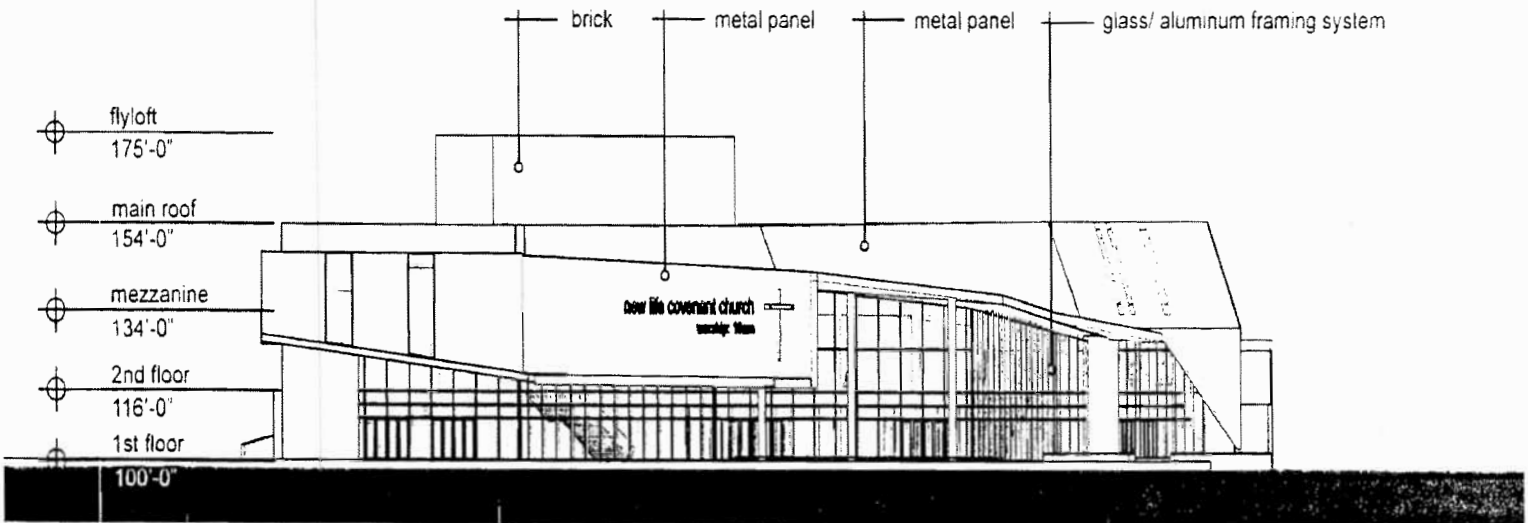
REPORTS OF COMMITTEES

57049

Landscape Plan Partial -- Northwest.



Exterior Elevation -- Church -- North.

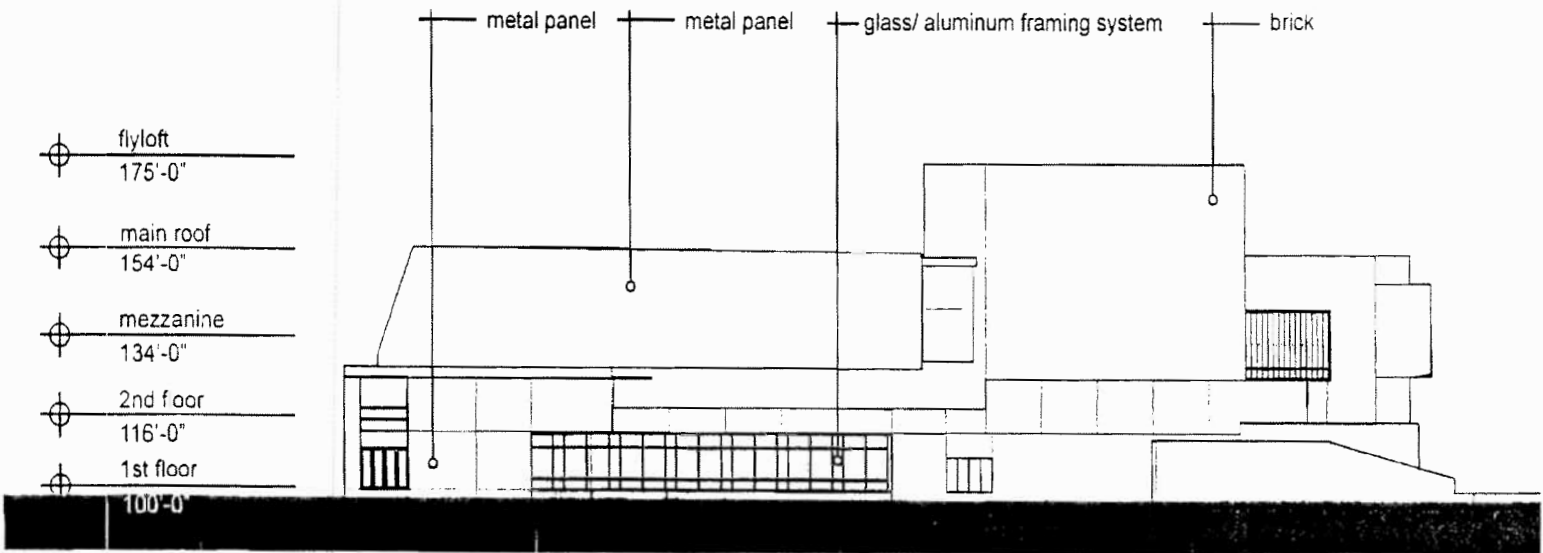


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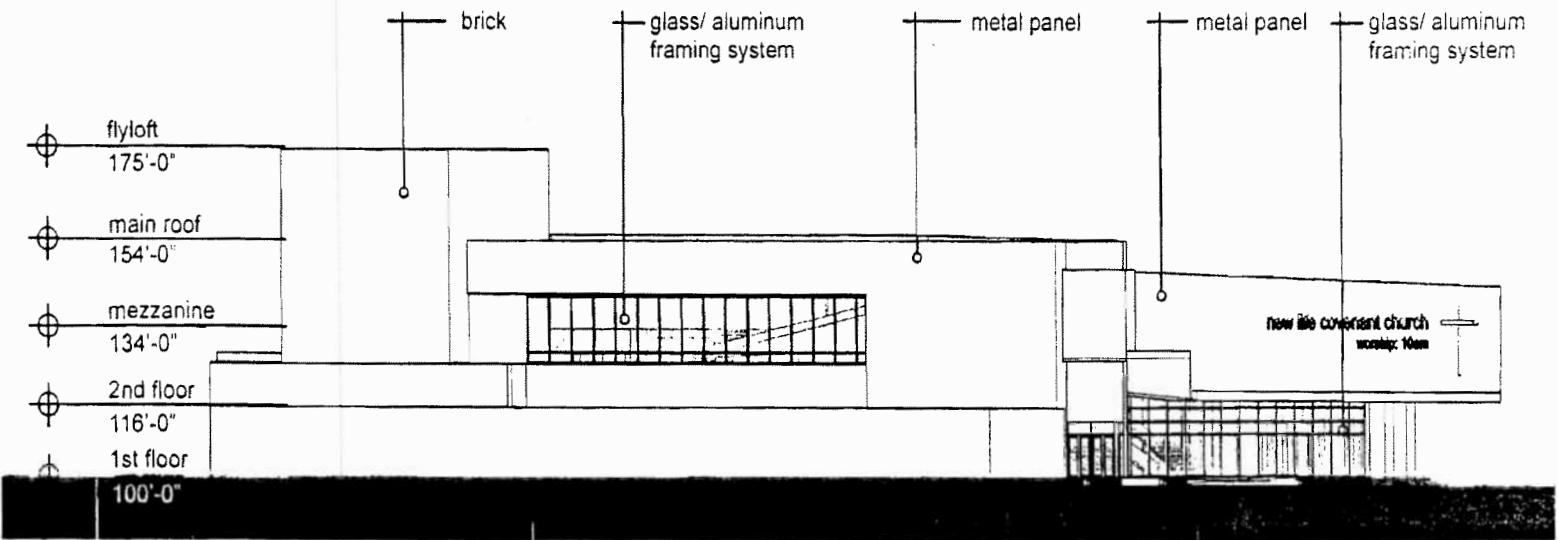
REPORTS OF COMMITTEES

57051

Exterior Elevation -- Church -- South.



Exterior Elevation -- Church -- East.

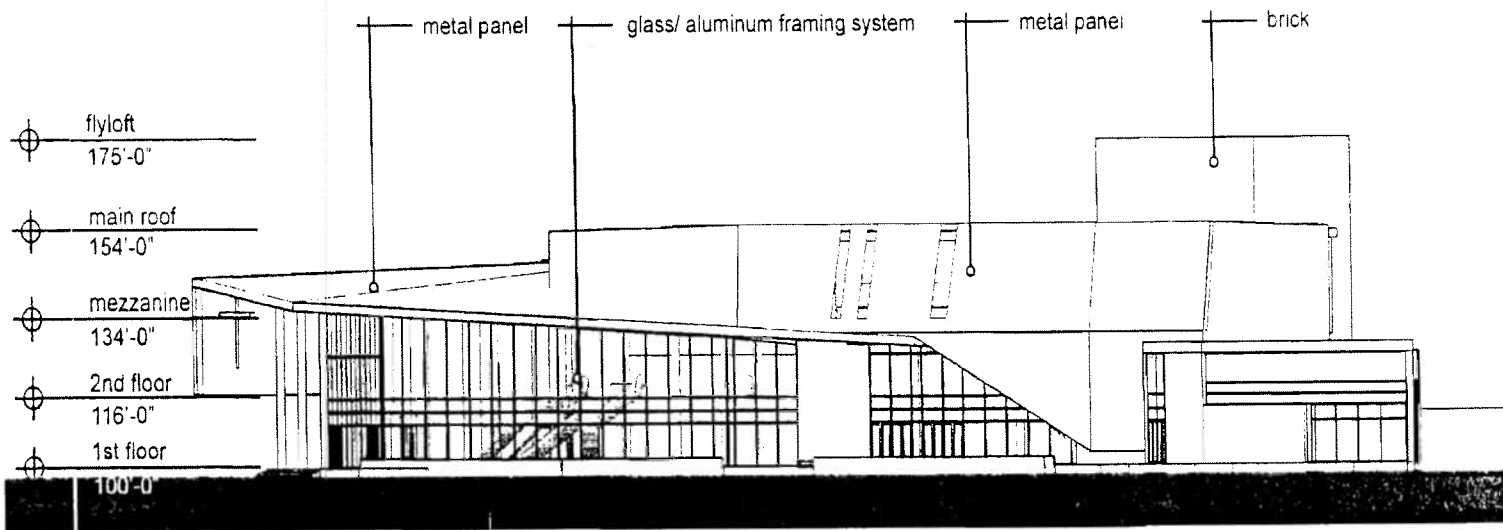


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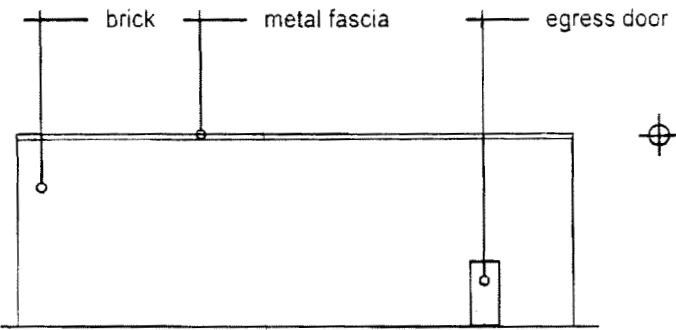
REPORTS OF COMMITTEES

57053

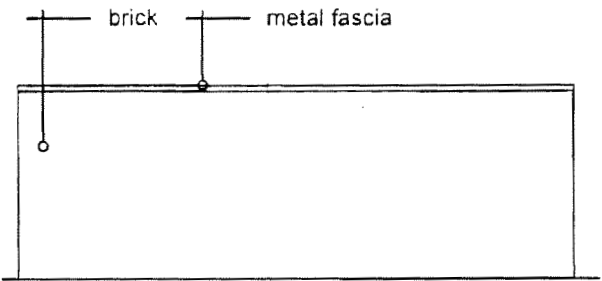
Exterior Elevation -- Church -- West.



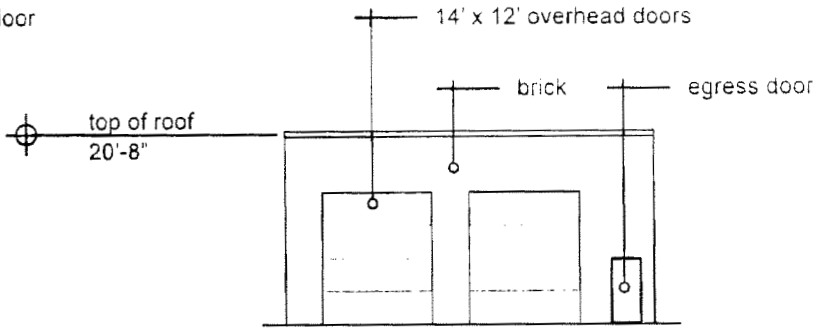
Exterior Elevation -- Bus Garage.



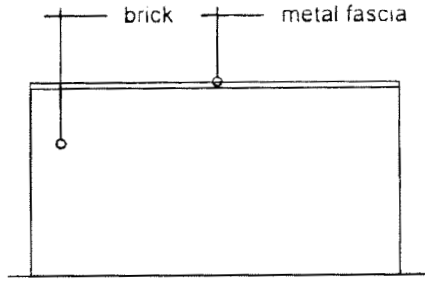
North Elevation



South Elevation



East Elevation



West Elevation