

PD 1597

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

January 2, 2026

Sylvia Michas and Graham Grady
Taft Law
111 E. Wacker, Suite 2600
Chicago, IL 60601

Re: Minor change to PD No. 1597, Sunshine Gospel Ministries at 345 E. 60th St.

Dear Ms. Michas and Mr. Grady:

Please be advised that your request for a minor change to Institutional Planned Development No. 1597 ("PD 1597") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement Number 12 of PD 1597.

On behalf of Sunshine Community Development Corporation & Sunshine Gospel Ministries, and with the consent of the City of Chicago, the sole property owner of PD 1597, you are seeking a minor change to allow for the following design modifications to the proposed community center campus development:

- A reduction in the square footage of the proposed three-story community center building from 77,050 SF to approximately 62,000 SF.
- A change in the building's cladding from a fiber cement rain screen system to precast concrete panels.
- The addition of a parapet wall with a height of 50'-6" at the northeast corner of the building facing Washington Park. The overall building height of 45'-6" and the zoning height of 41'-0" remain unchanged.
- The implementation of a two-phased landscape improvement plan. Phase 1 will consist of approximately 76,925 SF of site improvements, including the required amount of landscaped area per Chapter 17-11 of the Zoning Ordinance and the landscaped area facing S. Dr. Martin Luther King Dr. and E. 60th St. Phase 2, which will commence within 2 years of the date of this letter, will consist of the proposed athletic fields (20,000 SF) and remaining landscaping.
- Replacement of the previously approved green roof with a solar-ready rooftop, in compliance with the City's 2024 Sustainable Dev. Policy.

The following revised exhibits are attached:

- Chicago Sustainable Development Policy (2024)
- Site Plan
- Landscape Plan
- Landscape Details (2)
- 1st Floor Plan
- 2nd Floor Plan
- 3rd Floor Plan
- Roof Plan
- East and North Elevations
- West and South Elevations
- East and North Streetscape Elevations
- West and South Streetscape Elevations

With regard to your request, the Department of Planning and Development has determined that allowing the proposed 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. The Fire Prevention Bureau, the Dept. of Transportation, the Mayor's Office for People with Disabilities, and Stormwater Review have no objection to these changes.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 1597, 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,



Noah Szafraniec
Assistant Commissioner

NS:tm

C: Noah Szafraniec, Mike Marmo, Main file

Chicago Sustainable Development Policy (2024)

Strategy Menu and Third-Party Building Certifications

Strategy No.	Strategy Name	Points	Available in Compliance Pathway #1: Menu	Available in Compliance Pathway #2: Third-Party Certification
A. Bird Protection				
A.1	Bird Protection (Basic)	20	Y	Y
A.2	Bird Protection (Enhanced)	30	Y	Y
B. Energy				
B.1	Exceed Current Energy Transformation Code (5%)	20	Y	N
B.2	Exceed Current Energy Transformation Code (10%)	30		N
B.3	Rooftop Solar-Ready Construction*	5		Y
B.4	On-Site Renewable Energy Provision of 5-10%*	10	Y	Y
B.5	On-site Renewable Energy Provision of 10-20%*	20	Y	Y
B.6	On-site Renewable Energy Provision of > 20%*	30	Y	Y
B.7	Building Electrification	30	Y	N
B.8	Maximum 40% Glass	10	Y	N
B.9	Meet ComEd New Construction Best Practice Requirements	20		N
C. Landscape and Green Infrastructure				
C.1	Green Roof Coverage (>50%)	10	Y	Y
C.2	Green Roof Coverage (100%)	20	Y	Y
C.3	Productive Landscapes	5		Y
C.4	Native Landscapes	5		Y
C.5	Tree Health	5	Y	Y
C.6	Industrial Landscaped Buffer*	10	Y	Y
C.7	Non-toxic Pavement Sealants	5	Y	Y
C.8	Naturalize River Edges	10	Y	Y
C.9	Exceed River Setback for Naturalized Space	5	Y	Y
C.10	Aquatic River Habitat	10	Y	Y
D. Public Health and Community Benefits				
D.1	Well Building Standard	50	Y	Y
D.2	Fitwel Certification	30	Y	Y
D.3	100% on-site ARD	10 to 15	Y	Y
D.4	Air Quality Monitoring*	10	Y	Y
D.5	Indoor Air Quality	5	Y	Y
D.6	Cleaner Industrial Operations Equipment*	5	Y	Y
D.7	Cleaner Construction Equipment	5	Y	Y
D.8	Community Resiliency Asset	10 to 15	Y	Y
D.9	Workforce Development*	10		Y
D.10	Exceed Requirements for Accessible Dwelling Units	5	Y	Y



Strategy No.	Strategy Name	Points	Available in Compliance Pathway #1: Menu	Available in Compliance Pathway #2: Third-Party Certification
E. Stormwater				
E.1	Sump Pump Capture and Reuse	5	Y	Y
E.2	Exceed Stormwater Ordinance by 25%*	10	Y	Y
E.3	Exceed Stormwater Ordinance by 50%*	20	Y	Y
E.4	100% Stormwater Infiltration	40	Y	Y
E.5	100-year Detention for Lot-to-Lot buildings	25	Y	Y
E.6	100-year Detention for Bypass	5	Y	Y
F. Transportation				
F.1	Divvy Bikeshare Sponsorship	5	Y	N
F.2	Residential Bike Parking Facilities	5	Y	N
F.3	Non-Residential Bike Parking Facilities	5	Y	N
F.4	EV Charging Stations 30%	5		N
F.5	EV Charging Stations Fast Charger	10	Y	N
F.6	EV Charger Readiness (Basic)	5		N
F.7	EV Charger Readiness (Enhanced)	10	Y	N
F.8	Commercial EV Fleet Readiness*	10	Y	Y
F.9	CTA Digital Display	5	Y	Y
G. Waste				
G.1	80% Waste Diversion	5		N
G.2	80% Waste Diversion + 10% reuse	10	Y	N
H. Water				
H.1	Indoor Water Use Reduction (25%)	5	Y	N
H.2	Indoor Water Use Reduction (40%)	10		N
Sustainability Excellence & Innovation				
Sustainability Excellence and Innovation		5 to 20	Y	Y
TOTAL POINTS FOR PURSUED STRATEGIES		115		
Third-party Building Certification Program		Points	Third-party Building Certification Program	
LEED Gold		80	PHIUS	
LEED Platinum		90	PHIUS Zero	
LEED Zero		95	ILFI Living Building Challenge	
Three Green Globes		80	ILFI Zero Energy	
Four Green Globes		90	Enterprise Green Communities	
Green Globes Journey to Net Zero Carbon / Net Zero Energy		95	National Green Building Standard Gold	
			National Green Building Standard Emerald	

* Recommended strategy for Air Quality Ordinance and Industrial use category projects

INDICATES A PURSUED STRATEGY

CIVIC PROJECTS ARCHITECTURE

8103 South Blue Island Ave.
Chicago, IL 60647
info@civicprojects.com

Sponsors
Sunshine Gospel Ministries and Sunshine Community Development Corporation
Institutional PD #1597

REV	DESCRIPTION	DATE
5	PHIUS	02/25/24
6	PHIUS	12/05/25

DATE PRINTED: 12/05/2025

Sheet Name
CHICAGO SUSTAINABLE DEVELOPMENT POLICY
PDO.5

INCLUDING COMMUNITY CENTER AND PLANT SPECIES

Code	Quantity	Plant Name	Common Name	Site	Spacing	Notes/Remarks
101	1	Shade Tree				
102	1	Shade Tree				
103	1	Shade Tree				
104	1	Shade Tree				
105	1	Shade Tree				
106	1	Shade Tree				
107	1	Shade Tree				
108	1	Shade Tree				
109	1	Shade Tree				
110	1	Shade Tree				

PARKING LOT ENHANCEMENTS

Vehicle Use Area	Required Landscape Area	Proposed Landscape Area	Required Internal Landscape Trees	Proposed Internal Landscape Trees	Perimeter Landscape Frontage (L.F.)	Required Tree Planting along Perimeter Landscape Frontage (T/100 L.F.)	Proposed Tree Planting to Perimeter Landscape Area
150	150	150	150	150	150	150	150

CHICAGO LANDSCAPE ORDINANCE ANALYSIS

Street Name	Linear Feet (L.F.)	Proposed Trees	Existing Trees	Proposed Trees	Total
S CALUMET AVE	471'	112	13	5	130
S CALUMET AVE	471'	112	13	5	130
S CALUMET AVE	471'	112	13	5	130

NOTE:
 THE # OF PROPOSED PARKWAY TREES ARE LESS THAN THE REQUIRED AMOUNT OF TREES DUE TO EXISTING TREE LOCATIONS UP THE STREET AND NEAR SIDEWALKS. DRIVEWAYS AND NEAR SIDEWALKS ARE REQUIRED TO BE REPLACED WITH TREES IN ACCORDANCE WITH THE CHICAGO LANDSCAPE ORDINANCE.
 11 TREES HAVE BEEN PROPOSED ON SITE TO ACCOMMODATE THE SIDEWALK IN THE PARKWAY.

WATERING SCHEDULE

HOSE BIBBS AND QUICK COUPLERS TO BE PROVIDED ON SITE. STREETSCAPE PLANTING SHALL BE WATERED BY HAND/WATER TRUCK AS NEEDED FOR THE FIRST YEAR UNLESS PLANTING IS FINALLY ESTABLISHED.

NEW "OPPOLO" IS REQUIRED THROUGHOUT THE FULL ESTABLISHMENT OF ALL PARKWAY PLANTERS AT 7' & DEEP ALL CONCRETE CURBS SHALL BE REMOVED FROM EXISTING DRIVEWAYS AND NEAR SIDEWALKS. ALL "OPPOLO" ITEMS MUST BE REMOVED FROM EXISTING DRIVEWAYS AND NEAR SIDEWALKS PRIOR TO SOIL INSTALLATION.

ALL ACQUIRED LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAY TO BE REPLACED IF NEEDED FOR A MINIMUM OF FIVE (5) YEARS BY THE ORIGINAL APPLICANT AND ANY SUBSEQUENT OWNERS.

SWORN STATEMENT BY OWNER

"I, THE UNDERSIGNED, ACKNOWLEDGE THAT THE LANDSCAPE PLAN SHOWN ON THE ATTACHED LANDSCAPE PLAN FOR THE STREETSCAPE PROPERTY AT SUNSHINE COMMUNITY CENTER, 1010 S. CALUMET AVE, IS THE PROPERTY OF THE UNDERSIGNED APPLICANT. I HAVE REVIEWED THE PLAN AND I HAVE BEEN ADVISED BY THE ARCHITECT THAT THE PLAN IS IN ACCORDANCE WITH THE CHICAGO LANDSCAPE ORDINANCE AND THE GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE. THE PLANTING WILL BE INSTALLED BY DECEMBER 15, 2023."

SWORN STATEMENT BY LANDSCAPE ARCHITECT
 "I, THE UNDERSIGNED, LANDSCAPE ARCHITECT, CERTIFY THAT I AM A LICENSED LANDSCAPE ARCHITECT IN THE STATE OF ILLINOIS. I HAVE REVIEWED THE LANDSCAPE PLAN AND I HAVE BEEN ADVISED BY THE ARCHITECT THAT THE PLAN IS IN ACCORDANCE WITH THE CHICAGO LANDSCAPE ORDINANCE AND THE GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE. I HAVE BEEN ADVISED BY THE ARCHITECT THAT THE PLAN IS IN ACCORDANCE WITH THE CHICAGO LANDSCAPE ORDINANCE AND THE GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE. I HAVE BEEN ADVISED BY THE ARCHITECT THAT THE PLAN IS IN ACCORDANCE WITH THE CHICAGO LANDSCAPE ORDINANCE AND THE GUIDE TO THE CHICAGO LANDSCAPE ORDINANCE."

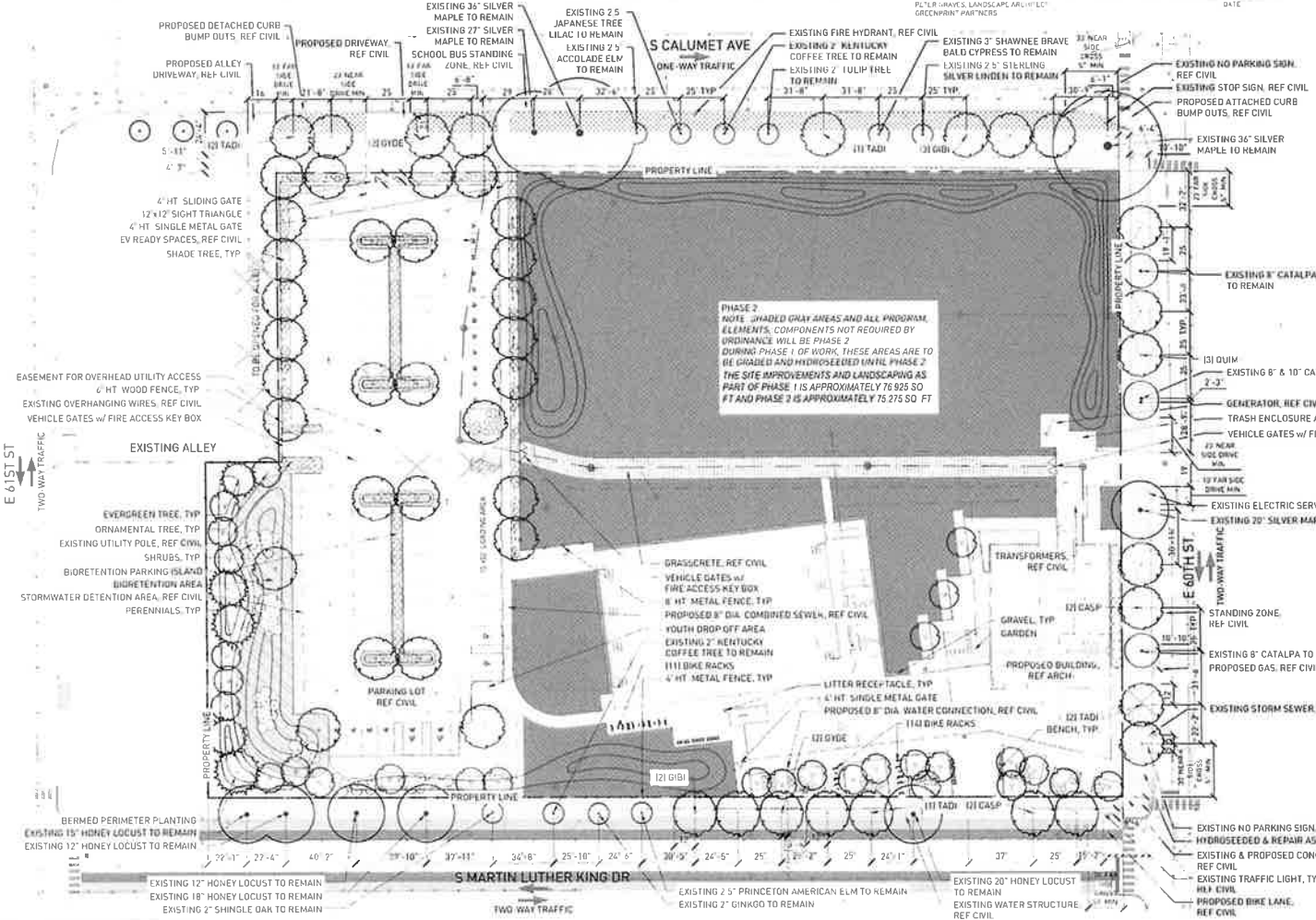
STREETSCAPE PLAN LEGEND

KEY	COMPONENT
(Symbol)	SHADE TREE
(Symbol)	ORNAMENTAL TREE
(Symbol)	EVERGREEN TREE
(Symbol)	EXISTING TREE TO REMAIN
(Symbol)	SHRUB
(Symbol)	PERENNIALS
(Symbol)	HYDROSEEDED
(Symbol)	BIORETENTION AREAS
(Symbol)	4' HT. DOUBLE METAL FENCE & GATE
(Symbol)	8' HT. DOUBLE METAL FENCE & GATE
(Symbol)	4' HT. WOOD FENCE
(Symbol)	GRASSCRETE EMERGENCY ACCESS DRIVE
(Symbol)	BENCH
(Symbol)	BIKE RACK
(Symbol)	GARDEN
(Symbol)	LITTER RECEPTACLE
(Symbol)	GRAVEL

CIVIC PROJECTS

ARC - CURT
 6100 S Blackstone Avenue
 Chicago, Illinois 60637
 Info@civic-projects.com

Applicant
**Sunshine Gospel Ministries and
 Sunshine Community
 Development Corporation**
 Institutional PD #1597



LANDSCAPE PLAN
 SCALE 1"=30'

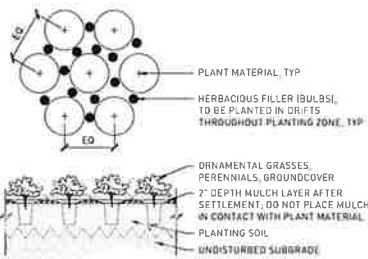


KEY	DESCRIPTION	DATE
1	PD file review	08/29/24
2	PD file review	10/01/25

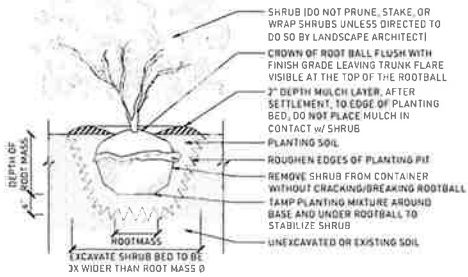
DATE PRINTED: 10/01/2025

Sheet Name
LANDSCAPE PLAN

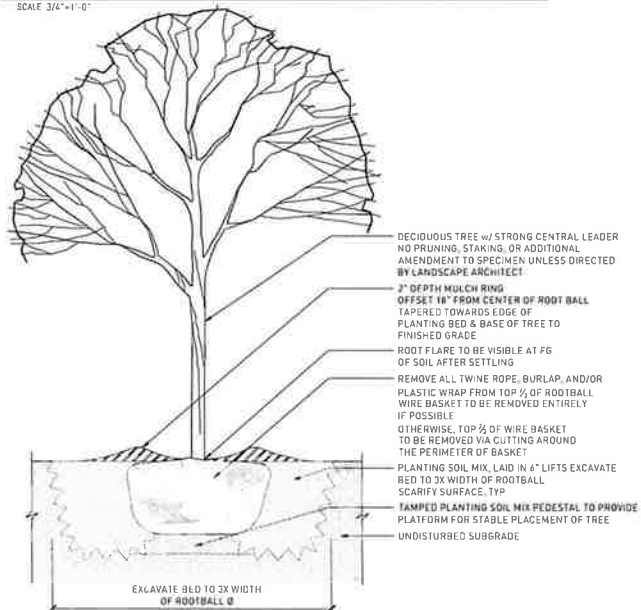
PD1.2



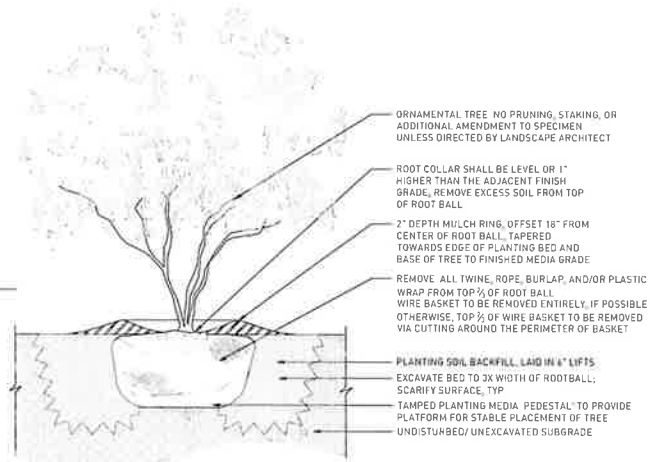
5 PERENNIAL PLANTING
SCALE 3/4"=1'-0"



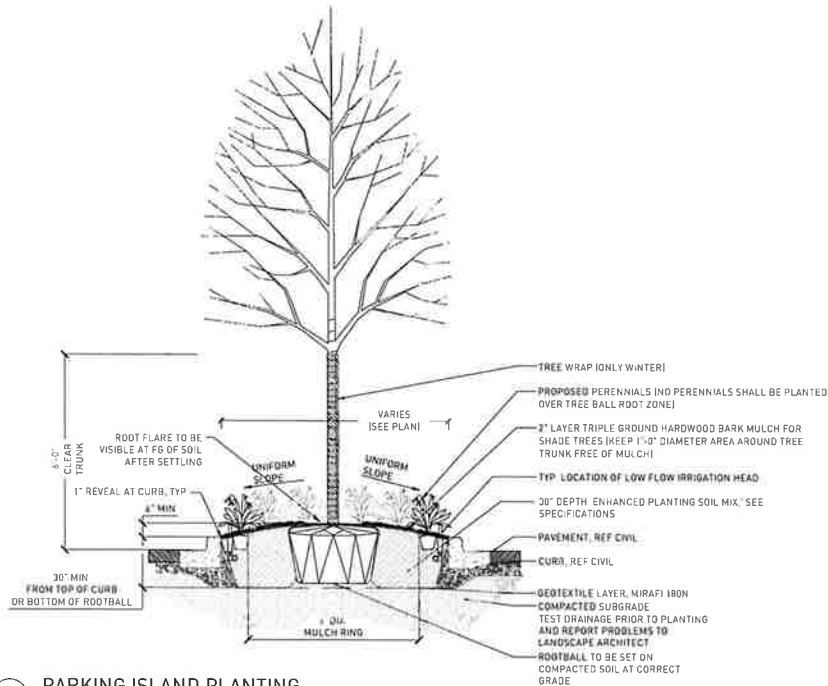
4 SHRUB PLANTING
SCALE 3/4"=1'-0"



3 TREE PLANTING
SCALE 1/2"=1'-0"



2 ORNAMENTAL TREE PLANTING
SCALE 1/2"=1'-0"



1 PARKING ISLAND PLANTING
SCALE 1/2"=1'-0"

Architect
CIVIC PROJECTS
ARCHITECTS
6100 S Blackstone Avenue
Chicago Illinois 60637
info@civicprojects.com

Applicants
Sunshine Gospel Ministries
and
Sunshine Community
Development Corporation
Institutional PD #1597

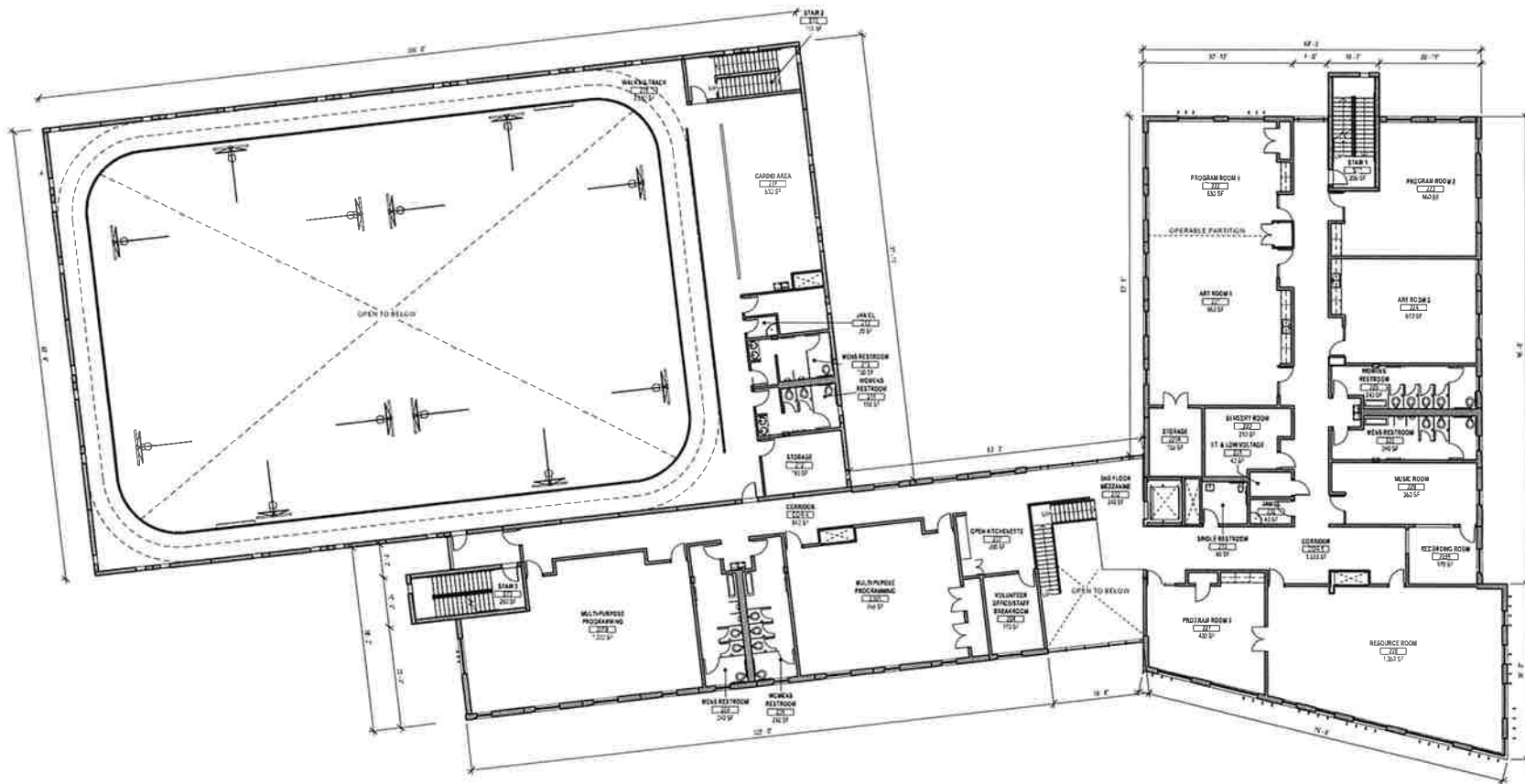
Revisions

REV	DESCRIPTION	DATE
1	ISSUE FOR BIDDING	08/20/24
2	ISSUE FOR AWARD	04/21/25

DATE PRINTED: 12/02/25

Sheet Name
DETAILS

PD1.3



Architect
CIVIC PROJECTS
 ARCHITECTURE
 6100 South Blackstone Ave
 Chicago, IL 60637
 info@civicprojects.com

Applicant
 Sunshine Gospel Ministries
 and
 Sunshine Community
 Development Corporation
 Institutional PD #1597

Revisions

REV	DESCRIPTION	DATE
1	PD Revisions	06/26/24
2	PPA Revisions	12/03/25

DATE PRINTED 12/05/2025

Sheet Name
 2ND FLOOR PLAN

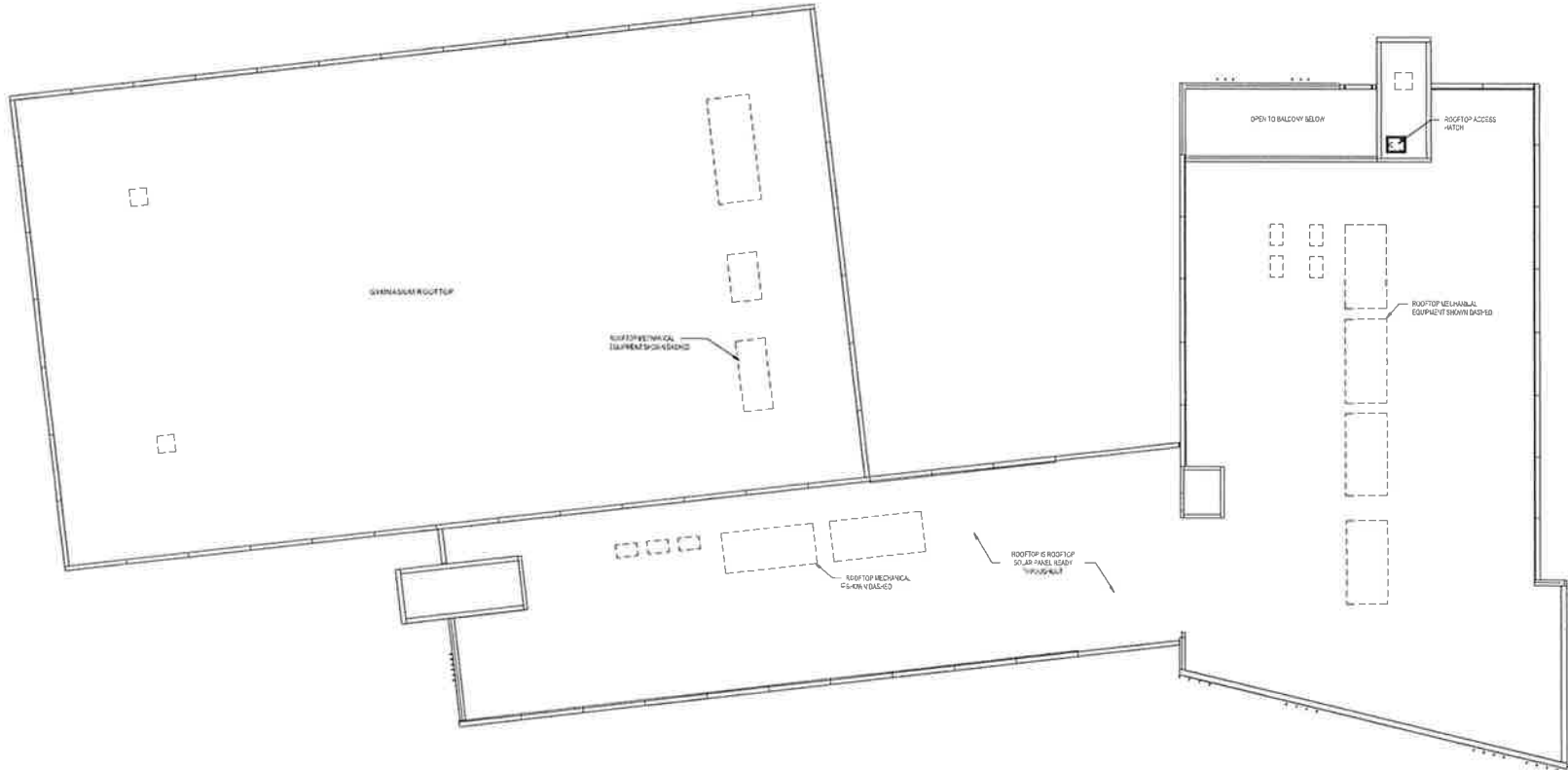
PD2.1

1 PD_PL_02 SECOND FLOOR PLAN
 Not To Scale



Architect
CIVIC PROJECTS
 ARCHITECTURE
 610 South Blackstone Ave
 Chicago, IL 60637
 info@civicprojects.com

Applicants
Sunshine Gospel Ministries
 and
Sunshine Community
Development Corporation
 Institutional PD #1597



1 PD_PL_04 ROOF PLAN
 Not To Scale

Revisions

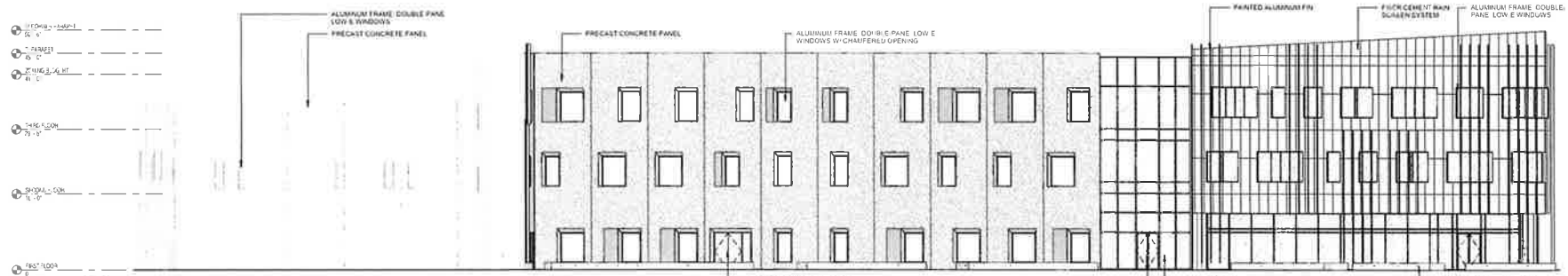
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1	PD# 1597	08/25/24
2	PD# 1597	12/05/25

DATE PRINTED 12/05/25

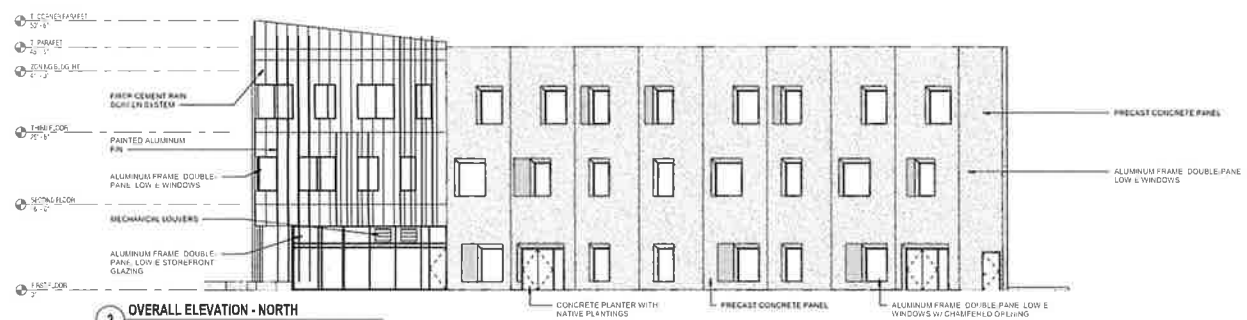
Sheet Name
ROOF PLAN

PD2.3





1 OVERALL ELEVATION - EAST
3/22/11 10'



2 OVERALL ELEVATION - NORTH
3/22/11 10'

PERCENT GLAZING
 EAST ELEVATION 25%
 NORTH ELEVATION 19%

CIVIC PROJECTS
 ARCHITECTURE

6700 South Blue Island Ave
 Chicago, IL 60647
 info@civicprojects.com

Applicants
Sunshine Gospel Ministries
 and
Sunshine Community
Development Corporation

Institutional PD #1597

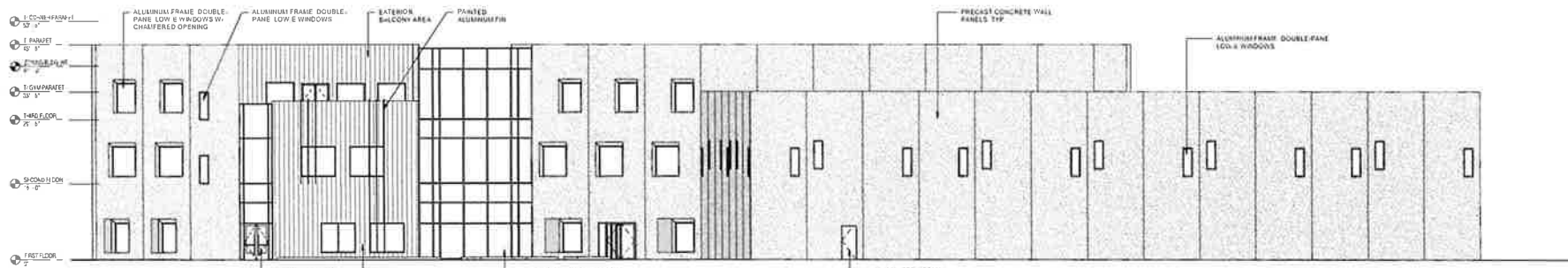
REV	DESCRIPTION	DATE
1.	PD Permits	08/20/14
2.	PD Permits	12/02/15

DATE PLOTTED: 12/02/15

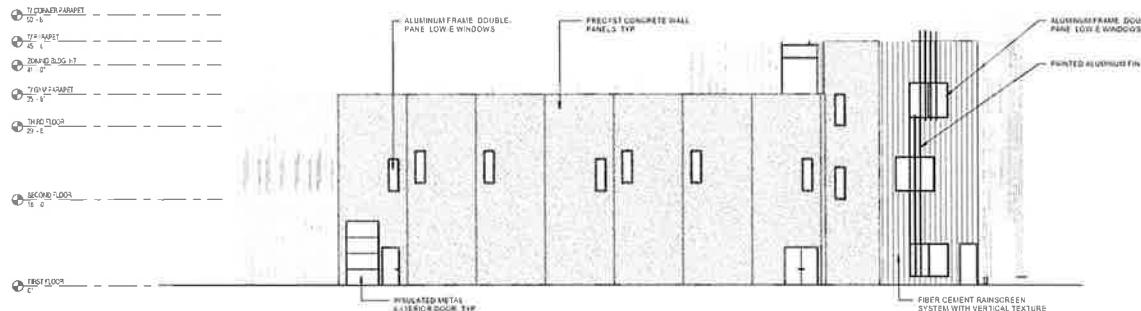
Sheet Name
BUILDING ELEVATIONS

PD3.0





1 OVERALL ELEVATION - WEST
34'-0" x 11'-0"



2 OVERALL ELEVATION - SOUTH
34'-0" x 11'-0"

PERCENT GLAZING
WEST ELEVATION 20%
SOUTH ELEVATION 11%

Arch 2x1
CIVIC PROJECTS
ARCHITECTURE
6100 South Blackstone Ave
Chicago, Illinois 60637
info@civicprojects.com

Apkcaris
**Sunshine Gospel Ministries
and
Sunshine Community
Development Corporation**
Institutional PD #1587

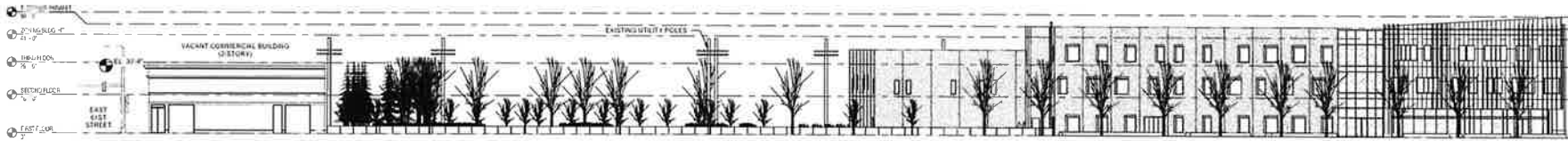
Rev's one

REV	DESCRIPTION	DATE
5	PD Mainframe	06/29/24
6	PD Mainframe	12/06/25

DATE PRINTED 12/05/25

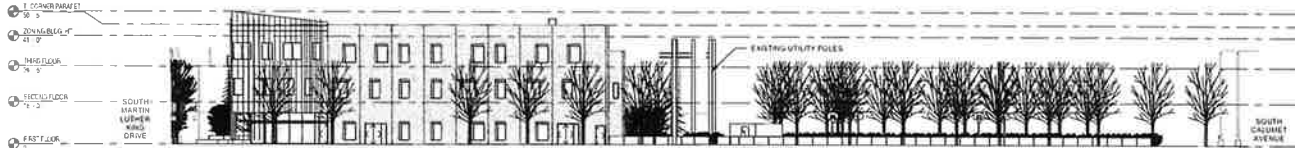
Sheet Name
BUILDING ELEVATIONS
PD3.1





1 PD_EL_STREET ELEVATION - EAST

Not To Scale



2 PD_EL_STREET ELEVATION - NORTH

Not To Scale

Architect
CIVIC PROJECTS
 ARCHITECTURE
 6103 South Bluewater Ave
 Chicago, IL 60637
 info@civicprojects.com

Applicants
 Sunshine Gospel Ministries
 and
 Sunshine Community
 Development Corporation
 Institutional PD #1597

Revisions

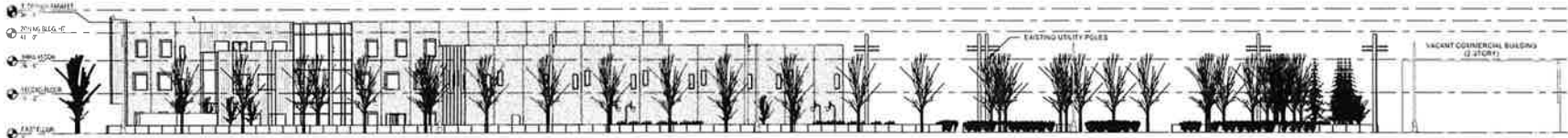
REV	DESCRIPTION	DATE
1	IFD Revisions	02/23/24
2	IFD Revisions	12/05/25

DATE PRINTED: 12/05/2025

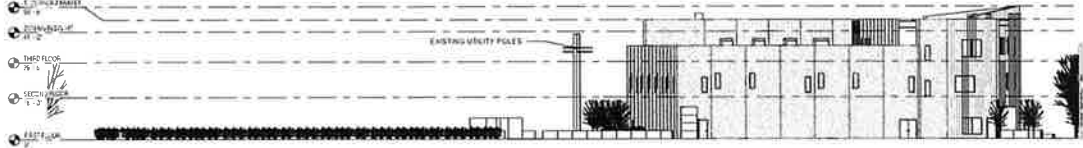
Sheet Name
STREETSCAPE ELEVATIONS

PD3.2





1 PD_EL STREET ELEVATION - WEST
Not To Scale



2 PD_EL STREET ELEVATION - SOUTH
Not To Scale

Architect
CIVIC PROJECTS
 ARCHITECTURE
 6100 South Blackstone Ave
 Chicago, IL 60637
 info@civic-projects.com

Applicants
Sunshine Gospel Ministries
 and
Sunshine Community
Development Corporation
 Institutional PD #1597

Revisions

REV	DESCRIPTION	DATE
1	PD Materials	08/29/24
2	PD Materials	12/05/25

DATE PRINTED: 12/05/25

Sheet Name:
STREETSCAPE ELEVATIONS

PD3.3



9/18/2024

REPORTS OF COMMITTEES

22475
17083

Reclassification Of Area Shown On Map No. 14-E. SPD 1597
(As Amended)
(Application No. 22475)
(Common Address: 345 -- 379 E. 60th St./6000 -- 6050 S. Dr. Martin
Luther King, Jr. Dr./6001 -- 6049 S. Calumet Ave.)
[SO2024-0009973]

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 the RM5 Residential Multi-Unit District symbols and indications all as shown on Map Number 14-E in the area bounded by:

East 60th Street; South Dr. Martin Luther King, Jr. Drive; a line 522.11 feet south of and parallel to East 60th Street; the alley next west of and parallel to South Dr. Martin Luther King, Jr. Drive; a line 496.94 feet south of and parallel to East 60th Street; and South Calumet Avenue,

to those 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 thereof 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:

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 Planned Development Number TBD ("Planned Development") consists of approximately 180,352 square feet of property ("net site area") which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Applicants, Sunshine Gospel Ministries and Sunshine Community Development Corporation (collectively known herein as "Applicant").

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 16 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Sustainability Matrix; Existing Site Plan; Proposed Site Plan; Landscape Plans; Right-of-Way Adjustment Map; Floor Plans; Roof Plan; Pedestrian and Vehicular Access Plan; Building Elevations (North, South, East and West), Streetscape Elevations, Site Axon and Building Axons prepared by Civic Projects Architecture and dated (date of Plan Commission presentation), submitted herein. 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 a Planned Development TBD:

(List uses as they are defined in the Chicago Zoning Ordinance.)

parks and recreation; community center, recreation buildings and similar assembly uses; office; restaurant (limited); retail; after-school programming; entertainment and spectator sports, small venues; medium venues; banquet or meeting halls; retail; indoor sports and recreation, participant; outdoor sports and recreation, participant; accessory parking and related uses.
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 Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.
7. 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.

8. 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 180,352 square feet and a base FAR of .43.
9. Upon review and determination, Part II review, pursuant to Section 17-13-0610, a Part II review fee shall be assessed by the Department of Planning and 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, 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. 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.
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 Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority- and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the City in promoting and tracking such

M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the City approval process. First, the applicant must submit to DPD, as part of its application for planned development approval, an M/WBE Participation Proposal. The M/WBE Participation Proposal must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The City encourages goals of (i) 26 percent MBE and 6 percent WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50 percent city resident hiring (measured against the total construction work hours for the project or any phase thereof). The M/WBE Participation Proposal must include a description of the applicant's proposed outreach plan designed to inform M/WBEs and city residents of job and contracting opportunities. Second, at the time of the applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD: (a) updates (if any) to the applicant's preliminary outreach plan; (b) a description of the applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof; (c) responses to the applicant's outreach efforts; and (d) updates (if any) to the applicant's M/WBE and city resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. 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 RM5 Residential Multi-Unit District.

[Cover Sheet; Existing Zoning Map; Land-Use Map; P.D. Boundary Map; Chicago Sustainable Development Policy; Existing Site Plan; Site Plan; Landscape Plan; Parking Island, Ornamental Tree, Tree, Shrub and Perennial Planting Details; 4-Foot and 8-Foot Metal Fence, 4-Foot Sliding Gate, 4-Foot Single Metal Gate, 8-Foot Double Metal Gate, 6-Foot Wood Fence, and Bike Rack Details; Right-of-Way Adjustment Plan; 1st, 2nd and 3rd Floor Plans; Roof Plan; Site Plan -- Pedestrian/Vehicle Access; East, North, West and South Building Elevations; Streetscape Elevations; Site Axon; and Building Axons -- Northeast and Northwest referred to in these Plan of Development Statements printed on pages 17089 through 17111 of this *Journal*.]

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

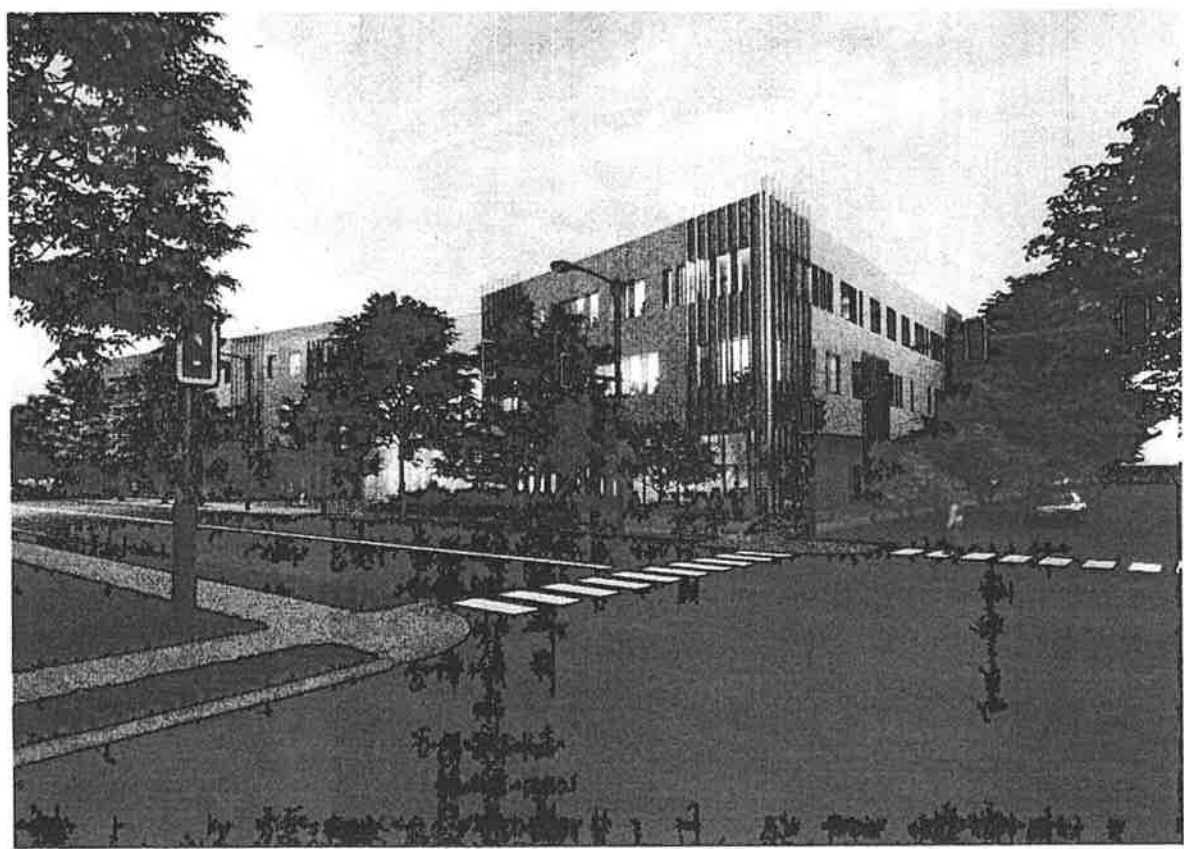
Proposed Institutional Planned Development.

Bulk Regulations And Data Table.

Gross Site Area:	239,874 square feet
Area to be Vacated in the Public Way:	11,383 square feet
Area to be Opened for Public Way:	2,404 square feet
Area of Public Right-of-Way:	57,118 square feet
Net Site Area:	180,352 square feet
Maximum Floor Area Ratio:	.43
Allowed Uses:	All uses identified in Statement Number 5
Number of Off-street Parking Spaces:	Total: 90 parking spaces: -- Surface lot A: 45 -- Surface lot B: 45
Bicycle Parking:	44
Number of Loading Berths	1 (10 feet by 50 feet)
Maximum Building Height:	41 feet (zoning height)* 45 feet, 6 inches (overall height)
Minimum Setbacks:	In accordance with Site Plan

* Administrative relief for increase in height incorporated into P.D. per Section 17-13-1003L(3) of Chicago Zoning Ordinance.

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Sunshine Community Center

6000-50 S. King Dr
Chicago IL 60637

ISSUED FOR: PLANNED DEVELOPMENT REVISIONS

09/04/2024

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- PKL19 00000000000000000000
- PKL20 00000000000000000000

PROJECT
CIVIC PROJECTS
PROJECT NO. 2024-00000000000000000000
100 South Dearborn Ave
Chicago, Illinois 60637
MIDWEST ARCHITECTURE

APPLICANT
Starshine Gospel Ministries
200-70 East 40th St
Room 404 South St. North LaSalle Bldg D
100 East South Columbus Ave
Chicago, Illinois 60637

DATE SUBMITTED
June 12, 2024

PLAN NUMBER
Project 0000

REVISIONS

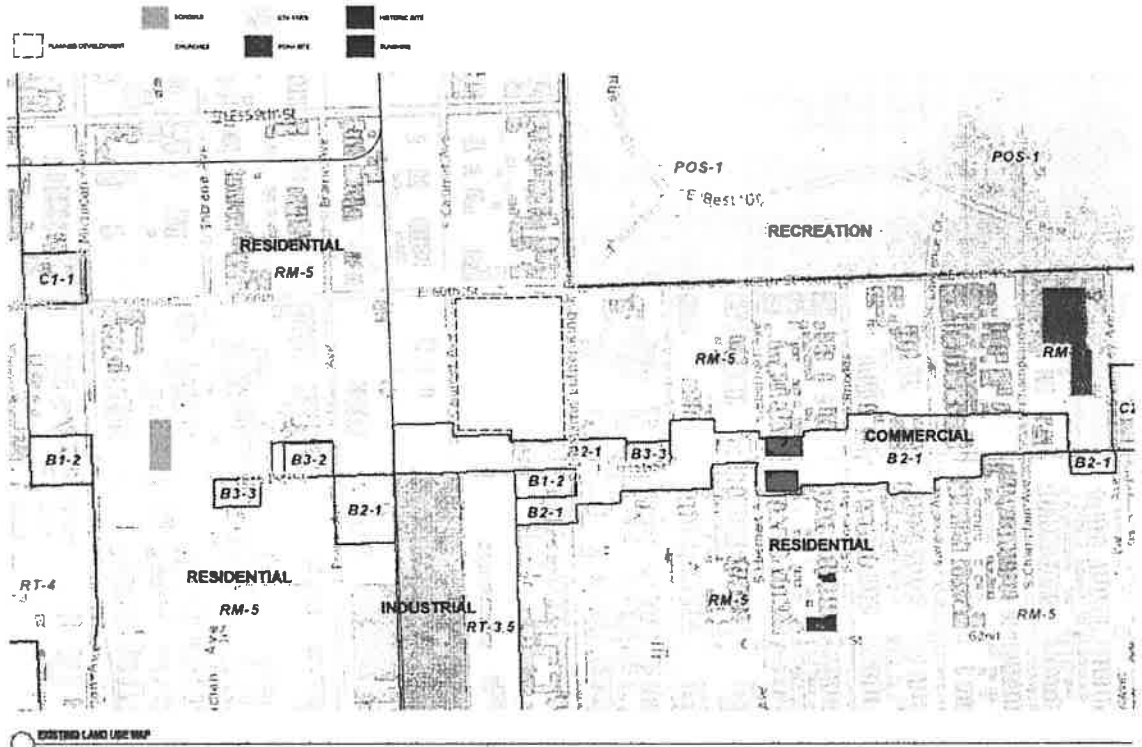
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CIVIC PROJECTS
 110 South Madison Ave
 Chicago, IL 60601
 info@civicprojects.com

Bunshine Gospel Ministries
 145-N East 85th St
 100-40 South St, North LaSalle City, IL
 101-40 South LaSalle Ave
 Chicago, Illinois 60647

Date Issued:
 June 12, 2024

Plan Commission:
 August 15, 2024

Revisions	
1	Initial Review
2	Final Review

Sheet Name
LAND USE MAP
PDO.2



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Author
CIVIC PROJECTS
 ARCHITECTURE
 1921 South Madison Ave
 Chicago, Illinois 60617
 800.366.6788/civproj.com

Author
Barbara Gospel Mitchell
 14675 East 83rd St
 14675 East 83rd St, South LaSalle Hwy Dr
 14675 East 83rd St, South LaSalle Hwy Dr
 Chicago, Illinois 60647

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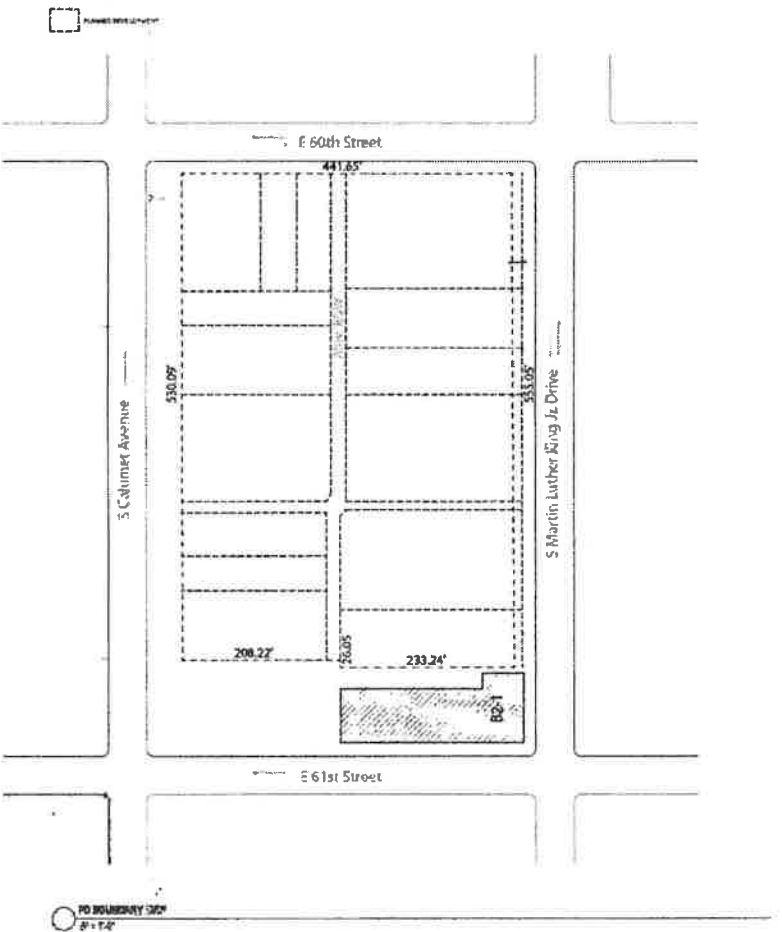
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Sheet Name
PO BOUNDARY MAP
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PO BOUNDARY MAP
 8/15/24

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Chicago Sustainable Development Policy 2017



Table with columns: Compliance Objectives, Points Required, and Sustainable Strategies. Rows include categories like Energy, Transportation, and Water with various sub-objectives and their corresponding point requirements.

Project Development Projects (P) - New Construction: 250 points required
P2 Renovation Projects (R) - New Construction: 200 points required
P3, P4, P5, P6, P7, P8, P9, P10, P11, P12, P13, P14, P15, P16, P17, P18, P19, P20, P21, P22, P23, P24, P25, P26, P27, P28, P29, P30, P31, P32, P33, P34, P35, P36, P37, P38, P39, P40, P41, P42, P43, P44, P45, P46, P47, P48, P49, P50, P51, P52, P53, P54, P55, P56, P57, P58, P59, P60, P61, P62, P63, P64, P65, P66, P67, P68, P69, P70, P71, P72, P73, P74, P75, P76, P77, P78, P79, P80, P81, P82, P83, P84, P85, P86, P87, P88, P89, P90, P91, P92, P93, P94, P95, P96, P97, P98, P99, P100, P101, P102, P103, P104, P105, P106, P107, P108, P109, P110, P111, P112, P113, P114, P115, P116, P117, P118, P119, P120, P121, P122, P123, P124, P125, P126, P127, P128, P129, P130, P131, P132, P133, P134, P135, P136, P137, P138, P139, P140, P141, P142, P143, P144, P145, P146, P147, P148, P149, P150, P151, P152, P153, P154, P155, P156, P157, P158, P159, P160, P161, P162, P163, P164, P165, P166, P167, P168, P169, P170, P171, P172, P173, P174, P175, P176, P177, P178, P179, P180, P181, P182, P183, P184, P185, P186, 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Additional Requirements: Moderate Renovation Projects - projects including partial or minor upgrades to building systems and minor repairs to the exterior envelope. Substantial Renovation Projects - projects including full or partial building system and exterior repairs to the exterior envelope.

CIVIC PROJECTS
ARCHITECTIVE
100 South Madison Ave
Chicago, Illinois 60607
Dan Hirschfeld
June 12, 2024
Pete Compton
August 19, 2024

CHICAGO SUSTAINABLE DEVELOPMENT POLICY PDO.5

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CIVIC PROJECTS

ARCHITECTURE
1101 South Dearborn Ave
Chicago, Illinois 60607
info@civicprojects.com

Project:
Sumner Gospel Ministries
1401 W. East 10th St
800-46 South Dearborn Ave
60619 South Dearborn Ave
Chicago, Illinois 60607

Date Issued:
June 13, 2024

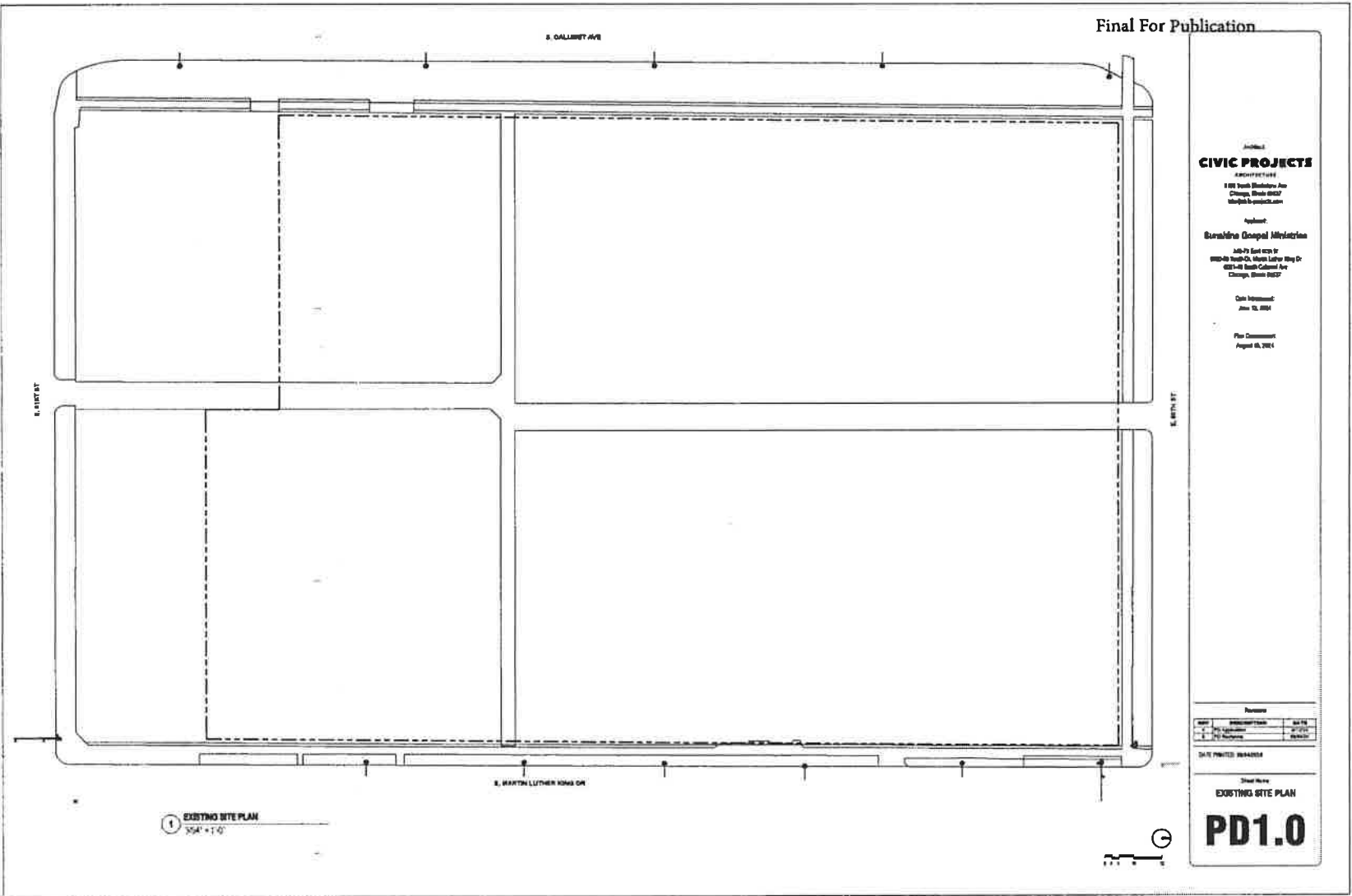
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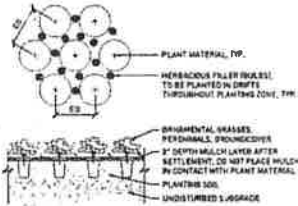
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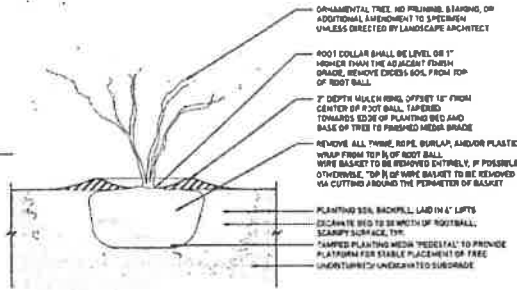


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3/8" = 1'-0"

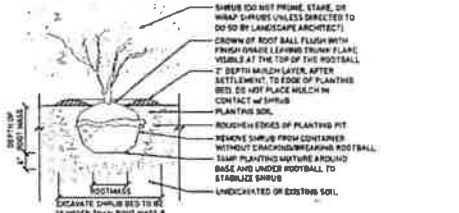
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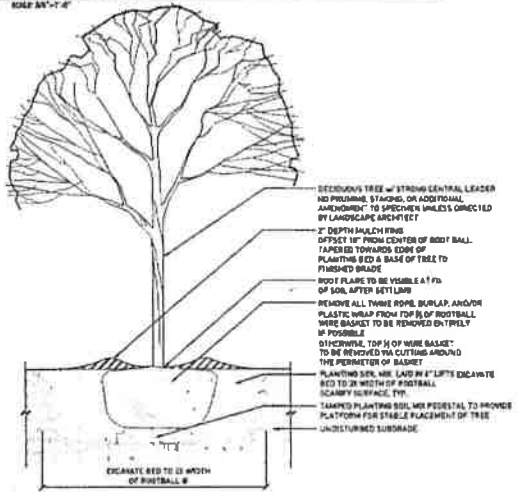
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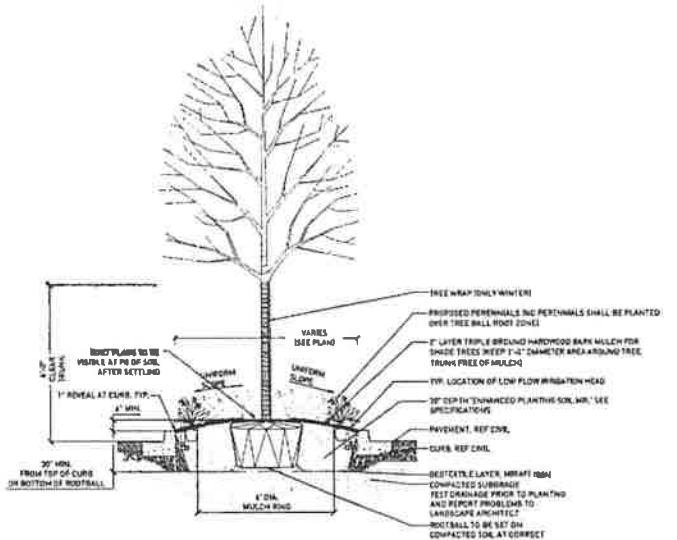
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4 SHRUB PLANTING
SCALE 20"x1'-0"



3 TREE PLANTING
SCALE 1/2"x1'-0"



1 PARKING ISLAND PLANTING
SCALE 1/2"x1'-0"

Project:
CIVIC PROJECTS
ARCHITECTURE
1100 South Boulevard Ave
Chicago, Illinois 60607
773-266-7000
www.parkproject.com

Architect:
Stantec
Stantec Chicago
365 N. LaSalle St.
18th Floor
Chicago, Illinois 60610

Date: 08/20/24
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Review:
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Author
CIVIC PROJECTS
 ARCHITECTS
 432 South Dearborn Ave
 Chicago, Illinois 60607
 info@civicprojects.com

Author
Burnside Gospel Ministries
 3677 East 10th St
 Burnside, Illinois 60419
 312-581-2222
 Chicago, Illinois 60607

Date Issued:
 June 12, 2024

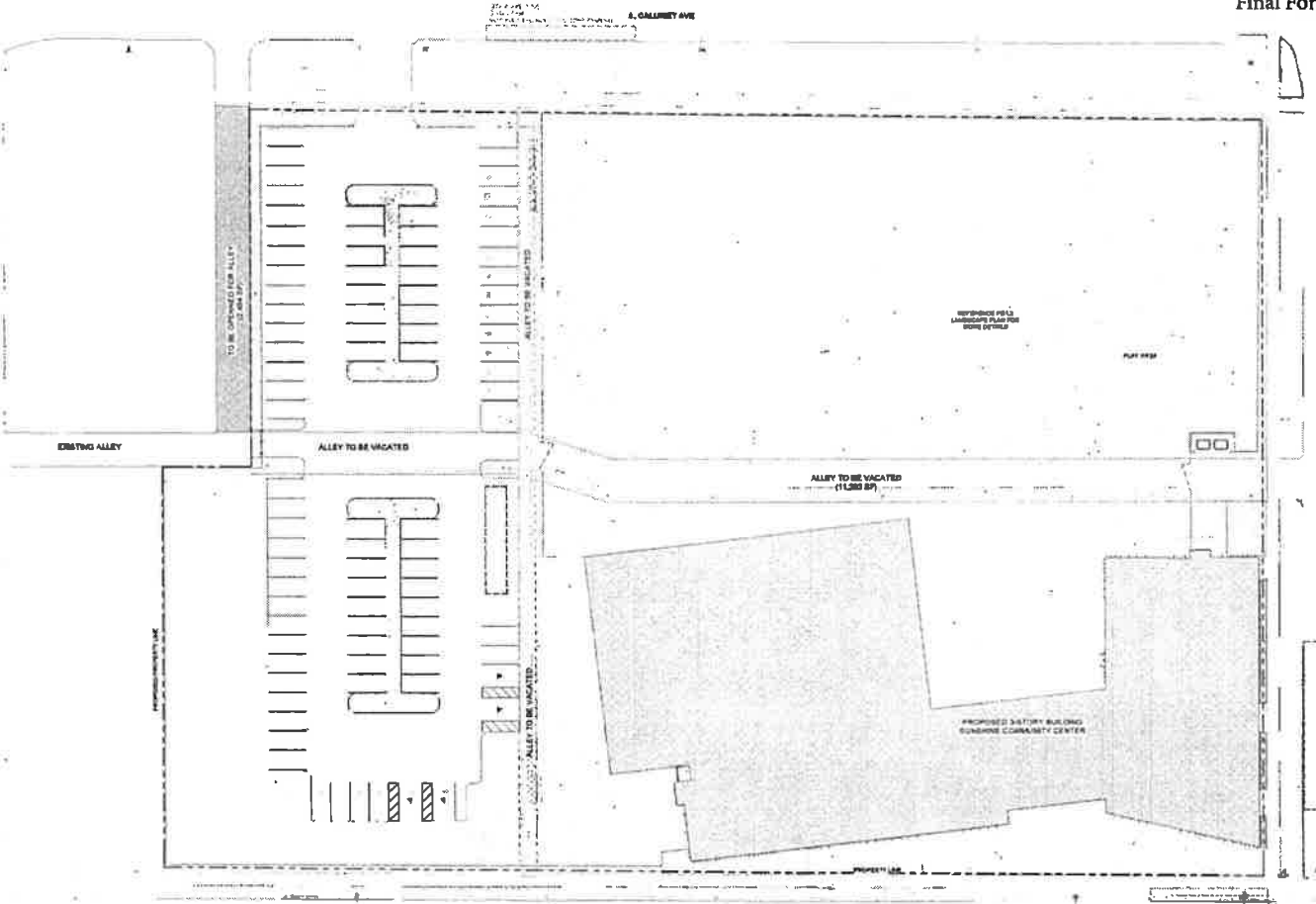
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SITE LIMITED SURVEY

Sheet Name
ROW ADJUSTMENT PLAN

PD1.5



1 ROW ADJUSTMENT PLAN 1/8" = 1'-0"

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Architect
CIVIC PROJECTS
 ARCHITECTURE
 6101 South Dearborn Ave
 Chicago, Illinois 60637
 www.civicprojects.com

Project
Scrabble Gospel Ministries
 1017 N. Dearborn St
 1017 N. Dearborn St, Suite 1017, Englewood, IL 60627
 1017 N. Dearborn St, Suite 1017, Englewood, IL 60627

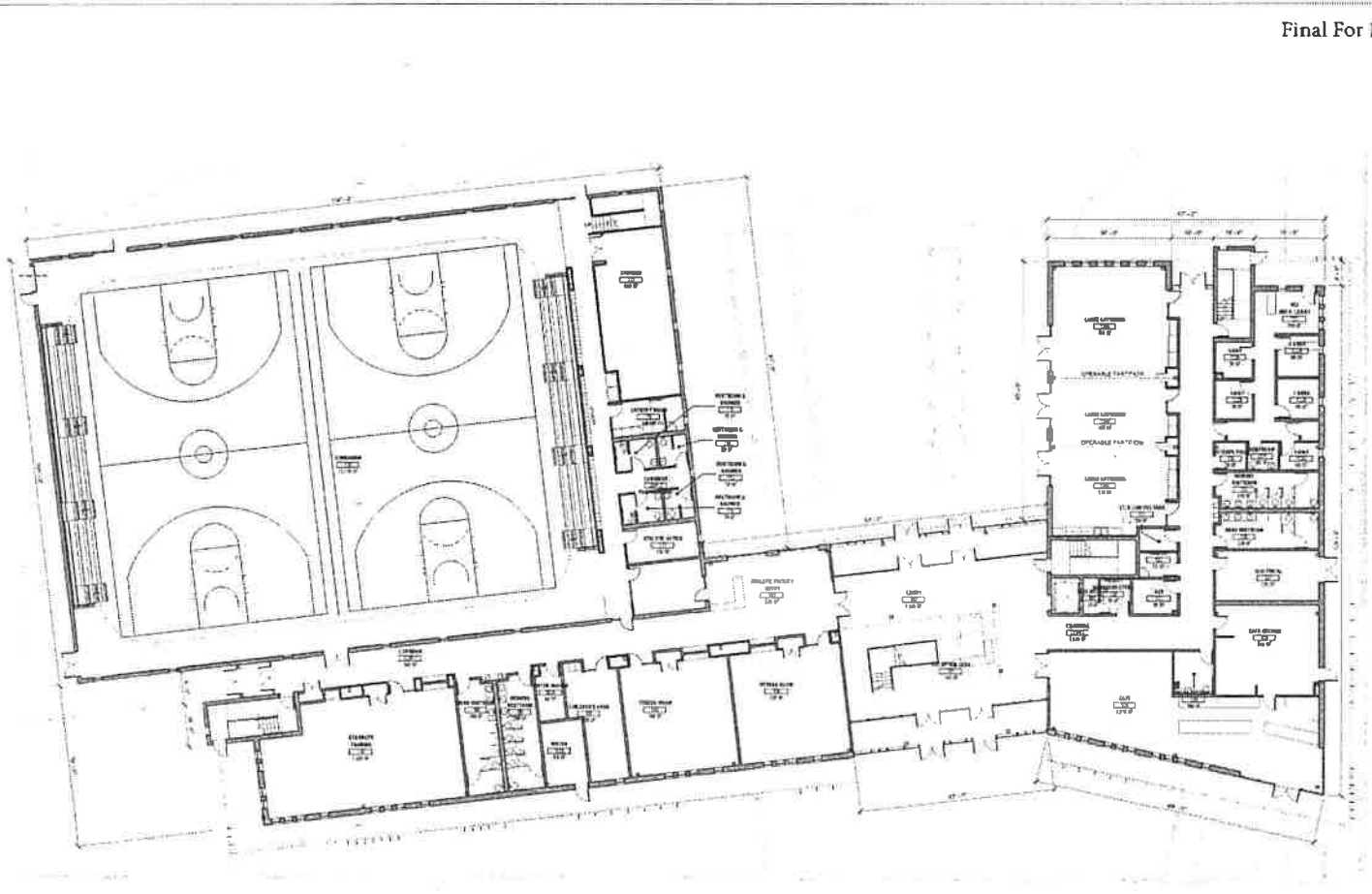
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1 FIRST FLOOR PLAN
 See Title Block

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CIVIC PROJECTS
 ARCHITECTS
 642 South Dearborn Ave
 Chicago, Illinois 60607
 312.467.1000
 www.civicprojects.com

Project
Sunshine Gospel Ministries
 3877 East 89th St
 8000-00 South St. North Lawndale, Eng. Ch.
 8824-00 South Columbia Ave
 Chicago, Illinois 60637

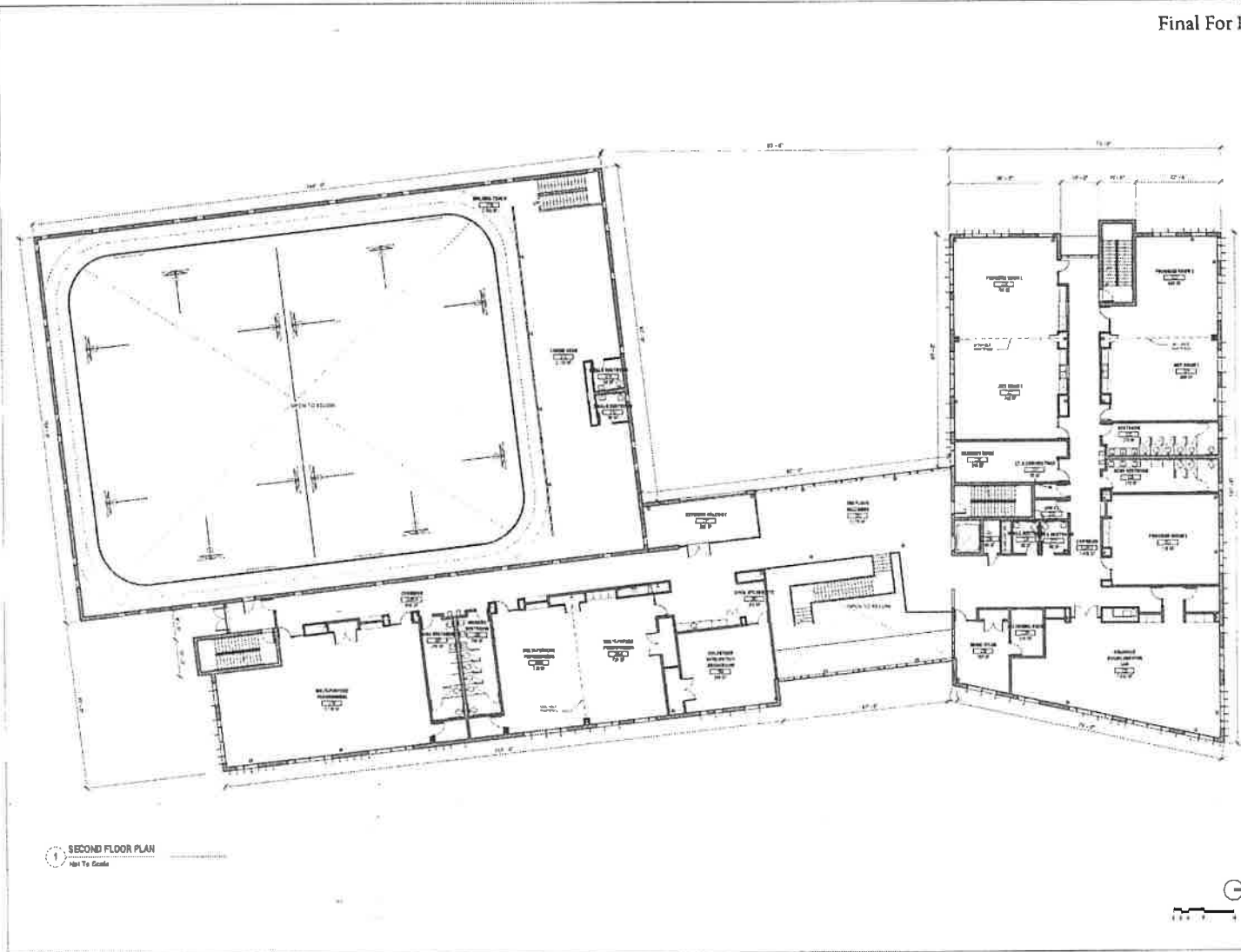
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2	AS SHOWN

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2ND FLOOR PLAN
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1 SECOND FLOOR PLAN
 See To Guide

Final For Publication

Author
CIVIC PROJECTS
 ARCHITECTS
 601 North Dearborn Ave
 Chicago, Illinois 60610
 312.467.9999

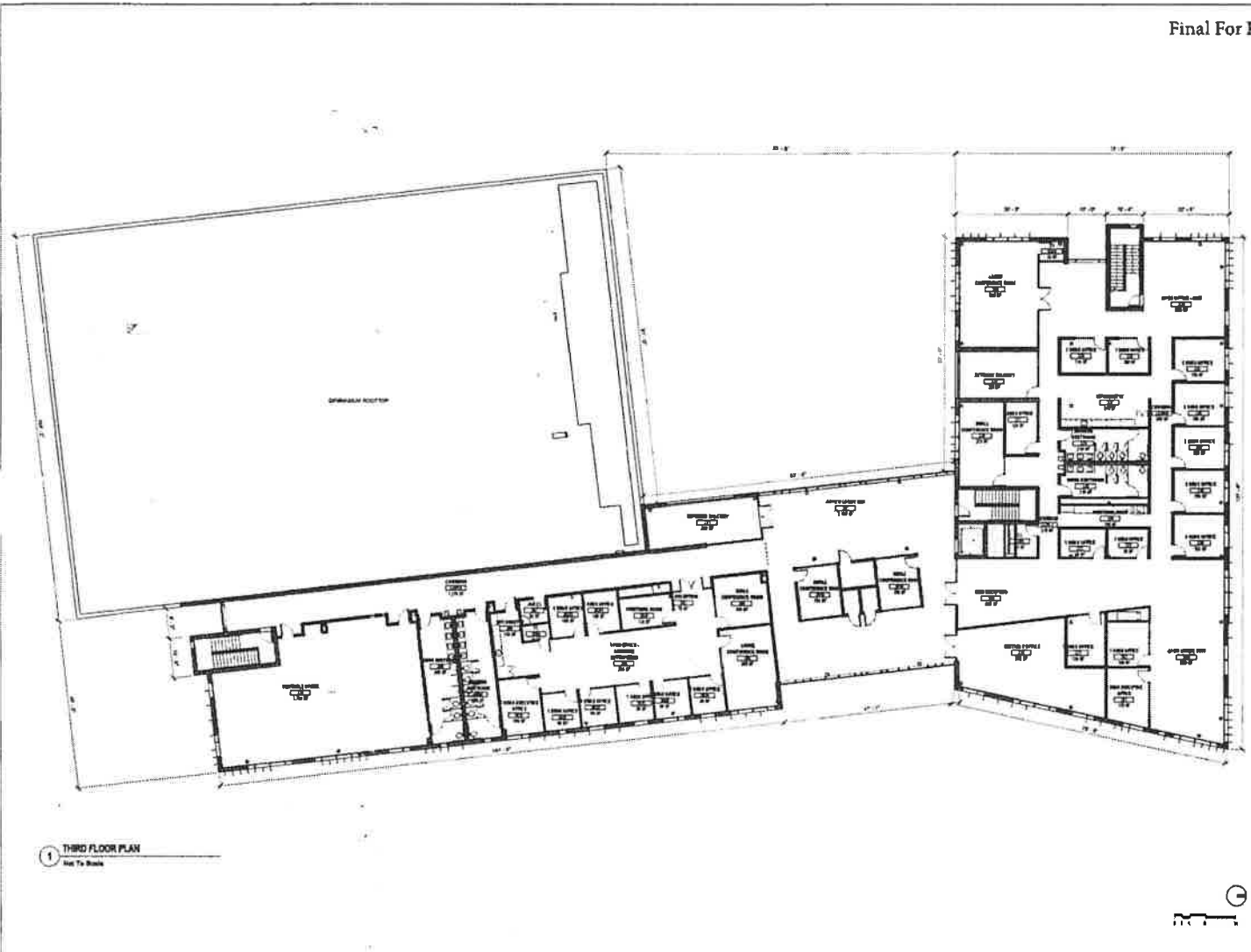
Applicant
Sarahina Gospel Ministries
 355-75 East 89th St
 60649 South Chicago, Illinois 60619
 773.437.8888

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1 THIRD FLOOR PLAN
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Architect
CIVIC PROJECTS
 ARCHITECTS
 410 South Dearborn Ave
 Chicago, IL 60617
 info@civicprojects.com

Author
Sunshine Gospel Ministries
 300 N. Dearborn St
 60610 South Dearborn Ave
 Chicago, Illinois 60617

Date Prepared
 April 18, 2024

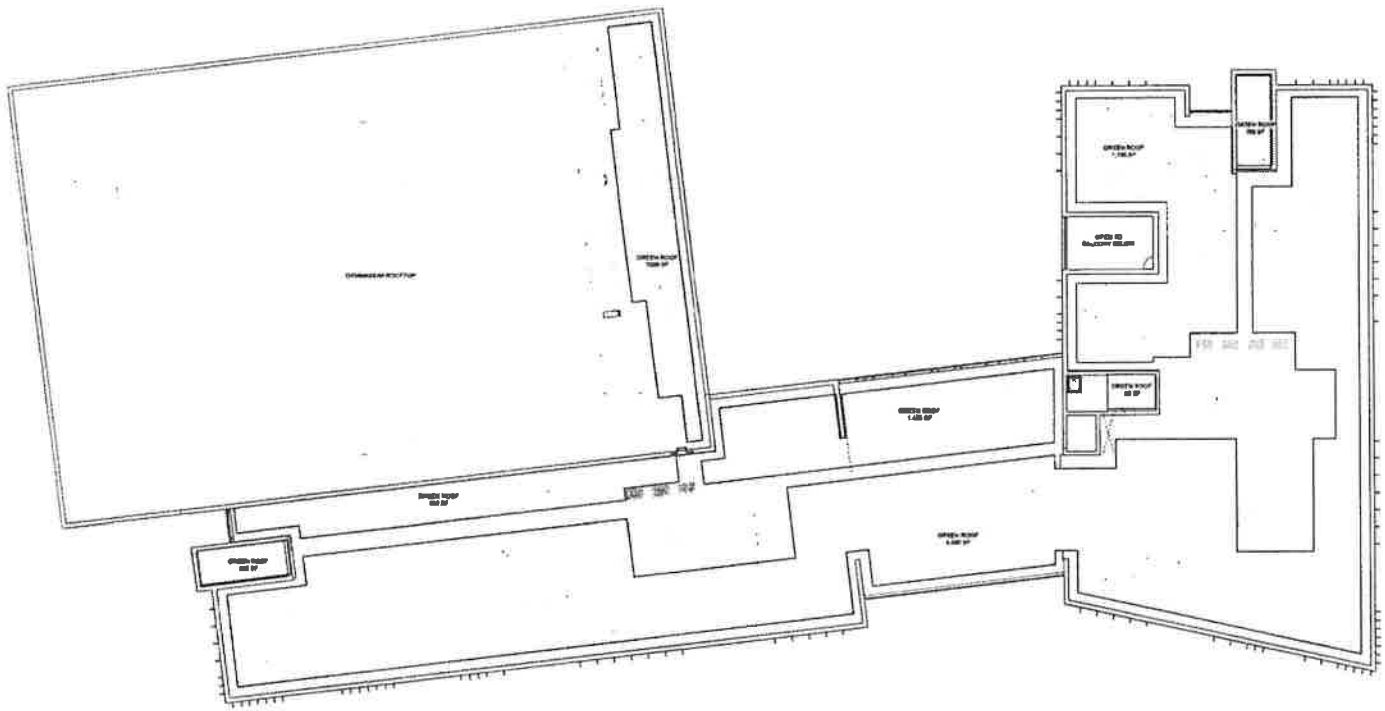
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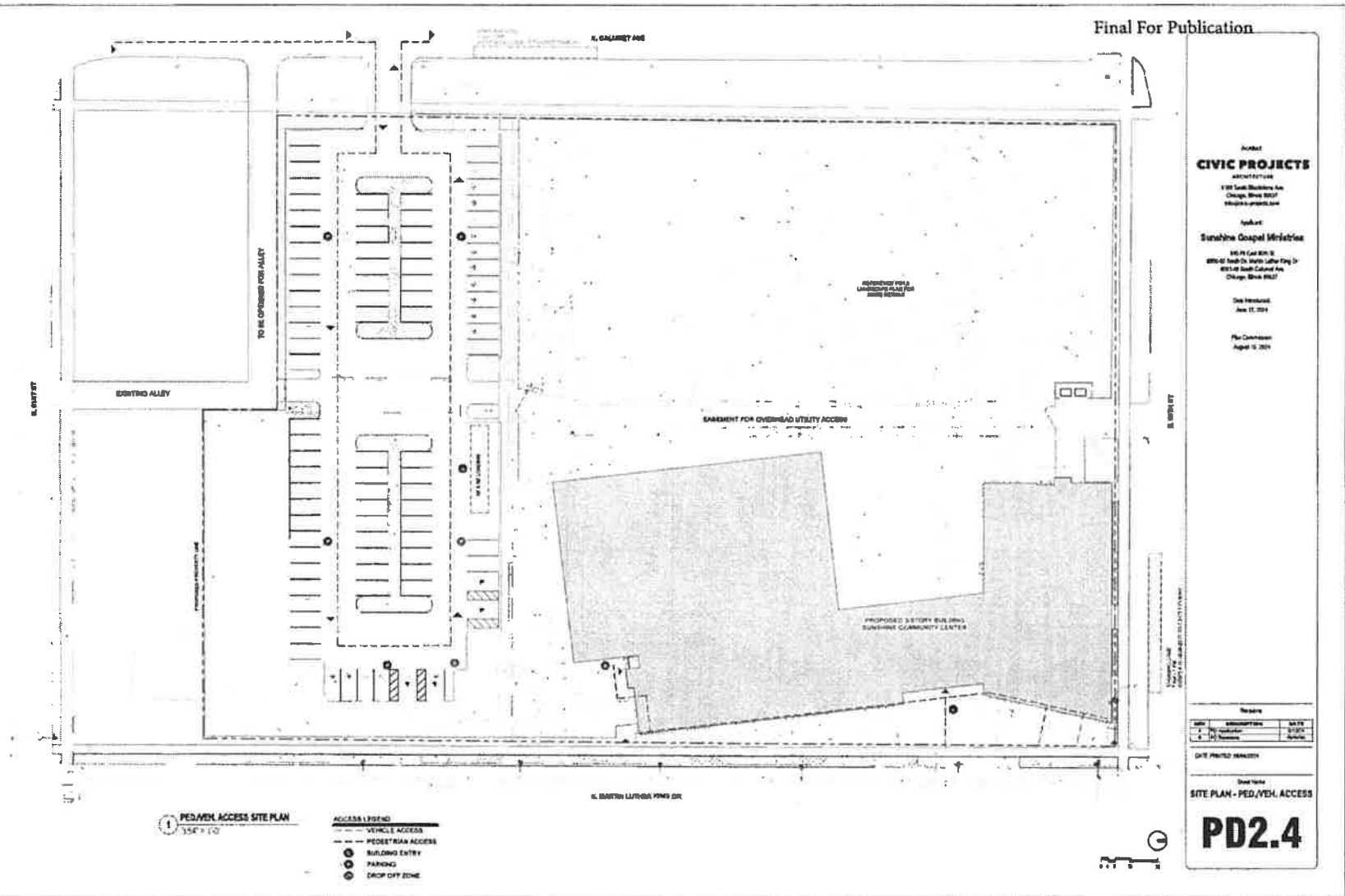
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PD2.3

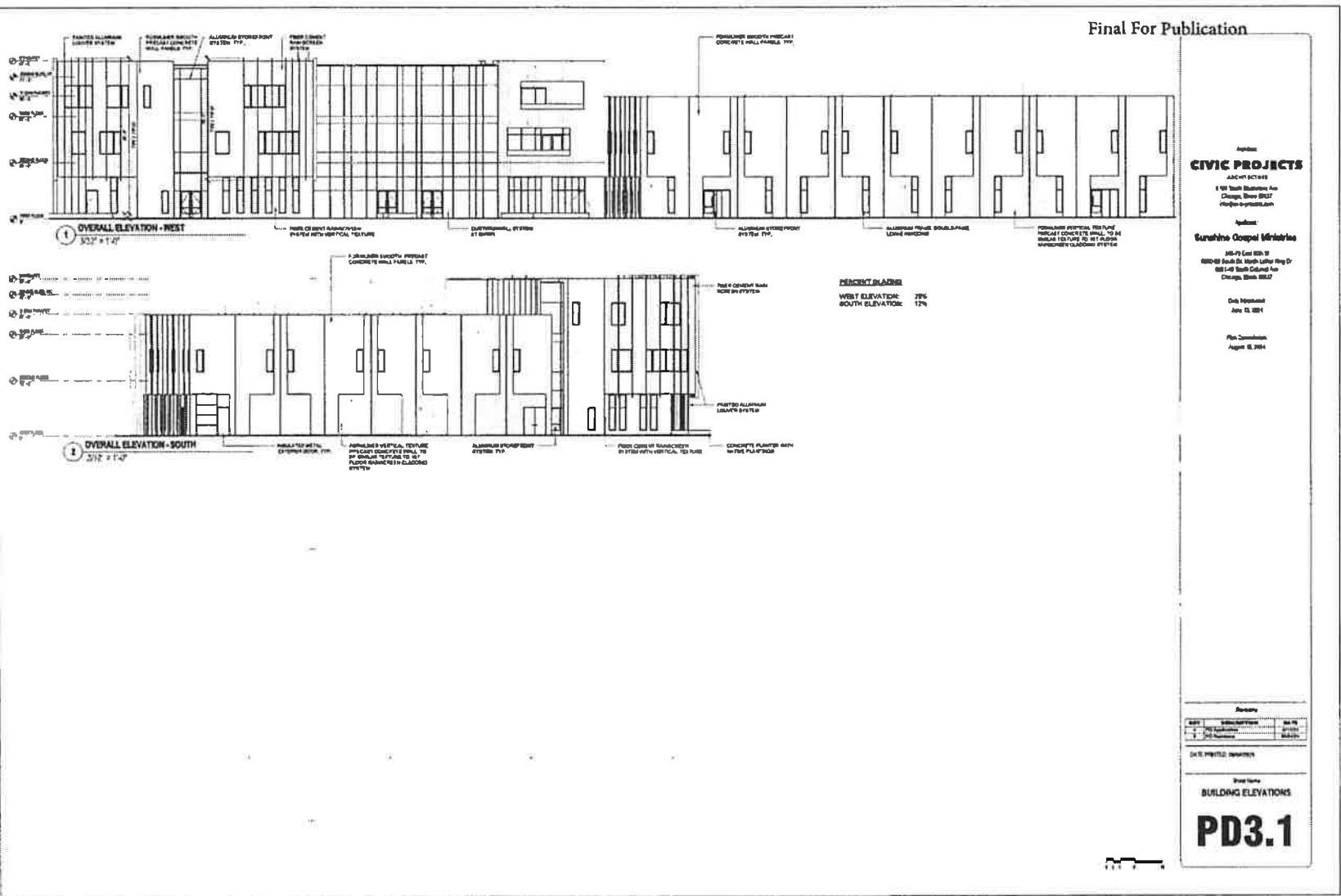


1 14 ROOF PLAN PD
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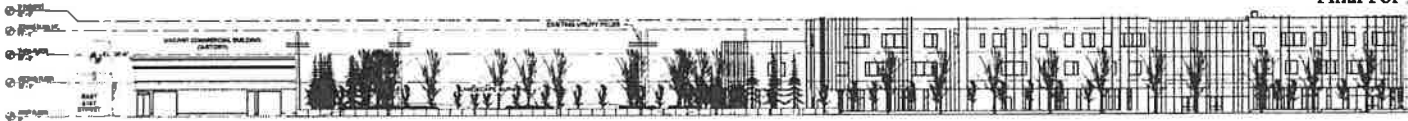




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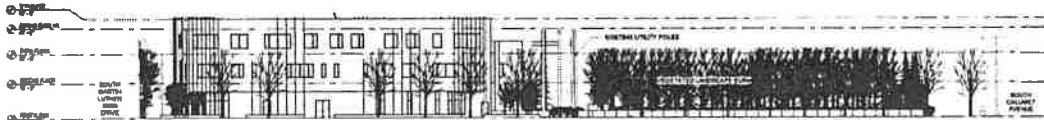


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1 STREET ELEVATION - EAST

Not To Scale



2 STREET ELEVATION - NORTH

Not To Scale

ARCHITECT
CIVIC PROJECTS
 ARCHITECTURE
 1101 South Dearborn Ave
 Chicago, Illinois 60627
 312.261.0000
 www.civicprojects.com

Applicant:
Sunshine Gospel Ministries
 345-79 East 89th St
 800-01 South St. North LaSalle Plaza Dr
 881-01 South Oakland Ave
 Chicago, Illinois 60627

Scale: Not Indicated
 Date: June 10, 2024

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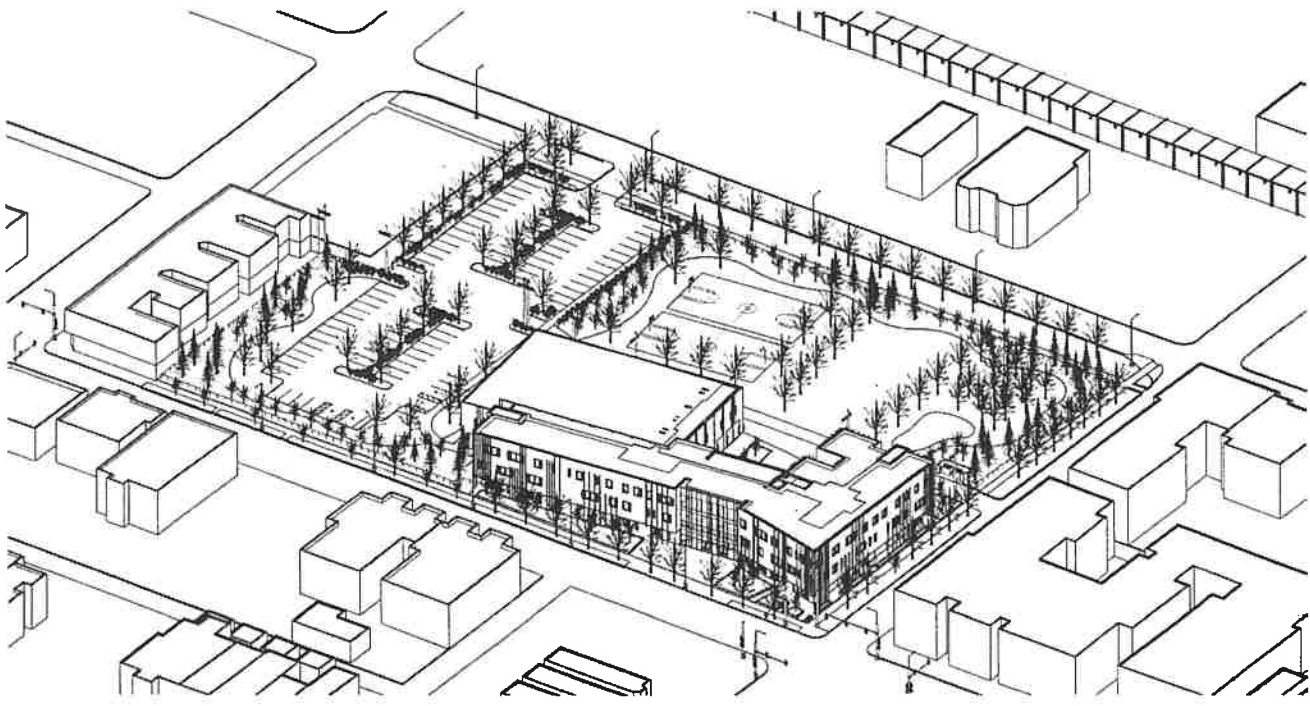
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Architect:
CIVIC PROJECTS
 ARCHITECTURE
 410 South Dearborn Ave
 Chicago, Illinois 60607
 info@civicprojects.com

Client:
Survivors Gospel Ministries
 340-45 East 45th St
 60644 South Chicago, North Lawlor Bldg Dr
 882-40 South Calumet Ave
 Chicago, Illinois 60627

City Forecaster:
 June 12, 2024

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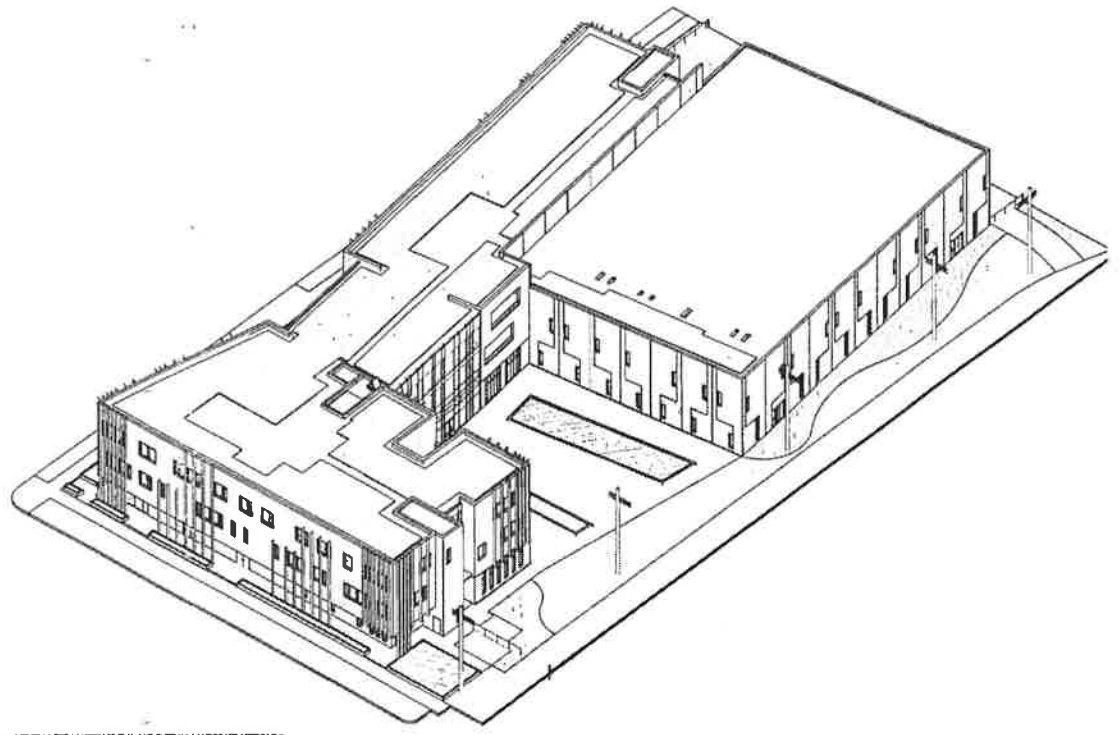
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2	Final Submission
3	Final Submission

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 SITE AXON

PD9.0



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SEE PD1.1 FOR LANDSCAPE PLAN AND OVERALL LANDSCAPE APPROACH

1 PD9 BUILDING AXON ME
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Architect:
CIVIC PROJECTS
 ARCHITECTS
 100 South Dearborn Ave
 Chicago, Illinois 60607
 www.civic-projects.com

Applicator:
KaramVivo Group Architects
 140-70 East 95th St
 60648 South O. Main (Larkin) Hwy Dr
 880 1st St-Colum Ave
 Chicago, Illinois 60627

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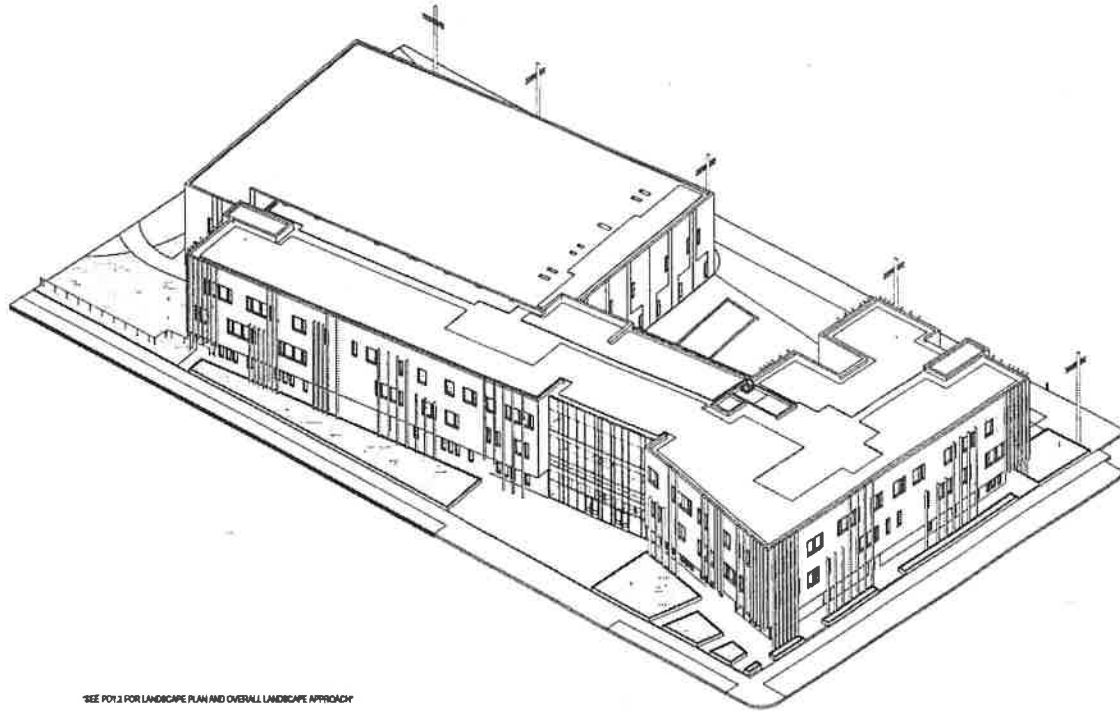
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PD9.1



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SEE PD.1 FOR LANDSCAPE PLAN AND OVERALL LANDSCAPE APPROACH

1 PD BUILDING AXON NW
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Project
CIVIC PROJECTS
 ARCHITECTURE
 4 1/2 South Dearborn Ave
 Chicago, Illinois 60607
 info@civicprojects.com

Architect
Sunshine Gospel Ministries
 345-79 East 85th St
 60649 South-Central, North LaHar Day Dr
 60648 South-Central Ave
 Chicago, Illinois 60629

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 June 12, 2024

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