



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Valerie B. Jarrett
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4471 (Voice)
(312) 744-2578 (TDD)
(312) 744-6550 (FAX)

February 14, 1995

Mr. Alex Welch
Progressive Baptist Church
3658 S. Wentworth Ave.
Chicago, Il 60609-1836

Re: Request for a minor change to
Institutional-Residential Planned
Development No. 183, As Amended
Location: 3658 S. Wentworth

Dear Mr. Welch:

The Department of Planning and Development has considered your request for a minor change to Institutional-Residential Planned Development No. 183, as amended, and hereby approves your request pursuant to the authority granted by Section 11.11-3(c) of the Chicago Zoning Ordinance.

Specifically, you requested approval of a Garage-Public-Class III parking lot license for an existing parking lot located in an area of the Planned Development designated for Institutional and Related uses.

The Planned Development allows off-street parking that services Institutional uses within the boundaries of the Planned Development. You requested the use of the existing parking lot for non-accessory off-street parking purposes.

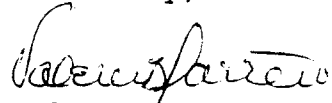
With regard to your request, the Department of Planning and Development has determined that the expansion of the use of the existing parking lot to include a non-accessory off-street parking use would constitute a minor change pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance, providing that the following conditions are adhered to:

1. Parking for this purpose shall not exceed a maximum of one-hundred and twenty-five (125) automobiles.
2. Non-Accessory off-street parking use shall be permitted only on scheduled home game days during the Chicago White Sox baseball season.



Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional-Residential Planned Development No. 183, as amended, I hereby approve the foregoing minor change with noted conditions, but no other changes to Institutional-Residential Planned Development No. 183, as amended.

Sincerely,



Valerie B. Jarrett
Commissioner

cc: Christine Slattery
Philip Levin
Will Tippens
Mary Edwards



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Valerie B. Jarrett
Commissioner

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121 North LaSalle Street
Chicago, Illinois 60602
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Mr. Paul Woznicki
Zoning Administrator
Department of Zoning
City Hall - Room 500
Chicago, IL 60602

License 02-14-95

as amended

Re: PD No. 183 CC Approval: 11/15/79
DEPT OF URBAN RENEWAL

Dear Mr. Woznicki:

You have referred to this office an application for the
following address:
3558 S. MENTIMORH

The requested application is for the following use:
A Garage-Public-Class III Parking Lot License for
an existing parking lot.

Based on our review the application is hereby:
Approved - Complies with the P.D. Ordinance.

Please note the following additional comments:
Complies with the Administrative Relief dated
2-14-95.

Thank you for your cooperation,

Philip Levin
Director of Zoning

0120 M.M. 02



INSTITUTIONAL RESIDENTIAL PLANNED DEVELOPMENT NO. 183 AS AMENDED
PLAN OF DEVELOPMENT

STATEMENTS

1. The area delineated hereon as "Institutional-Residential Planned Development" is owned or controlled by the Progressive Baptist Church.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Development and Planning.
3. Any dedication or vacation of streets and alleys or adjustments of right-of-way or consolidation or re-subdivision of parcels shall require a separate submittal on behalf of the Progressive Baptist Church and approval by City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the Progressive Baptist Church or its successors upon conveyance of 37th-Wentworth Disposition Parcels 1 and 2.
5. Service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas.
6. Use of the land will consist of:
 - (a) Institutional and related uses - church, school, recreation facilities, auxiliary uses, and off-street parking and loading as authorized by the Chicago Zoning Ordinance.
 - (b) Residential and related uses - elevator apartment structure, community area, private recreation area, open space and off-street parking and loading as authorized by the Chicago Zoning Ordinance.
7. The following information sets forth data concerning the property included in said Planned Development and Data concerning a generalized Land Use Plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance and with the regulations hereby made applicable thereto.
8. Identification and other signs, if necessary, may be permitted, subject to the review and approval by the Department of Development and Planning and the Department of Buildings.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments," as promulgated by the Commissioner of the Department of Development and Planning.

APPLICANT: Progressive Baptist Church

DATE: June 29, 1979

*Reclassification of Area Shown on Map No. 7-F.
(As Amended).*

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

SECTION 1. The area bounded by W. Surf Street; N. Commonwealth Avenue; W. Diversey Parkway; and N. Sheridan Road, classified as Residential Planned Development No. 115, as shown on Map No. 7-F of the Chicago Zoning Ordinance, established by Ordinance on August 21, 1974, is reclassified as follows:

(a) the area bounded by a line 228 feet north of and parallel to W. Diversey Parkway; N. Commonwealth Avenue; W. Diversey Parkway and N. Sheridan Road is reclassified from Planned Development No. 115 to an R7 General Residence District,

and a corresponding use district is hereby established in the area above described;

(b) The area bounded by W. Surf Street; N. Commonwealth Avenue; a line 228 feet north of and parallel to W. Diversey Parkway; and N. Sheridan Road is reclassified from Planned Development No. 115 to an R7 General Residence District,

and a corresponding use district is hereby established in the area above described.

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

Reclassification of Area Shown on Map No. 7-F.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R8 General Residence District symbols and indications as shown on Map No. 7-F in the area bounded by

W. Barry Avenue; N. Lake Shore Drive; W. Wellington Avenue; and a line 200 feet west of and parallel to N. Lake Shore Drive

to those of an R5 General Residence District, and a corresponding use district is hereby established in the area above described.

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

Reclassification of Area Shown on Map No. 8-E.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence symbols and indications as shown on Map No. 8-E in the area bounded by

a line 49 feet south of E. 32nd Street; the alley next east of and parallel to S. Michigan Avenue; a line 149 feet south of E. 32nd Street; and S. Michigan Avenue,

to those of an R5 General Residence District, and a corresponding use district is hereby established in the area above described.

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

Reclassification of Area Shown on Map No. 8-F.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B4-2 Restricted Service District symbols and indications as shown on Map No. 8-F in the area bounded by

a line 101 feet north of W. 35th Street; the alley next east of S. Wallace Avenue; W. 35th Street; and S. Wallace Avenue,

to those of an R3 General Residence District, and a corresponding use district is hereby established in the area above described.

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

Reclassification of Area Shown on Map No. 8-F.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Institutional-Residential Planned Development symbols and indications as shown on Map No. 8-F in the area bounded by

a line 598.33 feet north of W. 37th Street; S. Wentworth Avenue; W. 37th Street and S. Wells Street, to the designation of an Institutional-Residential Planned Development, 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 herewith attached and made a part thereof and to no others.

[Plan of Development printed on pages 1320-1324 of this Journal]

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. 11-H.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B3-2 General Retail District symbols and indications as shown on Map No. 11-H in area bounded by

W. Lawrence Avenue; N. Damen Avenue; the alley next south of and parallel to W. Lawrence Avenue; and a line 106 feet west of and parallel to N. Damen Avenue,

to those of a B4-2 Restricted Service District and a corresponding use district is hereby established in the area above described.

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

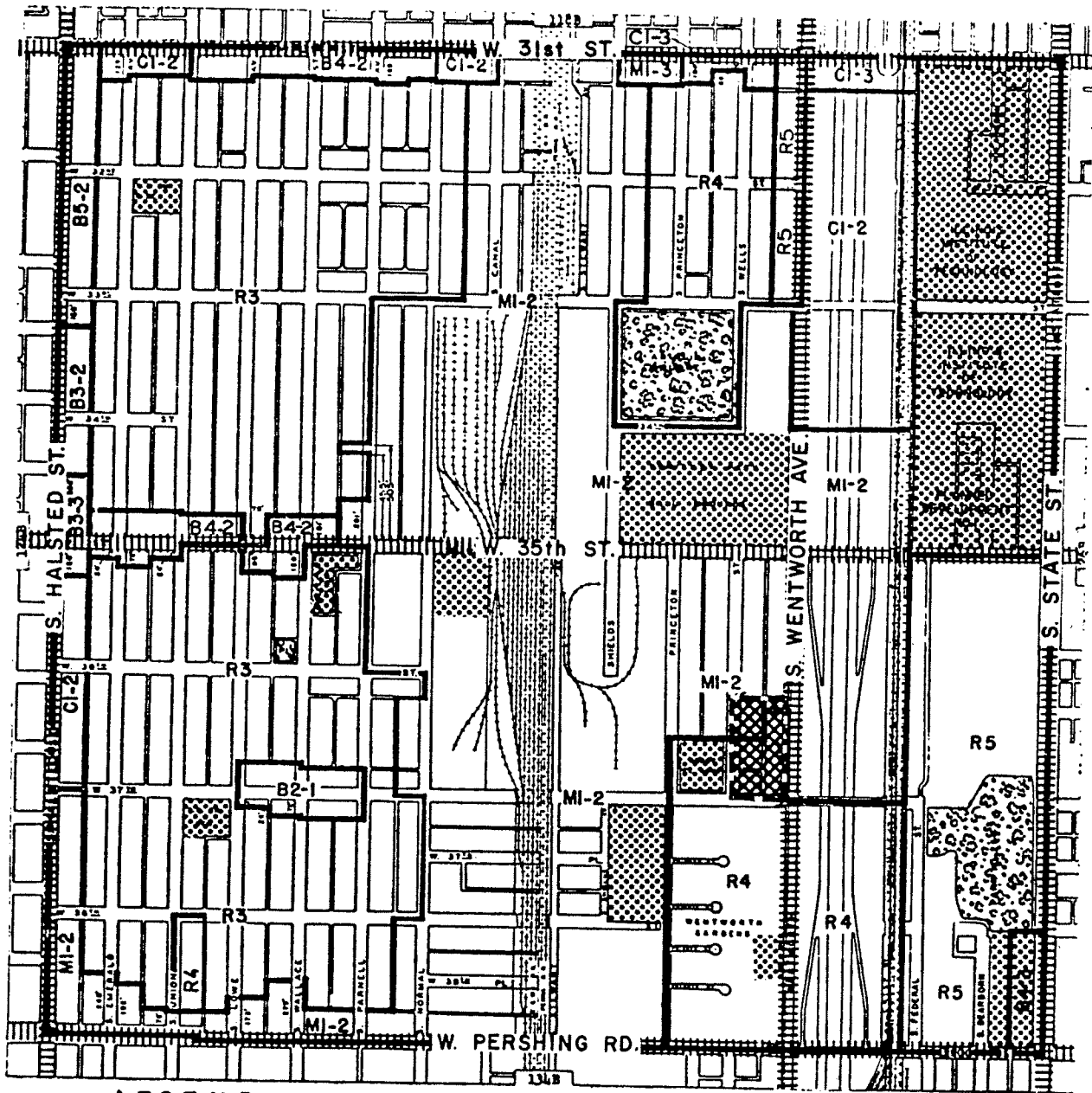
Reclassification of Area Shown on Map No. 11-M.

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


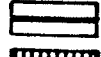



SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B2-1 Restricted Retail District and R3 General Residence District symbols and indications as shown on Map No. 11-M in area bounded by

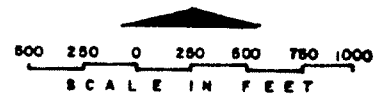
(continued on page 1325)

INSTITUTIONAL/RESIDENTIAL PLANNED DEVELOPMENT NO. 183 AS AMENDED
EXISTING ZONING & PREFERENTIAL STREET SYSTEM



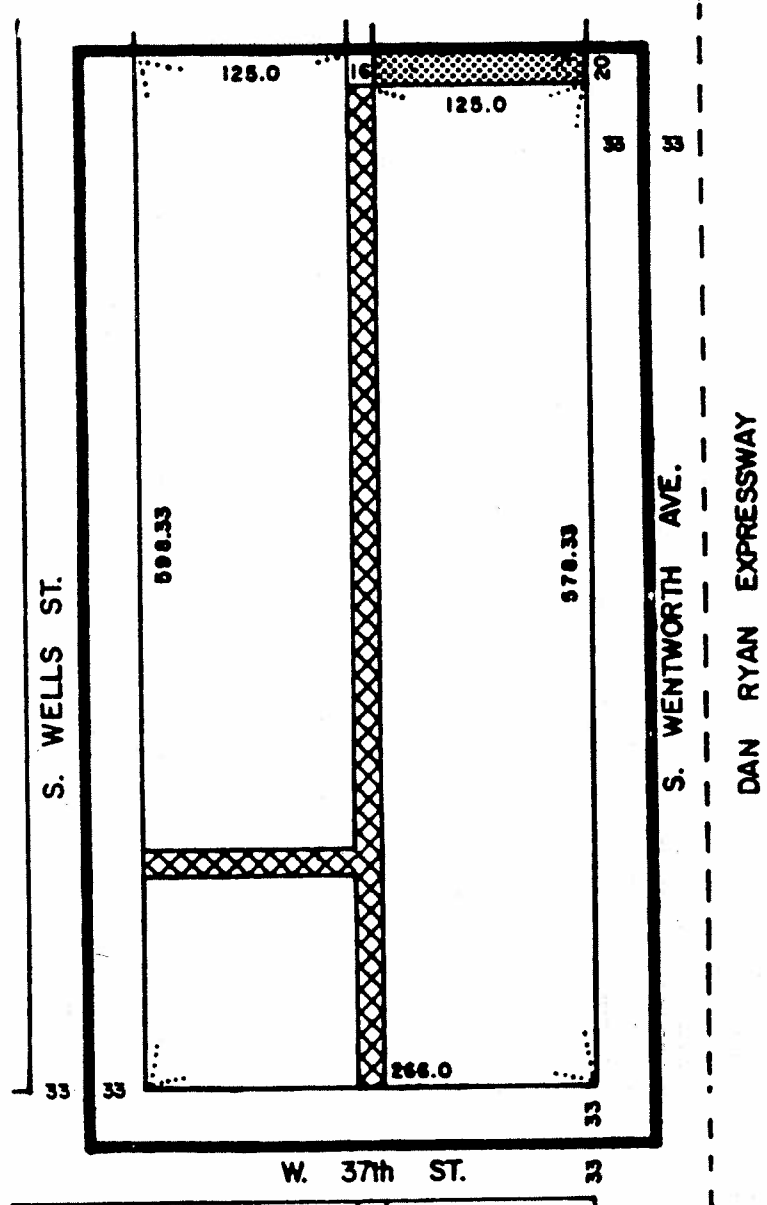
LEGEND

-  PROPOSED INSTITUTIONAL/RESIDENTIAL PLANNED DEVELOPMENT
-  ZONING DISTRICT BOUNDARIES
-  PREFERENTIAL STREETS
-  PARKS AND PLAYGROUNDS
-  PUBLIC AND QUASI-PUBLIC FACILITIES

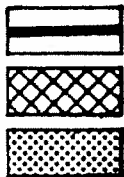


APPLICANT: Progressive Baptist Church
 DATE: June 29, 1979

INSTITUTIONAL/RESIDENTIAL PLANNED DEVELOPMENT NO. 183 AS AMENDED
PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENT



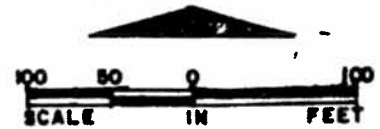
LEGEND



PLANNED DEVELOPMENT BOUNDARY

ALLEY TO BE VACATED

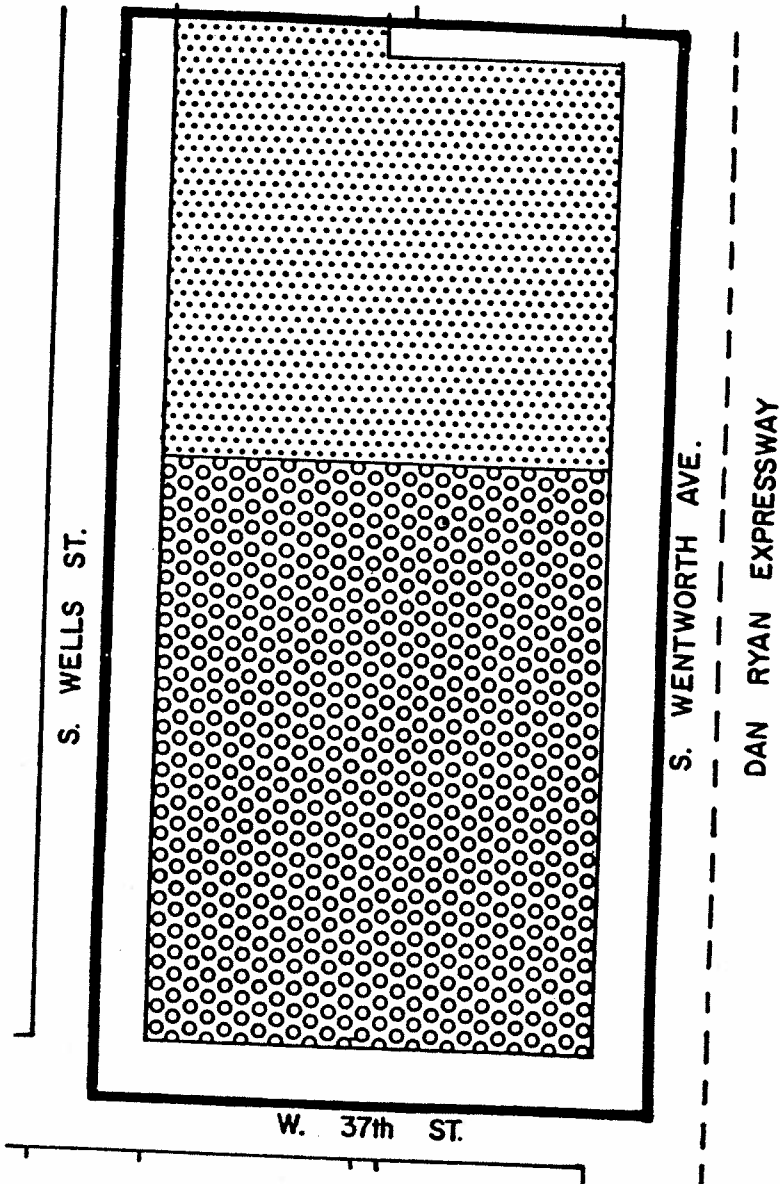
ALLEY TO BE DEDICATED



APPLICANT: Progressive Baptist Church
DATE: June 29, 1979

INSTITUTIONAL/RESIDENTIAL PLANNED DEVELOPMENT NO. 183 AS AMENDED

GENERALIZED LAND USE PLAN



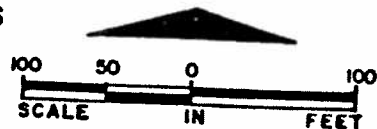
LEGEND



RESIDENTIAL / OPEN LAND & RELATED USES



INSTITUTION & RELATED USES



APPLICANT. Progressive Baptist Church
DATE:

INSTITUTIONAL-RESIDENTIAL PLANNED DEVELOPMENT NO. 183 AS AMENDED
 PLANNED DEVELOPMENT USE & BULK REGULATIONS AND DATA

NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	NUMBER OF DWELLING UNITS	MAXIMUM FLOOR AREA RATIO	MAXIMUM % OF LAND COVERED
SQUARE FEET	ACRES				
96,757.17	2.22	Institutional and related uses		1.2	60%
67,032.0	1.17	Residential and related uses Housing for the Elderly	120	1.5	60%

NET SITE AREA + AREA OF PUBLIC STREETS AND ALLEYS = GROSS SITE AREA
 3.39 acres 1.26 acres 4.65 acres

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: The above noted regulations relate to the ultimate development within the Planned Development Area. The maximum permitted F.A.R. shall be 1.2 for total net site area.

MAXIMUM NUMBER OF DWELLING UNITS PER ACRE OF TOTAL NET SITE AREA: 40.51

MINIMUM NUMBER OF OFF-STREET PARKING SPACES: Off-street parking requirements for the Senior Citizen Residence shall be provided as authorized by the Chicago Zoning Ordinance and the Commissioner of the Department of Development and Planning.

Number of spaces required: INSTITUTIONAL 176 - RESIDENTIAL 74 = TOTAL 250

MINIMUM NUMBER OF OFF-STREET LOADING SPACES: Off-street loading facilities shall be provided as authorized by the Chicago Zoning Ordinance, R4 General Residence District.

MINIMUM SETBACKS:

ALL BOUNDARIES: As determined by the Department of Development and Planning.

MAXIMUM PERCENT OF LAND COVERED:

INSTITUTIONAL 60%
 RESIDENTIAL 60%

SETBACK AND YARD REQUIREMENTS MAY BE ADJUSTED WHERE REQUIRED TO PERMIT CONFORMANCE TO THE PATTERN OF, OR ARCHITECTURAL ARRANGEMENT RELATED TO, EXISTING STRUCTURES, OR WHERE NECESSARY BECAUSE OF TECHNICAL REASONS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF DEVELOPMENT AND PLANNING.

APPLICANT: PROGRESSIVE BAPTIST CHURCH

DATE: June 29, 1979

Reclassification of Area Shown on Map No. 3-F.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District and C1-2 Restricted Commercial District symbols and indications as shown on Map No. 3-F in the area generally bounded by

N. Clybourn Avenue, N. Ogden Avenue and N. Halsted Street

to the designation of an Institutional Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

[Plan of Development printed on pages 6330 to 6334 of this Journal]

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. 7-G.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R5 General Residence, C1-3 Restricted Commercial and M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 7-G in the area bounded by

N. Lincoln Avenue; a line perpendicular to N. Lincoln Avenue from a point 116.5 feet north of W. Altgeld Street along the west line of N. Lincoln Avenue; W. Altgeld Street; a line 100 feet east of and parallel to N. Sheffield Avenue; the alley next north of and parallel to W. Altgeld Street; the alley next southwesterly and parallel to N. Lincoln Avenue; and a line perpendicular to N. Lincoln Avenue from a point 541.5 feet north of W. Altgeld Street along the west line of N. Lincoln Avenue

to those of a B4-3 Restricted Service District and a corresponding use district is hereby established in the area above described.

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

Reclassification of Area Shown on Map No. 8-F.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications as shown on Map No. 8-F in the area bounded by

a line 598.33 feet north of W. 37th Street; S. Wentworth Avenue; W. 37th Street and S. Wells Street

to the designation of an Institutional-Residential 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.

[Plan of Development printed on pages 6335 to 6339 of this Journal]

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. 10-F.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C1-5 Restricted Commercial District symbols and indications as shown on Map No. 10-F in the area bounded by

W. Root Street; S. Union Avenue; W. 42nd Street; the alley next west of and parallel to S. Union Avenue

to those of a C3-5 Commercial Manufacturing District, and a corresponding use district is hereby established in the area above described.

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

Reclassification of Area Shown on Map No. 12-L (As Amended).

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C1-1 Restricted Commercial District symbols and indications as shown on Map No. 12-L in the area bounded by

S. Archer Avenue, S. Long Avenue; the alley next north of and parallel to S. Archer Avenue; S. Lotus Avenue

to those of a B4-1 Restricted Service District, and a corresponding use district is hereby established in the area above described.

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

Reclassification of Area Shown on Map No. 13-G.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R7 General Residence District symbols and indications as shown on Map No. 13-G in the area bounded by

W. Foster Avenue; N. Sheridan Road; a line 250 feet south of and parallel to W. Foster Avenue and the alley next west of and parallel to N. Sheridan Road

to those of a B5-4 General Service District and a corresponding use district is hereby established in the area above described.

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

Reclassification of Area Shown on Map No. 15-J.

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R2 Single Family Residence District symbols and indications as shown on Map No. 15-J in the area bounded by

W. Peterson Avenue; N. Central Park Avenue; W. Bryn Mawr Avenue and N. Pulaski Road

to the designation of a Residential-Institutional-Cultural 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.

[Plan of Development printed on pages 6340 to 6347 of this Journal]

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

PO
183

INSTITUTIONAL RESIDENTIAL PLANNED DEVELOPMENT **No. 183**
PLAN OF DEVELOPMENT

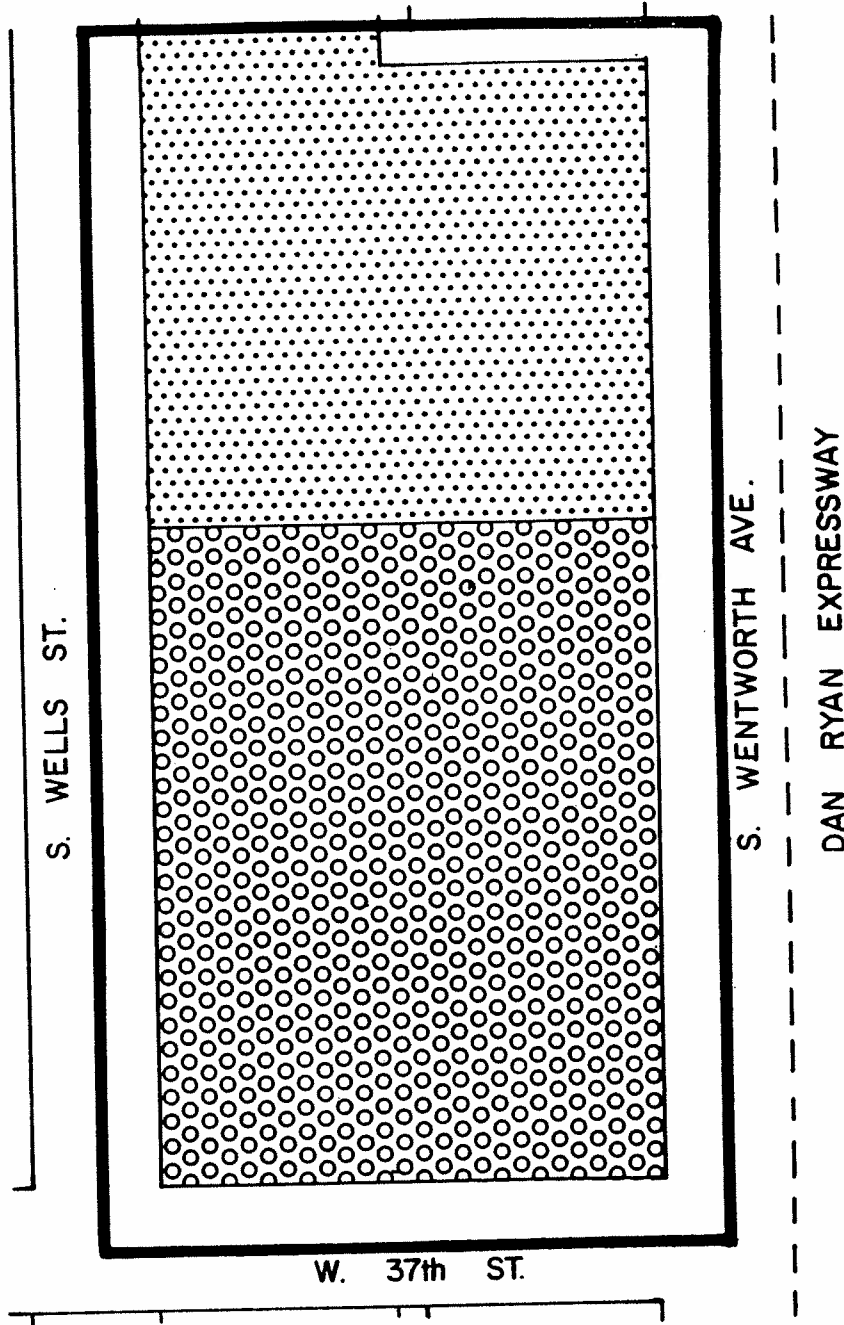
STATEMENTS

1. The area delineated hereon as "Institutional-Residential Planned Development" is owned or controlled by the Department of Urban Renewal of the City of Chicago.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development, subject to the review of the Department of Streets and Sanitation and the approval of the Department of Development and Planning.
3. Any dedication or vacation of streets and alleys or adjustments of right-of-way or consolidation or re-subdivision of parcels shall require a separate submittal on behalf of the Department of Urban Renewal or its successors and approval by City Council.
4. All applicable official reviews, approvals or permits are required to be obtained by the Department of Urban Renewal or its successors upon conveyance of 37th-Wentworth Disposition Parcels 1 and 2.
5. Service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas.
6. Use of the land will consist of:
 - (a) Institutional and related uses - church, school, recreation facilities, auxiliary uses, and off-street parking and loading as authorized by the Chicago Zoning Ordinance.
 - (b) Residential and related uses - elevator apartment structure, community area, private recreation area, open space and off-street parking and loading as authorized by the Chicago Zoning Ordinance.
7. The following information sets forth data concerning the property included in said Planned Development and Data concerning a generalized Land Use Plan (site plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance and with the regulations hereby made applicable thereto.
8. Identification and other signs, if necessary, may be permitted, subject to the review and approval by the Department of Development and Planning and the Department of Buildings.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments," as promulgated by the Commissioner of the Department of Development and Planning.

APPLICANT: DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO

DATE: August 1977

INSTITUTIONAL / RESIDENTIAL PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



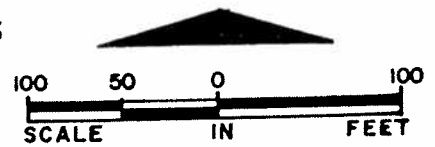
LEGEND



RESIDENTIAL / OPEN LAND & RELATED USES

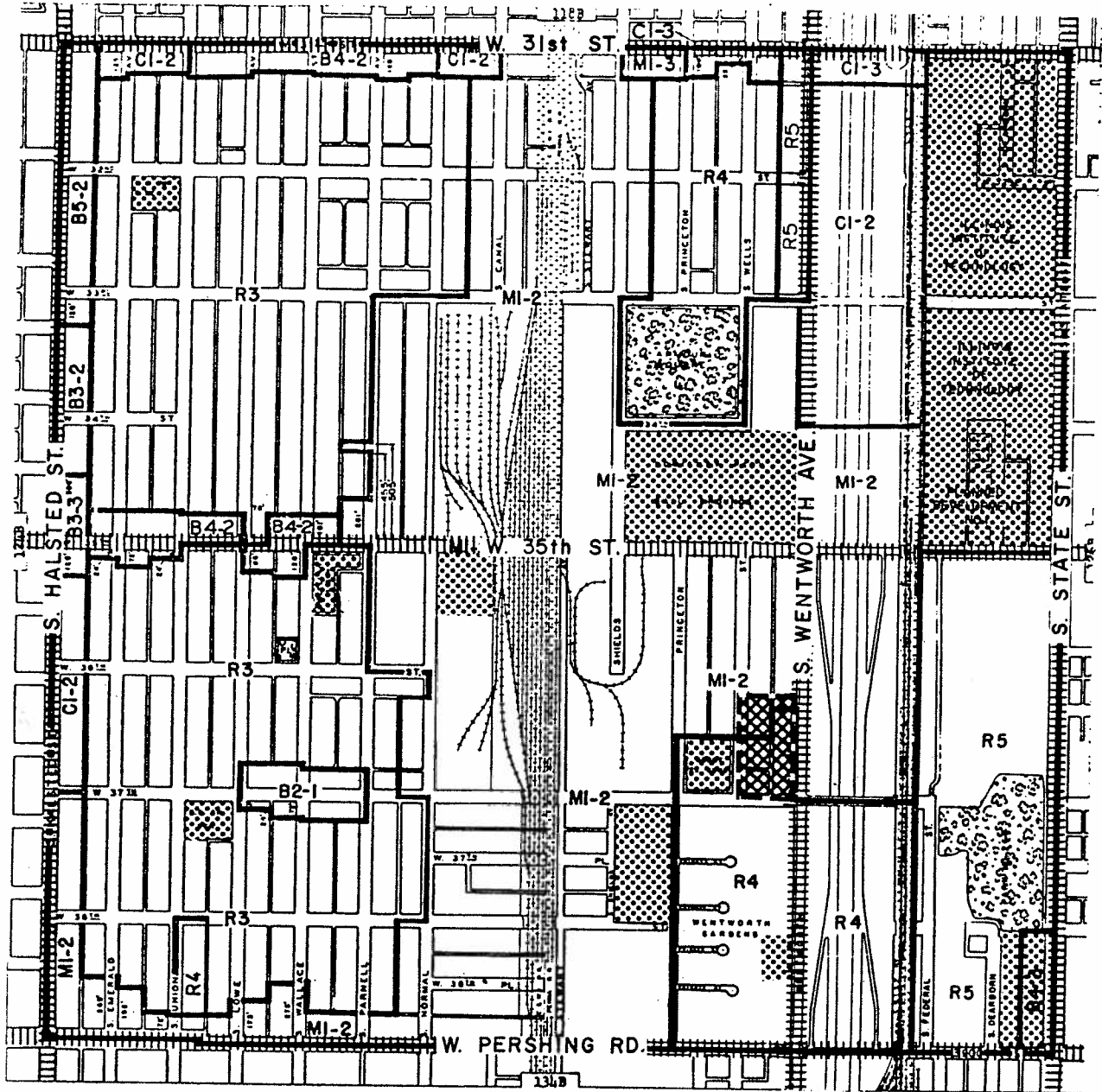


INSTITUTION & RELATED USES








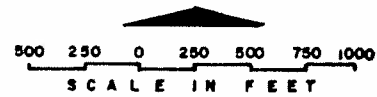
APPLICANT: DEPARTMENT OF URBAN RENEWAL - CITY OF CHICAGO
 DATE: AUGUST, 1977

INSTITUTIONAL / RESIDENTIAL PLANNED DEVELOPMENT EXISTING ZONING & PREFERENTIAL STREET SYSTEM



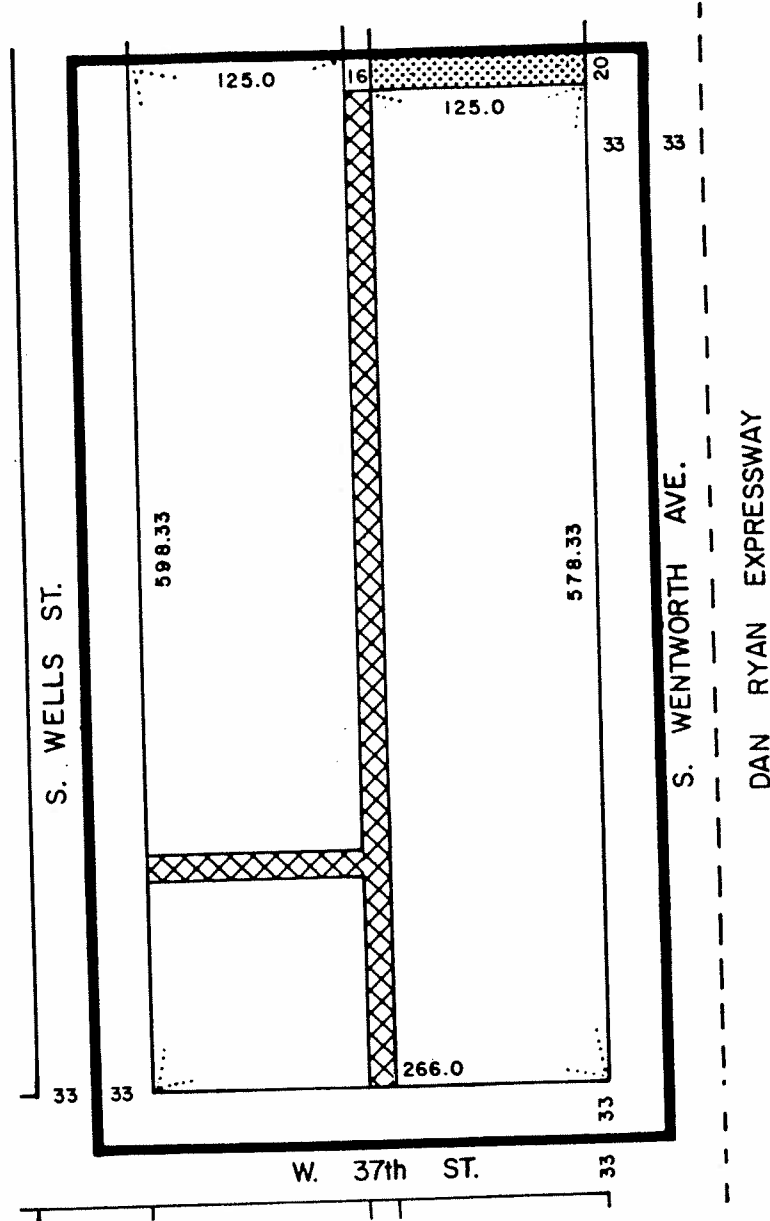
LEGEND

-  PROPOSED INSTITUTIONAL / RESIDENTIAL PLANNED DEVELOPMENT
-  ZONING DISTRICT BOUNDARIES
-  PREFERENTIAL STREETS
-  PARKS AND PLAYGROUNDS
-  PUBLIC AND QUASI-PUBLIC FACILITIES

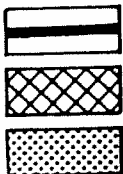


APPLICANT: DEPARTMENT OF URBAN RENEWAL - CITY OF CHICAGO
 DATE: AUGUST, 1977

INSTITUTIONAL / RESIDENTIAL PLANNED DEVELOPMENT PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENT



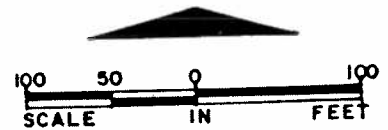
LEGEND



PLANNED DEVELOPMENT BOUNDARY

ALLEY TO BE VACATED

ALLEY TO BE DEDICATED



APPLICANT: DEPARTMENT OF URBAN RENEWAL - CITY OF CHICAGO
 DATE: AUGUST, 1977

INSTITUTIONAL-RESIDENTIAL PLANNED DEVELOPMENT
 PLANNED DEVELOPMENT USE & BULK REGULATIONS AND DATA

NET SITE AREA		GENERAL DESCRIPTION OF LAND USE	NUMBER OF DWELLING UNITS	MAXIMUM FLOOR AREA RATIO	MAXIMUM % OF LAND COVERED
SQUARE FEET	ACRES				
96,757.17	2.22	Institutional and related uses		1.2	60%
67,032.0	1.17	Residential and related uses Housing for the Elderly	109	1.2	60%

NET SITE AREA + AREA OF PUBLIC STREETS AND ALLEYS = GROSS SITE AREA
 3.39 acres 1.26 acres 4.65 acres

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA: The above noted regulations relate to the ultimate development within the Planned Development Area. The maximum permitted F.A.R. shall be 1.2 for total net site area.

MAXIMUM NUMBER OF DWELLING UNITS PER ACRE OF TOTAL NET SITE AREA:
 40.51

MINIMUM NUMBER OF OFF-STREET PARKING SPACES: Off-street parking requirements for the Senior Citizen Residence shall be provided as authorized by the Chicago Zoning Ordinance and the Commissioner of the Department of Development and Planning.

Number of spaces required: INSTITUTIONAL 176 - RESIDENTIAL 78 = TOTAL 254

MINIMUM NUMBER OF OFF-STREET LOADING SPACES: Off-street loading facilities shall be provided as authorized by the Chicago Zoning Ordinance, R4 General Residence District.

MINIMUM SETBACKS:

ALL BOUNDARIES: As determined by the Department
of Development and Planning.

MAXIMUM PERCENT OF LAND COVERED:

INSTITUTIONAL 60%
 RESIDENTIAL 60%

SETBACK AND YARD REQUIREMENTS MAY BE ADJUSTED WHERE REQUIRED TO PERMIT CONFORMANCE TO THE PATTERN OF, OR ARCHITECTURAL ARRANGEMENT RELATED TO, EXISTING STRUCTURES, OR WHERE NECESSARY BECAUSE OF TECHNICAL REASONS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF DEVELOPMENT AND PLANNING.

APPLICANT: DEPARTMENT OF URBAN RENEWAL OF THE CITY OF CHICAGO

DATE: AUGUST 1977