



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
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<http://www.cityofchicago.org>

July 3, 2003

Mr. Rick Danaher
Assistant General Counsel
Board of Education of the City of Chicago
121 South Clark Street
Suite 700
Chicago, IL 60603

RE: Request for a minor change to Institutional Planned
Development No. 311 (Christ Universal Temple)

Dear Mr. Danaher:

Please be advised that your request for a minor change to Institutional Planned Development No.311, on behalf of Christ Universal Temple. Inc. and the Board of Education of the City of Chicago, has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of Chicago Zoning Ordinance.

Specifically, you requested to allow the operation of a public elementary school within the existing Planned Development. Planned Development No. 311 currently allows church related religious and educational programs as permitted uses. In addition to the church, the facility included a private elementary school which was constructed in 1997. However, since February, 2001, the Board of Education leased the property and has operated a public elementary school on the site. The Board of Education is currently exercising its purchase option on the property and is requesting this minor modification to allow a public school use on the site in order to assure that the use is permitted by the Planned Development.

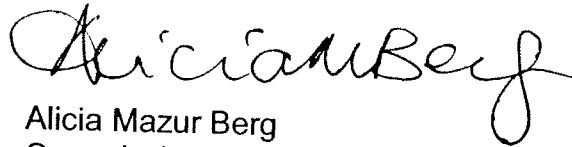
The Department has reviewed the request and has determined that the use of the site for public education purposes would be appropriate. The Planned Development currently allows institutional uses including educational facilities. The site and access to it are



conducive for use as a public school.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor change, but no other changes to this Planned Development.

Very truly yours,

A handwritten signature in cursive script that reads "Alicia Mazur Berg". The signature is written in black ink and is positioned above the printed name and title.

Alicia Mazur Berg
Commissioner

CC: Jack Swenson, Philip Levin, Michael Marmo, Ed Kus, Arnold Randall, Juanita Charlton

APPROVAL OF JOURNAL OF PROCEEDINGS.

Journal (December 28, 1983).

Alderman Burke moved to *Correct* the printed Official Journal of the regular meeting held on December 28, 1983, as follows:

Page 4207 - by deleting lines 3-9 from the bottom of the page and inserting the following language in lieu thereof:

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

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

The motion *Prevailed*.

P.D. 311

Alderman Burke moved to further *Correct* said printed Official Journal as follows:

Pages 4208 and 4209 - by deleting the existing pages and inserting in lieu thereof the matter printed on pages 4664 thru 4665 of this Journal;

Page 4213 - by deleting the existing page and inserting in lieu thereof the matter printed on page 4666 of this Journal.

The motion *Prevailed*.

Journal (January 11, 1984).

The City Clerk submitted the printed Official Journal of the Proceedings of the regular meeting held on Wednesday, January 11, 1984, at 10:00 A.M., signed by him as such City Clerk.

Alderman Burke moved to *Approve* said printed Official Journal and to dispense with the reading thereof. The question being put, the motion *Prevailed*.

UNFINISHED BUSINESS.

Motion Withdrawn--ON PROPOSED AMENDMENT OF CHAPTER 194A OF MUNICIPAL CODE OF CHICAGO CONCERNING ADVERTISING SIGNS.

On motion of Alderman Gabinski the City Council took up for consideration the report of the Committee on Zoning deferred and published in the Journal of the Proceedings of January 11, 1984, pages 4552-4559, recommending that the City Council pass a proposed ordinance amending Chapter 194A of the Municipal Code of Chicago concerning advertising signs.

After debate on the proposed ordinance, Alderman Gabinski asked for and received leave of the Council to withdraw the ordinance at this time.

Action Deferred--ON PROPOSED ORDINANCE AUTHORIZING PLACEMENT OF "TAXPAYER RELIEF ACT" AS ADVISORY REFERENDUM ON GENERAL PRIMARY ELECTION BALLOT, MARCH 20, 1984.

On motion of Alderman Burke the City Council took up for consideration the report of the Committee on Finance deferred and published in the Journal of the Proceedings of January 11, 1984, pages 4544-4548, recommending that the City Council pass a proposed ordinance authorizing the placement of "Taxpayer Relief Act" as an advisory referendum on the general primary election ballot scheduled for March 20, 1984.

INSTITUTIONAL PLANNED DEVELOPMENTPLAN OF DEVELOPMENTSTATEMENTS

1. The area delineated herein as Institutional Planned Development (No. 311) is owned or controlled by Christ Universal Temple, Inc., an Illinois Not-For-Profit Corporation, as represented in the disclosure documents filed with the Chairman of the Zoning Committee of the City Council of the City of Chicago.
2. This Plan of Development, consisting of eleven (11) statements; an existing zoning map; a boundary and property line map including any proposed vacations or dedications of streets, alleys or other public properties; a generalized land use map; and a table of use and bulk regulations and related controls, is applicable to the area delineated herein. These and no other controls shall apply to the area delineated herein. This plan of development is in accordance with the intent and purpose of the Chicago Zoning Ordinance and all requirements thereof, and satisfies the established criteria for approval as a planned development.
3. The applicant or its successors, assignees or grantees shall obtain all official reviews, approvals, licenses and permits.
4. The following uses shall be permitted within the area delineated herein as Institutional Planned Development (No. 311):
 - a) A church and one or more chapels;
 - b) Assembly Hall;
 - c) Meeting rooms and class rooms for the conduct of church related religious and educational programs including a seminary;
 - d) Indoor and outdoor physical fitness facilities including a swimming pool;
 - e) Staff and faculty housing which may be detached, attached or multifamily type housing, shall not exceed twelve (12) dwelling units, and shall be located in the western 1300 feet of the site;
 - f) Student housing, which for the purpose of this plan of development is defined as rooms used as sleeping

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- and living quarters but without individual cooking facilities and with or without individual bathrooms. Common dining and other related rooms are included. Such student housing shall be limited to residents formally enrolled in the programs of the institute or the church, shall be limited in capacity and use to a maximum total of 150 residents, and shall be located in the western 1300 feet of the site;
- g) No housing of any type other than that defined in (e) and (f) herein shall be permitted in this planned development.
 - h) Related support facilities shall include: Food Service, Administrative offices, Printing and Publishing, Book Store, Microwave Broadcasting, Earth Station Receiving Dish, Radio and T.V. Tower.
5. Off-street parking and loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Public Works, the Bureau of Traffic engineering and operations, and the approval of the Department of Planning.
6. Any dedication or vacation of streets and alleys or easements or grants and privilege or any adjustment of rights-of-way shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees.
7. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Public Works, the Bureau of Traffic engineering and operations, in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 20 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.
8. Identification and directional signs may be permitted within the area delineated herein as "Institutional Planned Development" subject to the review and approval of the Department of Zoning and the Department of Planning. No advertising signs shall be permitted.
9. The height restriction of any building or appurtenance attached shall be two hundred and fifty feet (250') and subject to:
- a) height limitations as certified on form FAA-117, or successor forms involving the same project matter, and approved by the Federal Aviation Administration; and
 - b) airport zoning regulations as established by the Department of Planning, Department of Aviation, and Department of Law, as approved by the City Council.
10. The information in the table attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as "Institutional Planned Development" and stipulates the land use and development controls applicable to the site.
11. The Plan of Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as promulgated by the Commissioner of the Department of Planning.

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

Site Area		General Description Land Use	Dwelling Units	F.A.R.	Percentage of Land Coverage
Sq. Ft. 1,404,321	Acres 32.23	Church and related uses as described in the attached statements.	150 Student Housing Units 12 Staff Dwelling Units	0.5	30%

Gross Site Area: Net site area 1,404,321 sq. ft. (32.23 Ac.)+area of adjacent streets
and public alleys 144,931.9 sq. ft. (3.33 Ac.) = 1,549,252 sq. ft.
(35.57 Ac.)

Maximum Dwelling Units: 12 dwelling units for (Staff & Faculty)
150 Dormitory Units (150 persons)

Maximum permitted F.A.R. for total site: 0.5

Minimum Periphery Set Backs: North 50' (119th Street)
West 10' (Ashland Avenue)
South 80' (120th Street)
East 20'

Minimum No. of Parking Spaces Student Housing: One space per resident
Minimum No. of Parking Spaces-Staff Housing: One space per dwelling Unit
**Minimum No. of Parking Spaces for Church &
Assembly Hall:** One space for each 10 seats

Minimum No. of off-street loading berths: 4 (10 ft. x 25 ft.)

Setbacks may be adjusted when necessary because of technical reasons, subject to the
approval of the Department of Planning.

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DATE : August 17, 1983

Revised: October 17, 1983

COMMITTEE ON ZONING.

Chicago Zoning Ordinance Amended to Reclassify Particular
Area Shown on Map No. 30-G.

The Committee on Zoning submitted the following report:

CHICAGO, December 21, 1983.

To the President and Members of the City Council:

Your Committee on Zoning begs leave to recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith (referred to Your Committee on August 17, 1983) to amend the Chicago Zoning Ordinance for the purpose of reclassifying a particular area.

This recommendation was concurred in by 8 members of the committee, with no dissenting vote.

Respectfully submitted,
(Signed) TERRY M. GABINSKI,
Chairman.

(Signed) EDWARD R. VRDOLYAK,
Vice-Chairman.

On motion of Alderman Gabinski the committee's recommendation was *Concurred In* and said proposed ordinance was *Passed*, by yeas and nays as follows:

Yeas--Aldermen Roti, Rush, Evans, Bloom, Sawyer, Beavers, Humes, Hutchinson, Vrdolyak, Huels, Majerczyk, Madrzyk, Burke, Brady, Langford, Streeter, Kellam, Sheahan, Kelley, Sherman, Stemberk, Krystyniak, Henry, Marzullo, Nardulli, W. Davis, Smith, D. Davis, Hagopian, Santiago, Gabinski, Mell, Frost, Kotlarz, Banks, Damato, Cullerton, Laurino, O'Connor, Pucinski, Natarus, Oberman, Hansen, McLaughlin, Orbach, Schulte, Volini, Orr, Stone--49.

Nays--None.

The following is said ordinance as passed:

Reclassification of Area Shown on Map No. 30-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 M2-2 General Manufacturing symbols and indications as shown on Map No. 30-G in the area bounded by

W. 119th Street; a line 1,298.06 feet east of S. Ashland Avenue; a line 55 feet south of W. 119th Street; a line 2,450.76 feet east of S. Ashland Avenue; W. 120th Street; and S. Ashland Avenue

to those of an R4 General Residence District, and a corresponding use district is hereby established in the area above-described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the R4 General Residence District symbols and indications hereinabove established to the designation of an Institutional Planned Development which is hereby established in the area above-described, subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

[Planned Development printed on pages 4208 thru 4213 of
this Journal.]

(Continued on page 4214)

INSTITUTIONAL PLANNED DEVELOPMENT
PLAN OF DEVELOPMENT
STATEMENTS

1. The area delineated herein as "Institutional Planned Development" is owned or controlled by Christ Universal Temple, Inc.
2. The Applicant or its successors, assignees or grantees shall obtain all official reviews, approvals, licenses and permits.
3. The following shall be permitted within the area delineated herein as "Institutional Planned Development": Church, Church School, Assembly Hall, Meeting Rooms, Seminary and other related educational facilities, Housing for students (dormitory type units) and staff (dwelling units), Food Service, Administrative offices, Printing and Publishing, Book Store, Microwave Broadcasting, Earth Station Receiving Dish, Radio and T.V. Tower, Outdoor Recreation facilities including Swimming Pool.
4. Off-street parking and loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Department of Public Works and Department of Streets and Sanitation and the approval of the Department of Planning.
5. Any dedication or vacation of streets and alleys or easements or grants of privilege or any adjustment of rights-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees.
6. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Streets and Sanitation and Department of Public Works in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago and shall have a minimum width of 20 feet to provide ingress and egress for emergency vehicles. There shall be no parking within such paved areas.
7. Identification signs may be permitted within the area delineated herein as "Institutional Planned Development" subject to the review and approval of the Department of Inspectional Services and the Department of Planning. No advertising signs shall be permitted.
8. The height restriction of any building or any appurtenance attached shall be two hundred and fifty feet (250') and subject to:

APPLICANT: Christ Universal Temple, Inc.
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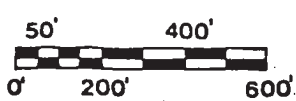
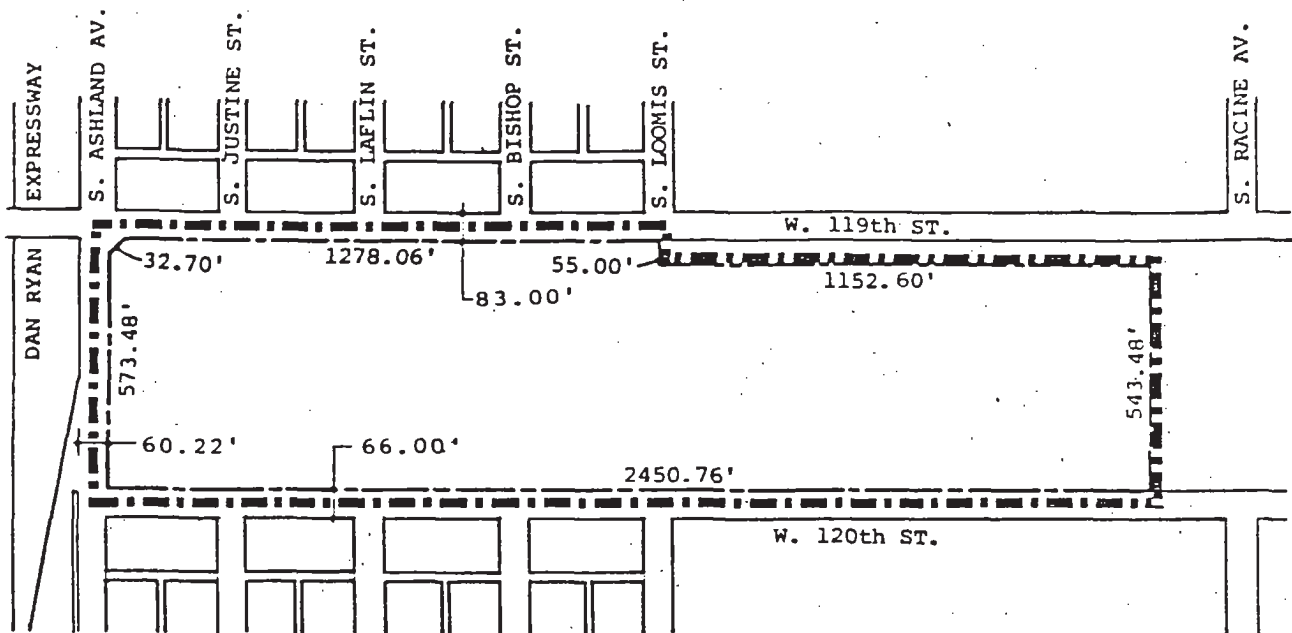
*See following dated
 1-20-84*

- a. height limitations as certified on Form FAA-117, or successor forms involving the same project matter, and approved by the Federal Aviation Administration; and
 - b. airport zoning regulations as established by the Department of Planning, Department of Aviation, and Department of Law, as approved by the City Council.
9. The information in the table attached hereto sets forth data concerning the generalized land use plan of the area delineated herein as "Institutional Planned Development" and stipulates the land use and development controls applicable to the site.
 10. The Plan of Development shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments" as promulgated by the Commissioner of the Department of Planning.

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INSTITUTIONAL PLANNED DEVELOPMENT

PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS



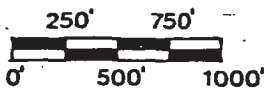
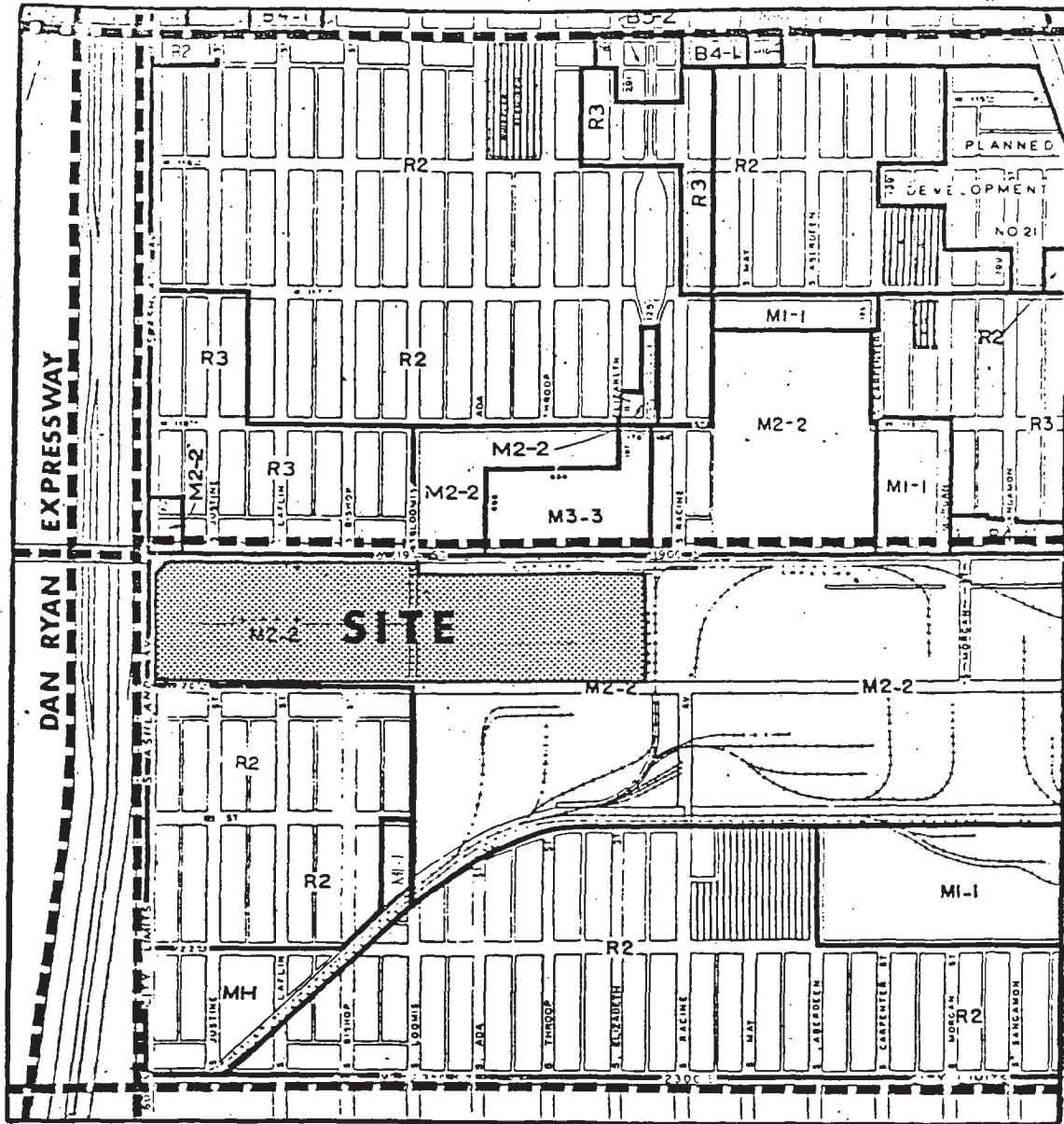
--- PLANNED DEVELOPMENT BOUNDARY

--- PROPERTY LINE

Applicant: CHRIST UNIVERSAL TEMPLE





Date: August 17, 1983

INSTITUTIONAL PLANNED DEVELOPMENT EXISTING ZONING AND PREFERENTIAL STREET MAP



Applicant: **CHRIST UNIVERSAL TEMPLE**

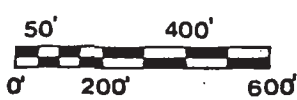
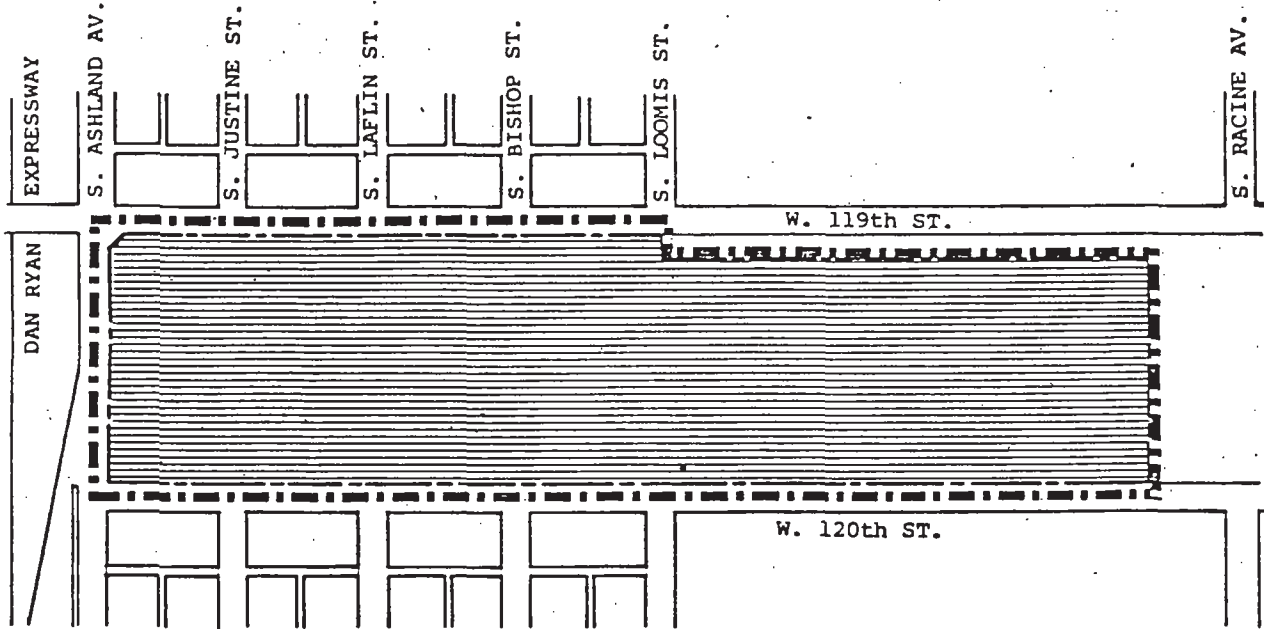
Date: August 17, 1983

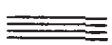


-  PROPOSED PLANNED DEVELOPMENT
-  ZONING DISTRICT BOUNDARIES
-  PREFERENTIAL STREETS
-  EDUCATIONAL FACILITIES AND PARKS



INSTITUTIONAL PLANNED DEVELOPMENT

GENERALIZED LAND USE PLAN



-  CHURCH, CHURCH SCHOOL, RELATED USES, STAFF & STUDENT HOUSING, OFF STREET PARKING
-  PLANNED DEVELOPMENT BOUNDARY
-  PROPERTY LINE

Applicant: CHRIST UNIVERSAL TEMPLE

Date: August 17, 1983

INSTITUTIONAL - PLANNED DEVELOPMENT

PLANNED DEVELOPMENT USE & BULK REGULATIONS AND DATA

Site Area		General Description Land Use	Dwelling Units	F.A.R.	Percentage Land Cover
Sq. Ft. 1,404,321	Acres 32.23	Church, Church School, Assembly Hall, Meeting Rooms, Seminary and other related educational facilities, staff & student housing. Food Service Administrative offices, Printing and Publishing, Book Store, Microwave Broadcasting, Earth Station Receiving Dish, Radio and T.V. Tower, Outdoor Recreation facilities including Swimming Pool, and Off Street Parking.	300 Student Housing Units (Dormitory type) 12 Staff Dwelling Units	0.5	30%

Gross Site Area: Net site area 1,404,321 sq. ft. (32.23 Ac.) + area of adjacent public streets and alleys 144,931.9 sq. ft. (3.33 Ac.) = 1,549,252 sq. ft. (35.56 Ac.)

Maximum Dwelling Units 12 dwelling units for (Staff & Family)
300 Dormitory Units (300 persons)

Maximum permitted F.A.R. for total site 0.5

Minimum Periphery Set Backs North 50' (119th Street)
West 10' (Ashland Avenue)
South 80' (120th Street)
East 20'

Minimum No. of Parking Spaces Student Housing One space per unit
Minimum No. of Parking Spaces-Staff Housing One space per dwelling unit
Minimum No. of Parking Spaces for Church & Assembly Hall One space for each 10 seats

Minimum No. of Loading Berths Residential Two
Minimum No. of Loading Berths Institutional Two

Set backs may be adjusted when necessary because of technical reasons, subject to the approval of the Department of Planning.

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See following pages dated 1-20-84