

*Reclassification Of Area Shown On Map Numbers 14-D And 16-D.*

(As Amended)

(Application Number 14975) *IPD 456,99*

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all the RM5 Residential Multi-Unit District, B3-3 Community Shopping District, C1-3 Neighborhood Commercial District and Institutional Planned Development Number 456 symbols and indications as shown on Map Numbers 14-D and 16-D in the area bounded by:

a line 200.12 feet north of the alley next north of and parallel to East 63<sup>rd</sup> Street; South Kenwood Avenue; a line 308.10 feet north of and parallel to East 63<sup>rd</sup> Street; a line 182.77 feet east of and parallel to South Kenwood Avenue; a line 238.1 feet north of and parallel to East 63<sup>rd</sup> Street; South Dorchester Avenue; the alley next north of and parallel to East 63<sup>rd</sup> Street; the westerly right-of-way line of the Illinois Central Railroad; East 64<sup>th</sup> Street; the alley next east of and parallel to South Kenwood Avenue; a line 83.33 feet south of and parallel to East 64<sup>th</sup> Street; South Kenwood Avenue; a line 200.14 feet south of and parallel to East 64<sup>th</sup> Street; the alley next west of and parallel to South Kenwood Avenue; East 64<sup>th</sup> Street; South Kenwood Avenue; a line 200 feet south of the alley next south of and parallel to East 63<sup>rd</sup> Street; the alley next west of and parallel to South Kenwood Avenue; the alley next south of and parallel to East 63<sup>rd</sup> Street; a line 134 feet west of South Kenwood Avenue; a line 108.80 feet south of East 63<sup>rd</sup> Street; a line 90.77 feet west of and parallel to South Kenwood Avenue; East 63<sup>rd</sup> Street; South Kenwood Avenue; the alley next north of and parallel to East 63<sup>rd</sup> Street; and a line 165.62 feet west of South Kenwood Avenue,

to those of Institutional Planned Development Number 456, as amended, which is hereby established in the area described, subject to such use and bulk regulations as are set forth in this 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.

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

*Institutional Planned Development Number 456,  
As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as an Institutional Planned Development consists of approximately five hundred forty-nine thousand six hundred fifty-five and forty-nine hundredths (549,655.49) square feet (twelve and sixty-two hundredths (12.62) acres) of net site area which is depicted on the attached Planned Development Boundary Plan and Property Line Plan. The property is controlled by the applicant, Apostolic Church of God.
2. The applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this planned development. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submission on behalf of the applicant or its successors, assignees, or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this planned development shall be binding upon the applicant, its successors and assigns, grantees and Lessees, if different than the applicant, the legal titleholders or 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 or any ground lessors. Furthermore, pursuant to the requirements of Article 17-8-0400 of the Chicago Zoning Ordinance the property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the property and any ground lessors, or by a governmental agency with the power of eminent domain which has designated the property for acquisition.
4. This plan of development consists of the following fourteen (14) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Boundary Plan and Property Line Plan; a Site Plan; a Landscape Plan; a Conceptual Building Elevations and Artists' Rendering prepared by Ray/Dawson, P.C. Architects & Engineers dated August 18, 2005. Full size sets of the Site Plan, Landscape Plan, Conceptual Building Elevations and Floor Plans will be on file with the

Department of Planning and Development. The Planned Development is applicable to the area delineated herein and these and no other zoning controls shall apply. The planned development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. The use permitted within the area delineated herein as an "Institutional Planned Development" shall be a religious facility, off-street parking, residential and related facilities.
6. Identification and other necessary signs, including temporary construction signs, may be permitted within the area delineated herein as a "Institutional Planned Development," subject to the review and approval of the Department of Planning and Development.
7. Off-street parking for the general public and off-street loading facilities for deliveries for this planned development shall be subject to the review and approval of the Departments of Planning and Transportation. The minimum number of off-street parking spaces shall be determined in accordance with the attached Bulk Regulations and Data Table. This plan is subject to the review of the Departments of Transportation and Planning and Development.
8. Ingress and egress shall be subject to the review and approval of the Department of Transportation -- Bureau of Traffic and the Department of Planning and Development. All work in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation.
9. In addition to the maximum height of the building and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
11. Improvements on the property, including landscaping and a twenty-five percent (25%) green roof on the roof of the new addition (i.e., youth

center), shall be designed and installed in substantial conformance with the Site/Landscape Plan, Conceptual Building Elevations, Floor Plans and the Bulk Regulations and Data Table attached hereto and made a part hereof. In addition, trees and other landscaping shall be installed and maintained at all times in accordance with the Site Plan and Landscape Plan and the landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.

12. Plans for all buildings and improvements on the property shall be reviewed and approved by the Commissioner of Planning and Development for a determination that the proposed use, building or structure complies with all provisions of the planned development ordinance. Zoning and occupancy requirements may be issued by the Zoning Administrator for uses, buildings or structures within the planned development only upon receipt of written approval by the Commissioner of Planning and Development. Any permit, license or certificate issued in conflict with the planned development ordinance is null and void pursuant to Article 17-13-610 of the Chicago Zoning Ordinance.
13. The terms, conditions and exhibits of this planned development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development upon the application for such a modification by the applicant and after a determination is made by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
14. Unless substantial construction has commenced within six (6) years following amendment of this Institutional Planned Development and unless completion is thereafter diligently pursued, then this planned development shall expire, and the zoning of the property shall automatically revert to the prior Institutional Planned Development Number 456 and RM5 Residential Multi-Unit District.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site Plan; Landscaping Plan; Building Elevations; and Floor Plans referred to in these Plan of Development Statements printed on pages 56204 through 56212 of this *Journal*.]

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

*Institutional Planned Development Number 456, Amended.*

*Bulk Regulations And Data Table.*

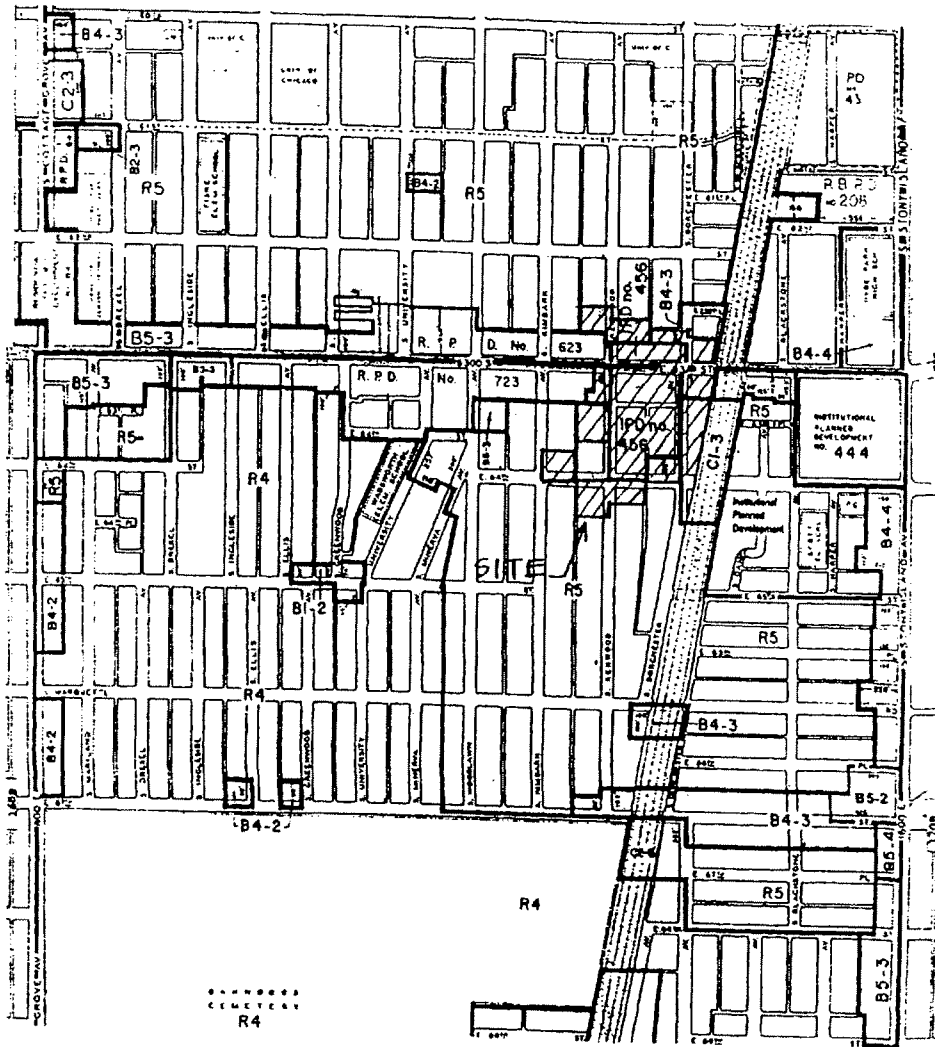
Description		Gross Areas (Includes Right-Of-Way)		Net Area (Includes Right-Of-Way To Be Vacated)		Right-Of-Way To Be Vacated	Right-Of-Way Adjacent To Remain Public
		Square Feet	Acres	Square Feet	Acres	Square Feet	Square Feet
		797,274.87	18.30	549,655.46	12.62	--	--
Parcel	1	13,762.78					
	2	24,778.50					
	3	205,755.55					
	4	33,055.12					
	5	33,072.00					
	6	23,715.65					
	7	63,811.83					
	8	100,894.68					
	9	33,161.59					
	10	17,647.78					
		549,655.46 square feet =12.62 Acres					

Building Areas And Floor Area Ratio Data	Square Feet	Floor Area Ratio
Existing one story at north end of site	22,852	
Existing two story at south end of site	97,456	
New Addition	36,532	
Total Building Area	156,840	0.29
Note: All existing Buildings to remain. No buildings are to be demolished.		
Maximum Floor Area Ratio	0.6 (existing I.D.P. 456)	
Minimum Number of Off-Street Parking Spaces	513 (4,100 seat sanctuary/ 8)	
Minimum Required Building Setbacks	In accordance with page 2	
Maximum Building Height	In accordance with Building Elevations	

Required Parking	
Sanctuary Capacity:	3,000 -- Dorchester +1,100 -- Kenwood 4,100 Total
Therefore, 4,100/8 = 513 Required Spaces	
Handicapped Required:	2% of total required handicapped parking spaces 11 required handicapped parking spaces
therefore,	501 <u>+12</u> (Handicapped spaces shown) 513 760 > 513

Total Parking			
Parcel	1	0	
	2	52	
	3	110	
	4	74	
	5	76	
	6	42	
	7	114	
	8	195	
	9	60	
	10	37	
	<b>Total</b>	760 --Auto 1 --Loading	
Setbacks			
Parcel 3			
New Addition Minimum		East	1 foot, 0 inches
		South	4 feet, 0 inches
Existing Buildings			
North		North	10 feet, 6 inches
		West	7 feet, 0 inches
		East	196 feet, 0 inches
South		West	9 feet, 0 inches
		South	6 feet, 3 inches
		East	69 feet, 6 inches

Existing Zoning Map.



Planned Development -



Planned Development Property

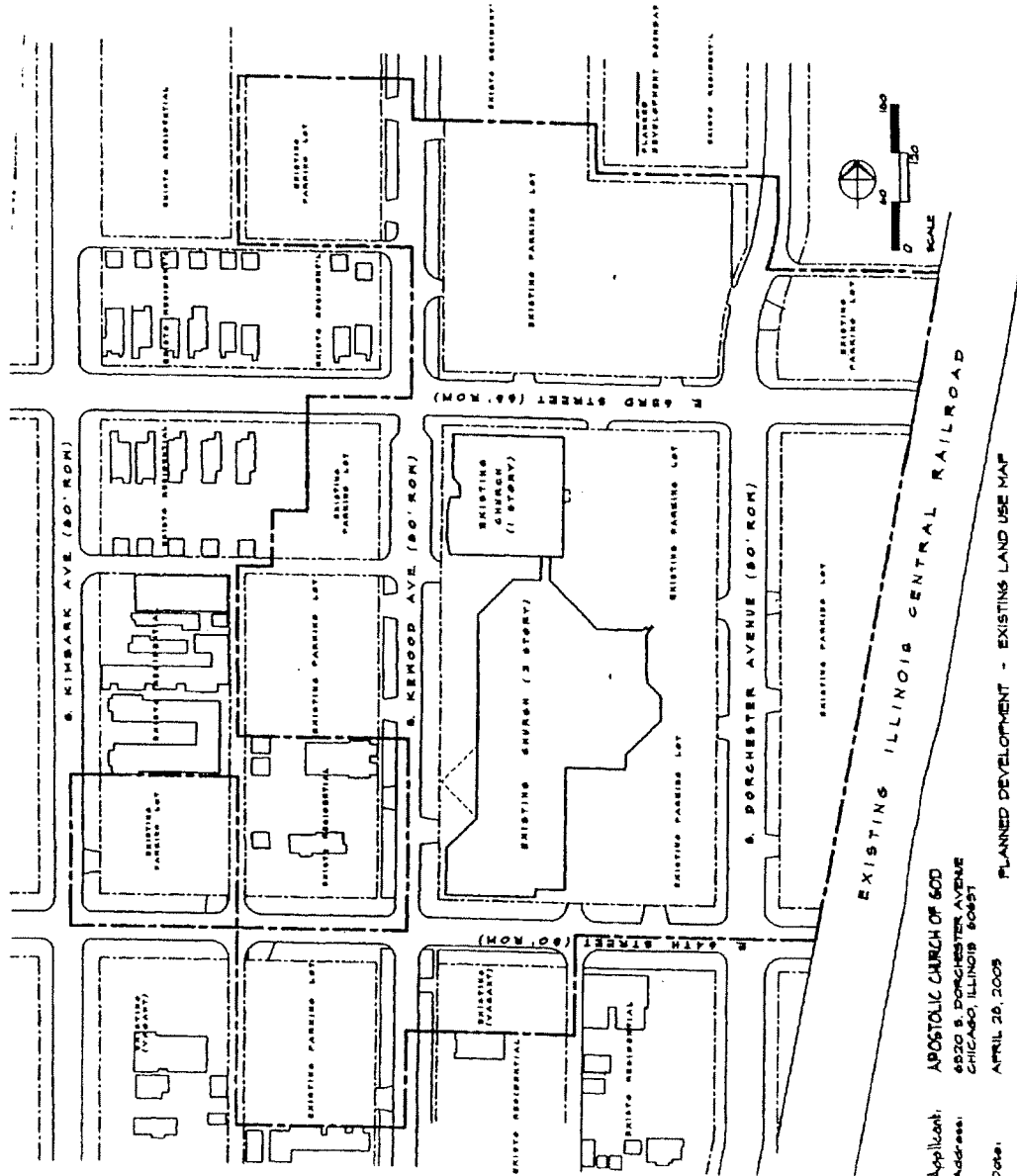
Applicant: Apostolic Church of God  
 Address: 6320 S. Dorchester Avenue  
 Chicago, Illinois 60637



not to scale

Date: April 21, 2005  
 Architect: Ray/DaSilva, P.C.

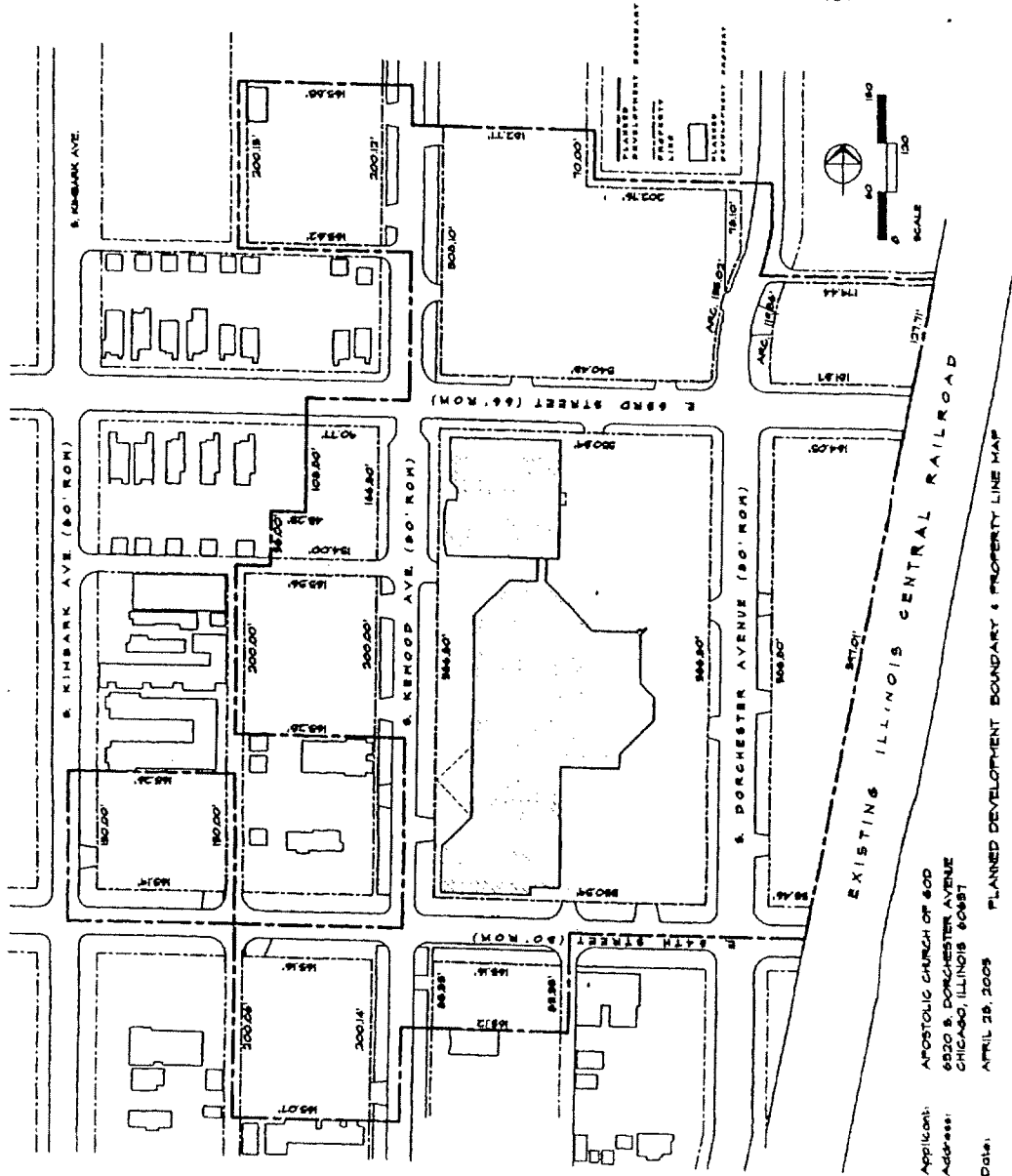
Existing Land-Use Map.



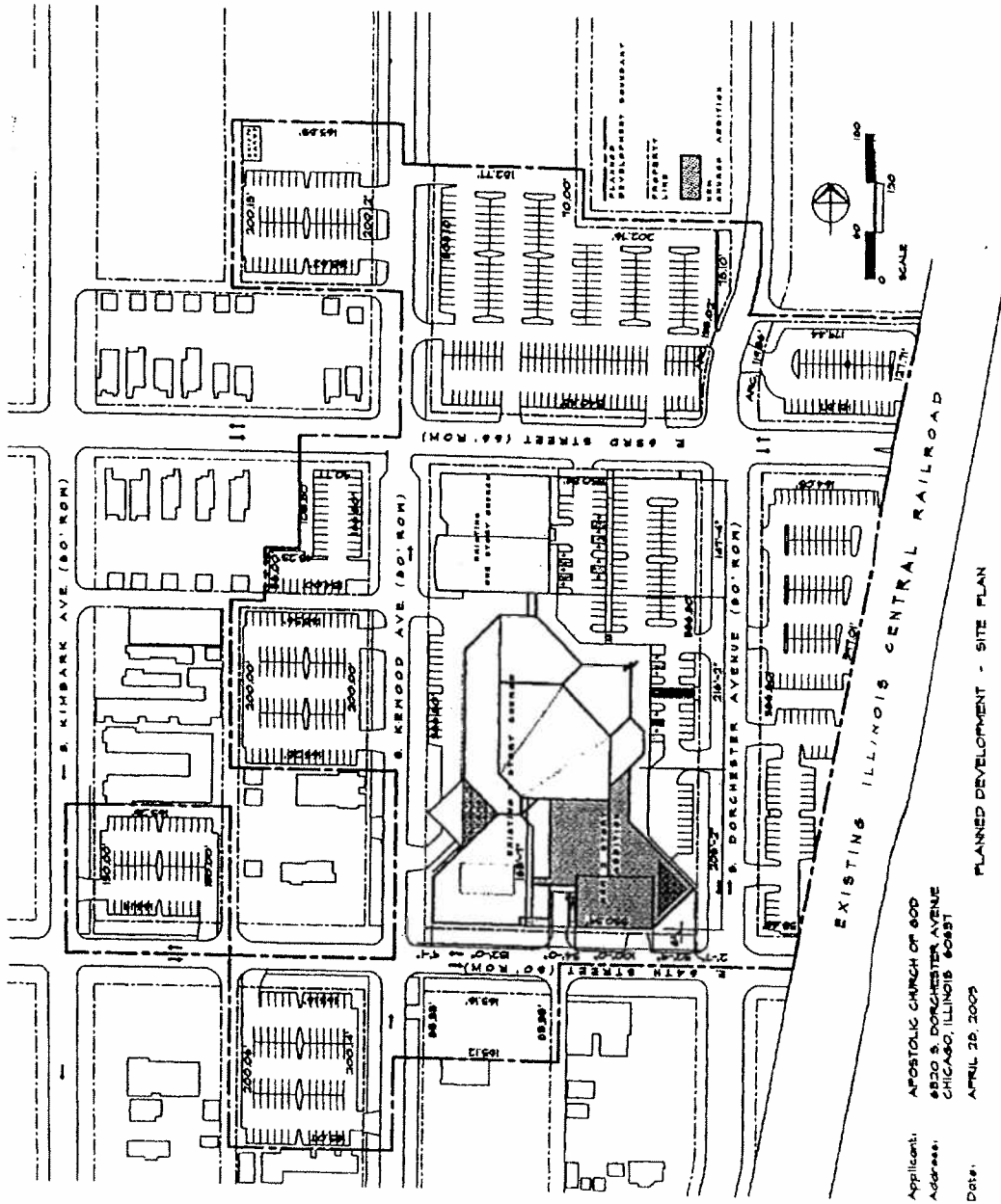
Applicant: APOSTOLIC CHURCH OF GOD  
 Address: 6020 S. PORCHESTER AVENUE  
 CHICAGO, ILLINOIS 60621  
 Date: APRIL 26, 2005

PLANNED DEVELOPMENT - EXISTING LAND USE MAP

Planned Development Boundary  
And Property Line Map.



Site Plan.

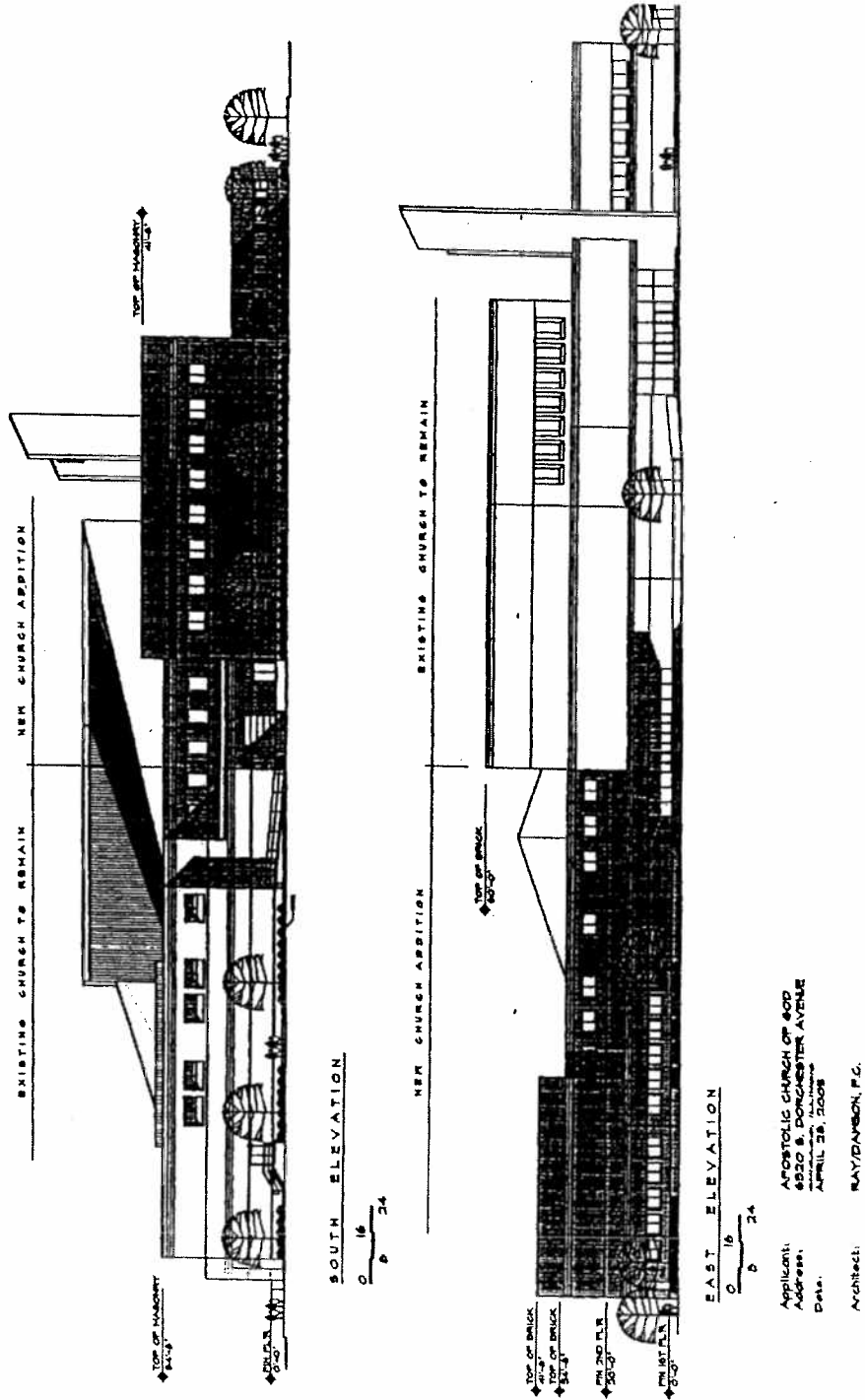


Applicant: APOSTOLIC CHURCH OF GOD  
 Address: 4820 S. DORCHESTER AVENUE  
 CHICAGO, ILLINOIS 60651  
 Date: APRIL 28, 2003

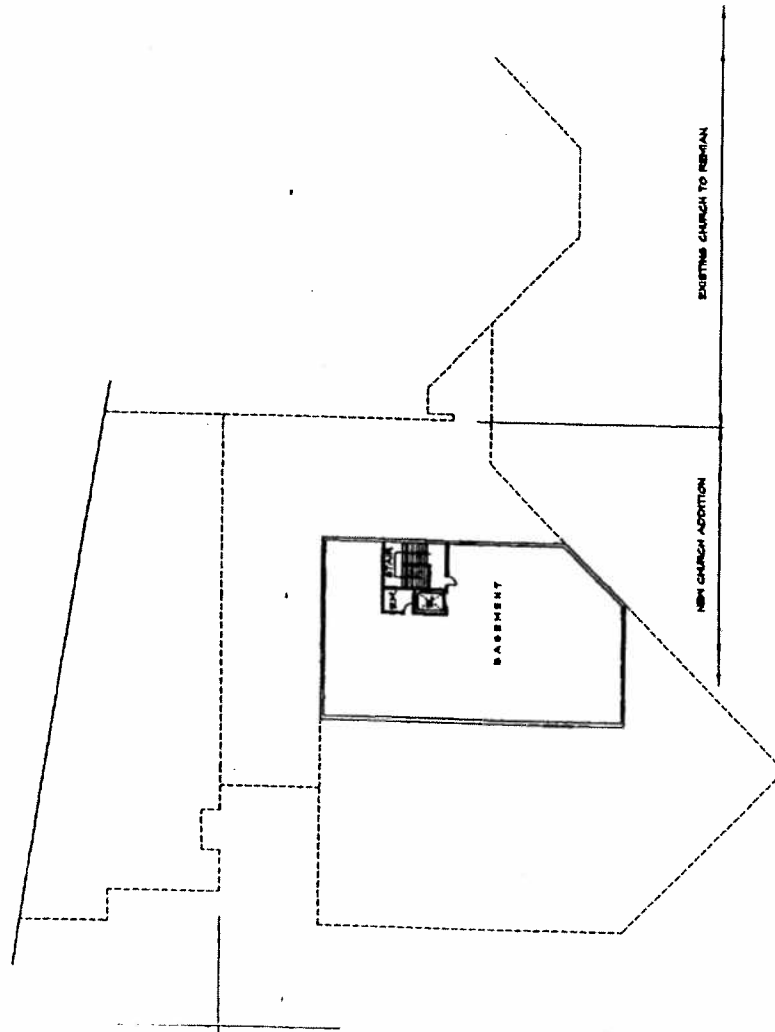
PLANNED DEVELOPMENT - SITE PLAN



East And South Elevations.



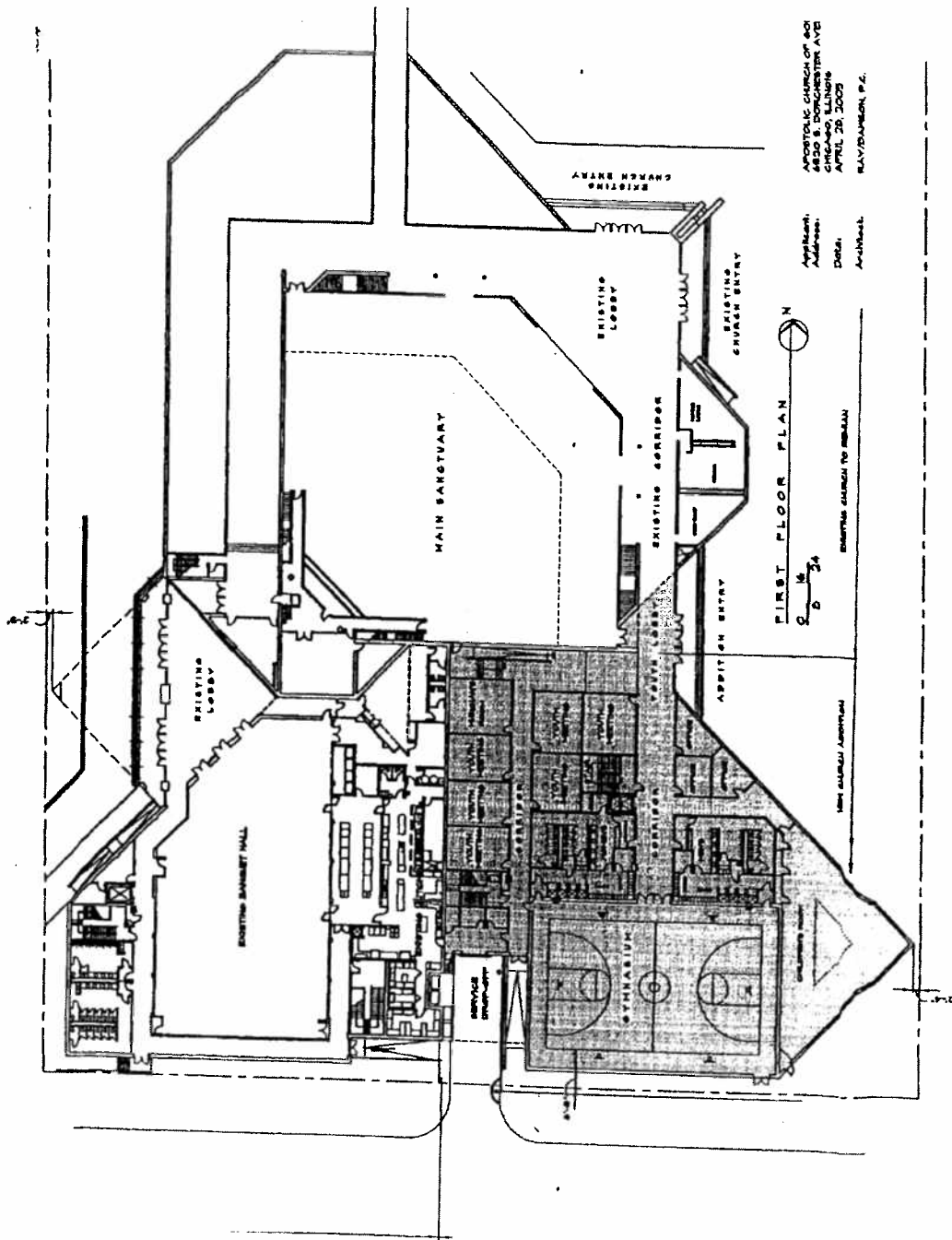
Basement Floor Plan.



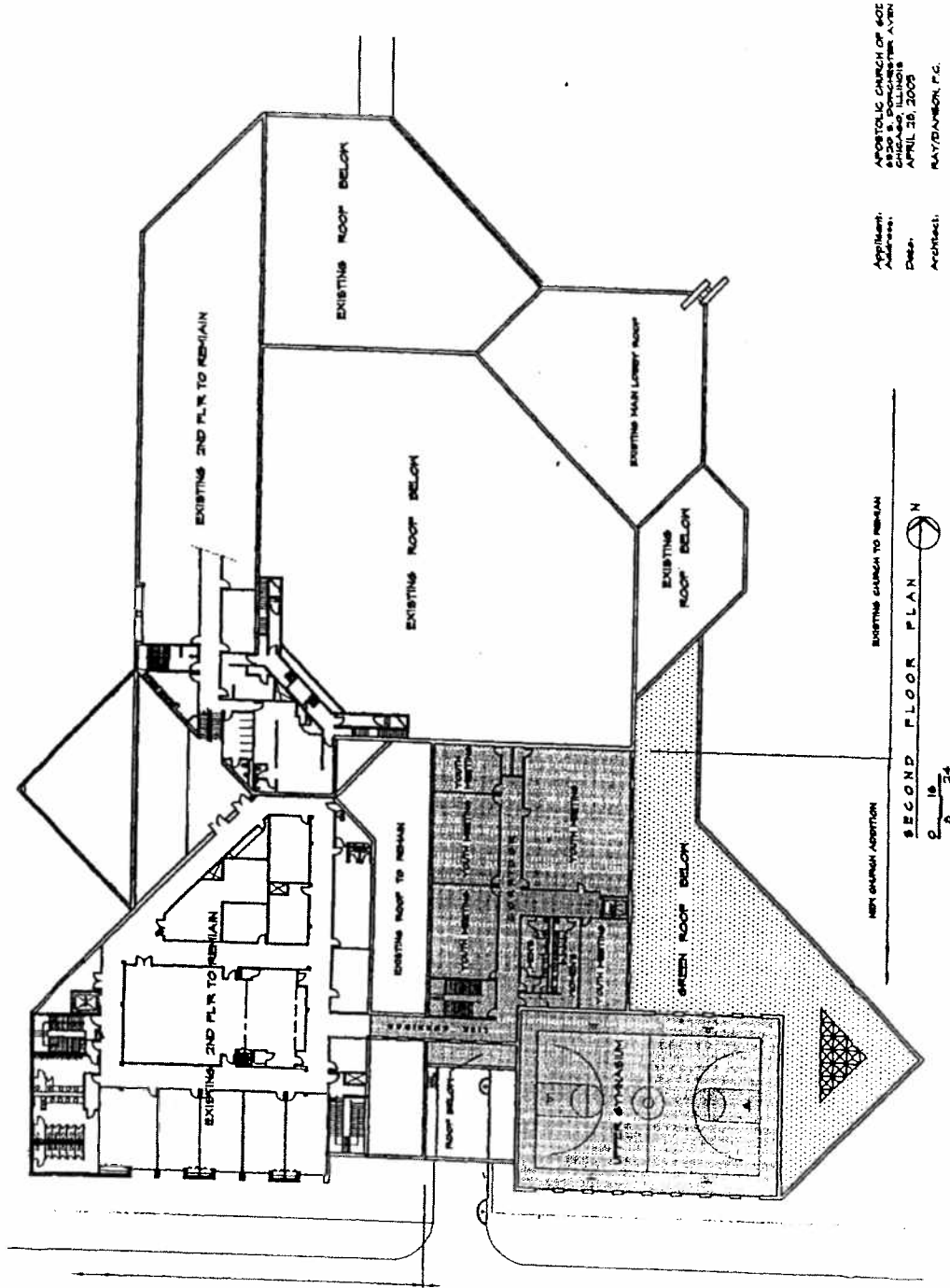
BASEMENT FLOOR PLAN N  
0 16 34

APPLICANT: RAY/D  
ADDRESS: CHICA  
DATE: APRIL  
ARCHITECT: RAY/D

First Floor Plan.



Second Floor Plan



Applicant: APOSTOLIC CHURCH OF GOD  
 Address: 401 WEST WASHINGTON AVENUE  
 City: CHICAGO, ILLINOIS  
 Date: APRIL 28, 2005  
 Architect: RAY/DANFORD P.C.

NEW CHURCH ADDITION  
 EXISTING CHURCH TO REMAIN  
 SECOND FLOOR PLAN  
 0 12 24  
 N

*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 R4 General Residence District symbols and indications as shown on Map No. 13-G in the area bounded by

West Gunnison Street; a line 742.34 feet east of and parallel to North Sheridan Road; the public alley next south of and parallel to West Gunnison Street; a line 609.0 feet east of and parallel to North Sheridan Road,

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 Nos. 14-D And 16-D.*

PD 456

*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 and C1-3 Restricted Commercial District symbols and indications as shown on Map Nos. 14-D and 16-D in the area bounded by

the alley next north of and parallel to East 63rd Street; South Dorchester Avenue; a line 435.83 feet south of 63rd Street; the alley next west of and parallel to South Dorchester Avenue; East 64th Street; and South Kenwood Avenue,

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 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 attached to this ordinance reads as follows:

*Institutional Planned Development No. 456**Statements.*

1. The area delineated hereon as "Institutional Planned Development for Religious Facilities" is owned or controlled by the Apostolic Church of God.
2. Off-street parking facilities shall 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 Planning.
3. Off-street loading facilities shall be provided in compliance with this Plan of Development, subject to the review of the Bureau of Traffic Engineering and Operations and the approval of the Department of Planning.
4. All applicable official reviews, approvals or permits are required to be obtained by the Apostolic Church of God.
5. Any dedication or vacation of streets and alleys or easements, or adjustments of right-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Apostolic Church of God and approval by the City Council.
6. Any 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 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. The following uses shall be permitted within the area delineated hereon as "Institutional Planned Development"; religious facility, off-street parking, and related facilities.
8. Identification signs may be permitted within the area delineated hereon as "Institutional Planned Development" subject to the review and approval of the Commissioner of the Department of Planning and the Department of Inspectional Services.
9. The following information sets forth data concerning the property included in said "Institutional 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.

*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 R4 General Residence District symbols and indications as shown on Map No. 13-G in the area bounded by

West Gunnison Street; a line 742.34 feet east of and parallel to North Sheridan Road; the public alley next south of and parallel to West Gunnison Street; a line 609.0 feet east of and parallel to North Sheridan Road,

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.

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*Reclassification Of Area Shown On Map Nos. 14-D And 16-D.*

*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 and C1-3 Restricted Commercial District symbols and indications as shown on Map Nos. 14-D and 16-D in the area bounded by

the alley next north of and parallel to East 63rd Street; South Dorchester Avenue; a line 435.83 feet south of 63rd Street; the alley next west of and parallel to South Dorchester Avenue; East 64th Street; and South Kenwood Avenue,

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 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 attached to this ordinance reads as follows:



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 Planning.

[Existing Zoning and Preferential Street System Map, Property Line Map and Right-Of-Way Adjustments and Generalized Land Use Map printed on pages 18093 through 18095 of this Journal.]

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*Reclassification Of Area Shown On Map No. 14-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 M2-2 General Manufacturing District symbols and indications as shown on Map No. 14-F in the area bounded by

a line 387.48 feet north of and parallel to West 62nd Street; the alley next east of and parallel to South Wentworth Avenue; West 62nd Street; South Wentworth Avenue,

to those of a C1-2 Restricted Commercial 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.

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

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

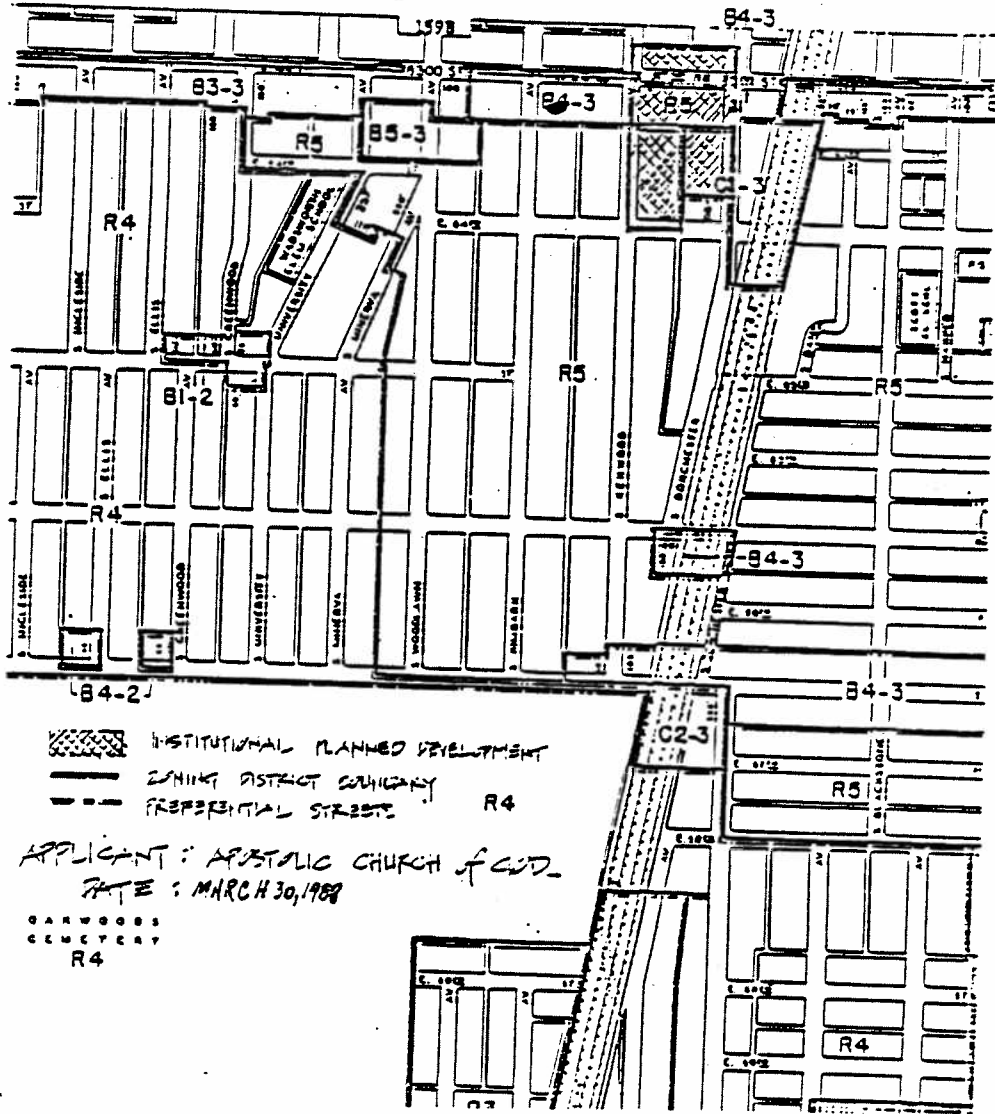
SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B2-1 Restricted Retail District symbols and indications as shown on Map No. 18-G in area bounded by

(Continued on page 18096)

Page 1 of 3

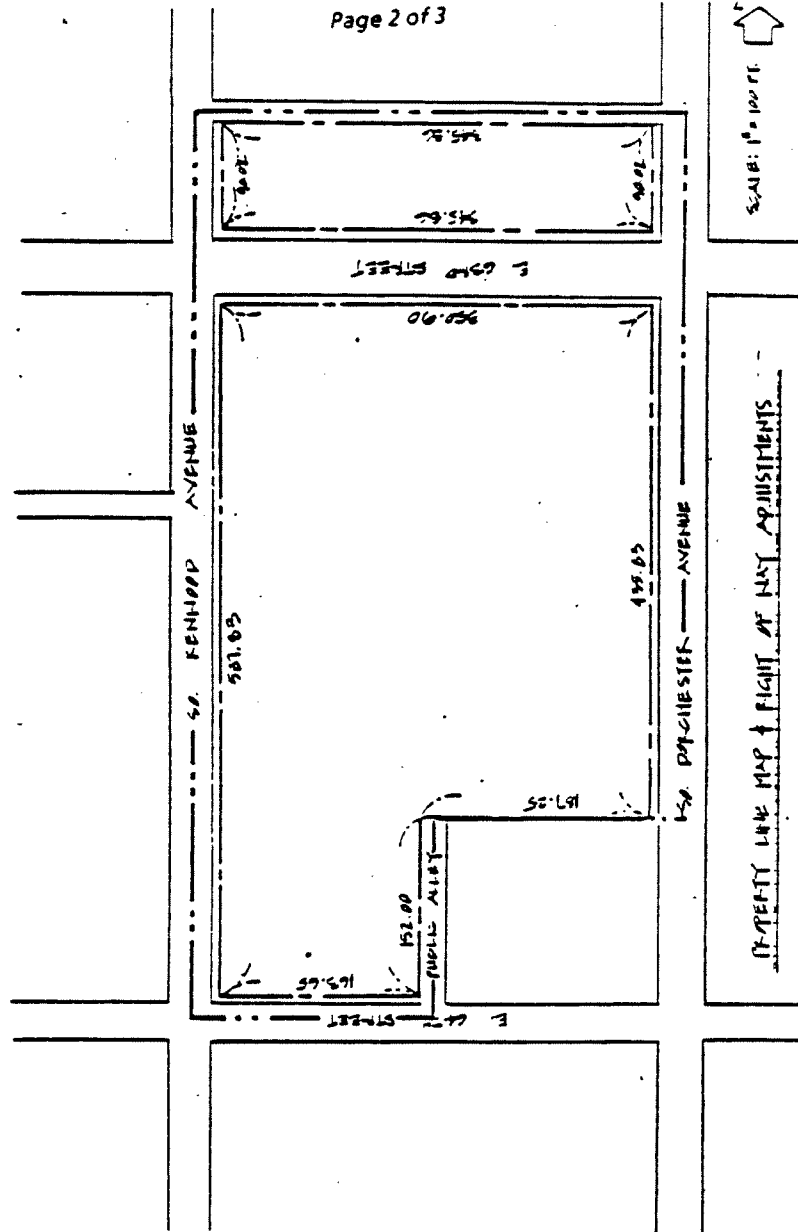
INSTITUTIONAL PLANNED DEVELOPMENT NO.  
EXISTING ZONING & PREFERRED STREET SYSTEM

SEC. 23 7.38M. R.14C.



(Property Line Map and Right of Way Adjustments)

Page 2 of 3



SCALE: 1" = 100 FT

ATTORNEY: ANASTASIO GILSON & CO  
DATE: MARCH 20, 1988

PROPERTY LINE MAP & RIGHT OF WAY ADJUSTMENTS

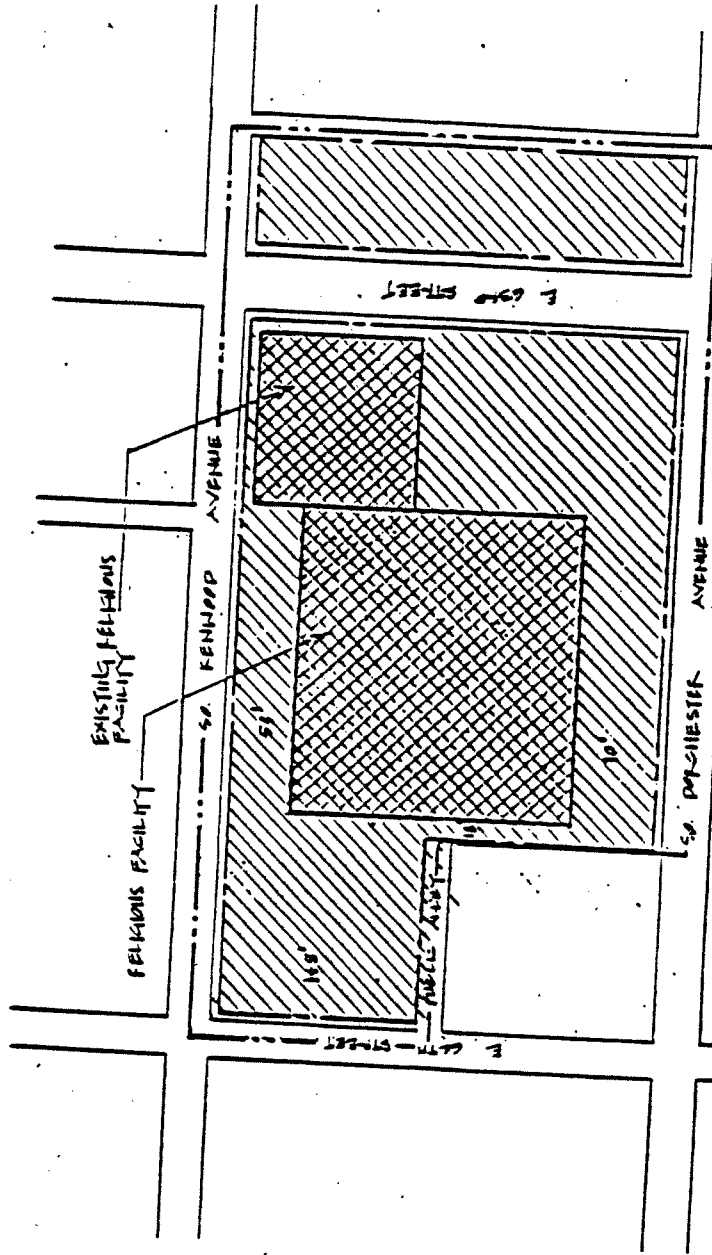
PLANNED PRELIMINARY BOUNDARY  
PROPERTY BOUNDARY


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9/22/88

# UNFINISHED BUSINESS

18095



SCALE: 1" = 100 FT. 

APPLICANT: APOSTOLIC COUNCIL #4  
DATE: MAR 22, 1988

**GENERALIZED LAND USE MAP**

PLANNED DEVELOPMENT PROPERTY BOUNDARY Page 3 of 3  
FELIGIUS FACILITIES



(Continued from page 18092)

a line 145 feet north of and parallel to West 73rd Street; the alley next east of and parallel to South Racine Avenue; a line 50 feet north of and parallel to West 73rd Street; South Racine Avenue,

to those of a C1-1 Restricted Commercial 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.

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

*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 B2-2 Restricted Retail District symbols and indications as shown on Map No. 18-I in area bounded by

West 72nd Street; South Western Avenue; a line 125 feet south of and parallel to West 72nd Street; the public alley next west of and parallel to South Western Avenue,

to those of a C1-2 Restricted Commercial 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.

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*Reclassification Of Area Shown On Map No. 20-H.*

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