

20656

Reclassification Of Area Shown On Map No. 3-F.
 (Application No. 20656)
 (Common Address: 876 N. Franklin St.)

PD 477 to DX-5

[O2021-1199]

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the Institutional Planned Development Number 477 symbols and indications as shown on Map Number 3-F in the area bounded by:

North Franklin Street; West Locust Street; the public alley west of and parallel to North Franklin Street; and a line 50.14 feet south of and parallel to West Locust Street,

to those of the DX-5 Downtown Mixed-Use District.

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

Reclassification Of Area Shown On Map No. 3-H.
 (As Amended)
 (Application No. 20667T1)
 (Common Address: 1317 -- 1335 N. Western Ave.)

[SO2021-1506]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the C1-2 Neighborhood Commercial District symbols and indications as shown on Map Number 3-H in an area bounded by:

a line 359.28 feet north of and parallel to West Potomac Avenue; the public alley next east of and parallel to North Western Avenue; a line 167.28 feet north of and parallel to West Potomac Avenue; and North Western Avenue,

to those of a B3-3 Community Shopping District.

SECTION 2. This ordinance takes effect after its passage and due publication.

[Combined Zoning Data; Site Plan; 1335 and 1317 North Western Avenue -- First, Second, Third, Fourth and Fifth Floor Plans and Roof Plans; North, South, East, West, Center and Outside Building Elevations; and Building Sections attached to this ordinance printed on pages 31138 through 31150 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

July 1, 2011

Michael A. Grochowiak
Attorney at Law
53 W. Jackson Boulevard
Suite 1530
Chicago, IL 60604

**Re: Administrative Relief request for Institutional Planned Development No. 477,
Proposed non-accessory parking at 901 North Franklin Street**

Dear Mr. Grochowiak:

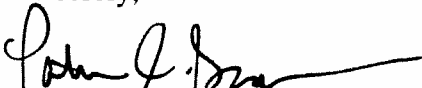
Please be advised that your request for a minor change to Institutional Planned Development No. 477 has been considered by the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

Chicago Grammar School is located at 900 N. Franklin Street which is zoned C1-3 Neighborhood Commercial District. They are in the process of expanding and are requesting an administrative relief to lease three (3) parking spaces from Moody Bible Institute which is located across the street at 901 N. Franklin Street and within Institutional Planned Development No. 477 (IPD 477).

However, IPD 477 does not permit non-accessory parking. A plan development amendment is required in order to add a new use to an existing Planned Development.

Therefore, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 477, I hereby deny this request for administrative relief.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

PAS: HG: tm

C: Mike Marmo, Erik Glass, Main file

Reclassification Of Area Shown On Map No. 3-F.

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

477

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B7-5 General Central Business District; B4-3 and B4-4 Restricted Service District; C1-3 and C1-4 Restricted Commercial District; and R5 and R6 General Residence District symbols and indications as shown on Map No. 3-F in the area bounded by

a line 370 feet north of and parallel with the north line of West Oak Street; a line 29.87 feet east of and parallel with the east line of North Franklin Street (vacated); West Oak Street; North Wells Street; the north line of West Walton Street; a line 100 feet west of and parallel with the west line of North LaSalle Street; a line 120 feet south of and parallel with the south line of West Oak Street; North LaSalle Street; West Chicago Avenue; North Wells Street; West Institute Place; a line 125 feet west of and parallel with the west line of North Wells Street; West Chestnut Street; North Franklin Street; a line 50.13 feet south of and parallel with West Locust Street; a line 100 feet west of North Franklin Street; West Locust Street; North Franklin Street; the south line of West Walton Street; the alley next east of and parallel with the east line of North Franklin Street; West Locust Street; the alley next west of and parallel with North Wells Street; the north line of West Walton Street; and the east line of the right-of-way of the Chicago Transit Authority,

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. 477

As Amended.

Plan Of Development

Statements.

1. The area delineated herein as "Institutional Planned Development" is owned and controlled by the Moody Bible Institute.
2. Any dedication of streets or alleys or adjustments of rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Moody Bible Institute, and approval by the City Council.
3. Use of land will consist of public ministry facilities including worship and assembly spaces, publication and radio and television broadcasting facilities, and preparation and distribution of visual materials including video and motion pictures; retail sales; academic and related permitted and special uses; student and guest housing and dining facilities; office uses; physical education and recreational spaces and facilities; and off-street parking including servicing and maintenance of institute owned vehicles. Earth station receiving dishes are expressly permitted. The use of subarea D is recreational only, as provided in a redevelopment agreement with the Chicago Department of Urban Renewal.
4. All applicable official reviews, approvals, or permits are required to be obtained by the Moody Bible Institute or its successors. Any pedestrian bridge shall be coordinated with the Department of Planning and the Chicago Transit Authority.
5. Service drives or any other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Public Works 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. Off-street parking and loading facilities will be provided in compliance with this Plan of Development. Required loading facilities shall be provided in the same subarea as the principal use served. Parking may be provided in the same or an adjoining subarea. No required parking may be provided in subarea D.
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 this Plan of Development.

8. Permanent identification and other necessary signs may be permitted within the Planned Development in accordance with the Chicago Zoning Ordinance and subject to the review and approval of the Commissioner of Planning and the Department of Inspectional Services.
9. The Plan of Development shall be subject to the "Rules, Regulations, and Procedures in Relation to Planned Developments", as promulgated by the Commissioner of Planning.

[Property Line Map and Right-of-Way Adjustments, Existing Zoning and Preferential Street System Map and Generalized Land Use Plan printed on pages 1025 through 1027 of this Journal.]

Use and Bulk Regulations and Data attached to this Plan of Development reads as follows:

Institutional Planned Development No. 477

Use And Bulk Regulations And Data.

Subarea	Net Site Area Sq. Ft. + Vac. Acres	Generalized Description Of Permitted Uses	Maximum Floor Area Ratio	Maximum Percentage Site Coverage
A.	$\frac{370,200}{8.50} + \frac{14,000}{0.32}$	Public ministry, publication, broadcasting, worship, assembly, academic, office, residential and recreational related permitted and special uses.	5.0	60%
B.	$\frac{142,540}{2.90} + \frac{4,360}{0.10}$		3.5	100%
C.	$\frac{121,500}{0} + 0$	As above but	2.5	40%

5/10/89

UNFINISHED BUSINESS

1023

	2.79	0	primarily support, physical education, and recreational uses.		
D.	$\frac{95.300}{2.19}$	$\frac{0}{0}$	Sports field and necessary ancillary facilities only.	0.2	20%
Total:	$\frac{729.540}{16.75}$	$\frac{18.360}{0.42}$	See statement number 3 regarding all permitted uses.	3.7	60%

Gross Site Area: Net Site Area, 16.75 acres plus rights-of-way to be vacated, 0.42 acres plus existing rights-of-way to remain, 6.18 acres = 23.35 acres.

Maximum Permitted F.A.R.
for Total Net Site Area:

3.7

Maximum Permitted Site Coverage
for Total Net Site Area:

60%

Maximum Resident Student
Population:

2,500

Estimated Employment:

680 full-time

450 part-time

Off-Street Parking:

Minimum required = 500

Maximum permitted = 1,000

Off-Street Loading:

Per R6 or C1-4 requirements
according to use served.

Signs:

None required.

Reclassification

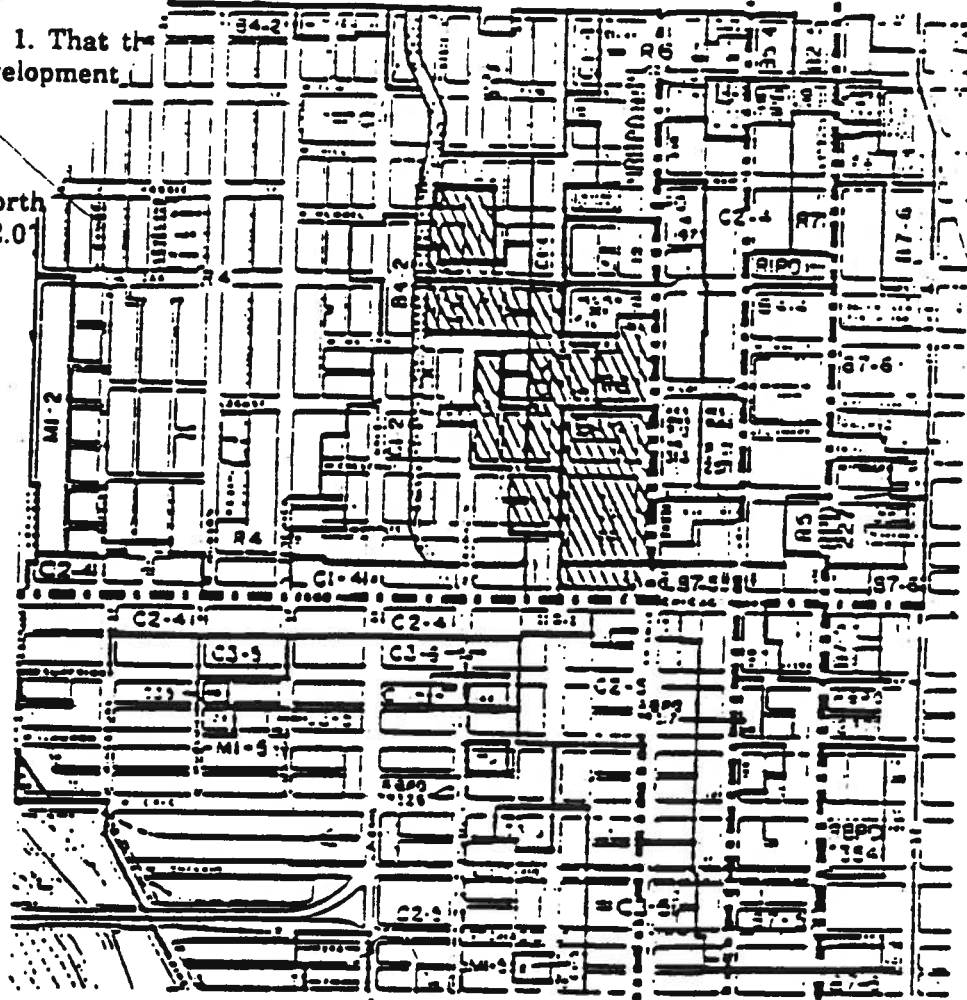
LOCAL PLANNED DEVELOPMENT NO. _____
ZONING AND PREFERENTIAL STREETS SYSTEM

Be It Ordained by the City C

SECTION 1. That the
Planned Development
bounded by

West North
line 102.01
Street,

to those
establi



PLANNED DEVELOPMENT



PREFERENTIAL STREETS






APPLICANT: MOODY BIBLE INSTITUTE

ADDRESS: 820 NORTH LASALLE DRIVE

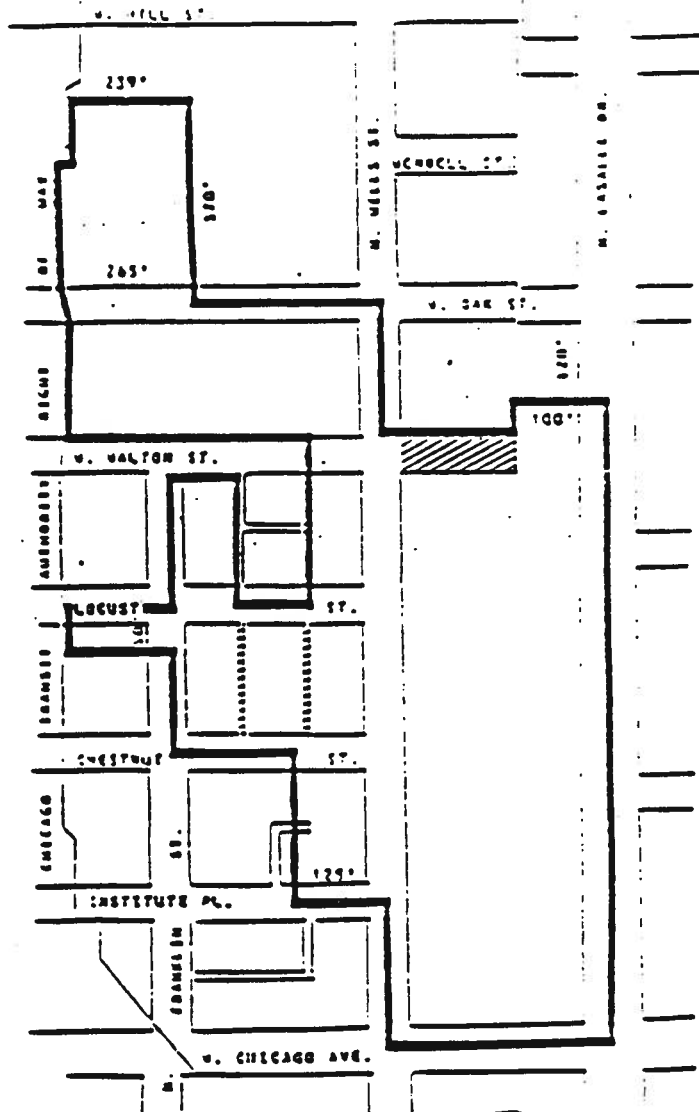
DATE: January 10, 1989

INSTITUTIONAL PLANNED DEVELOPMENT NO. _____
PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS

LEGEND

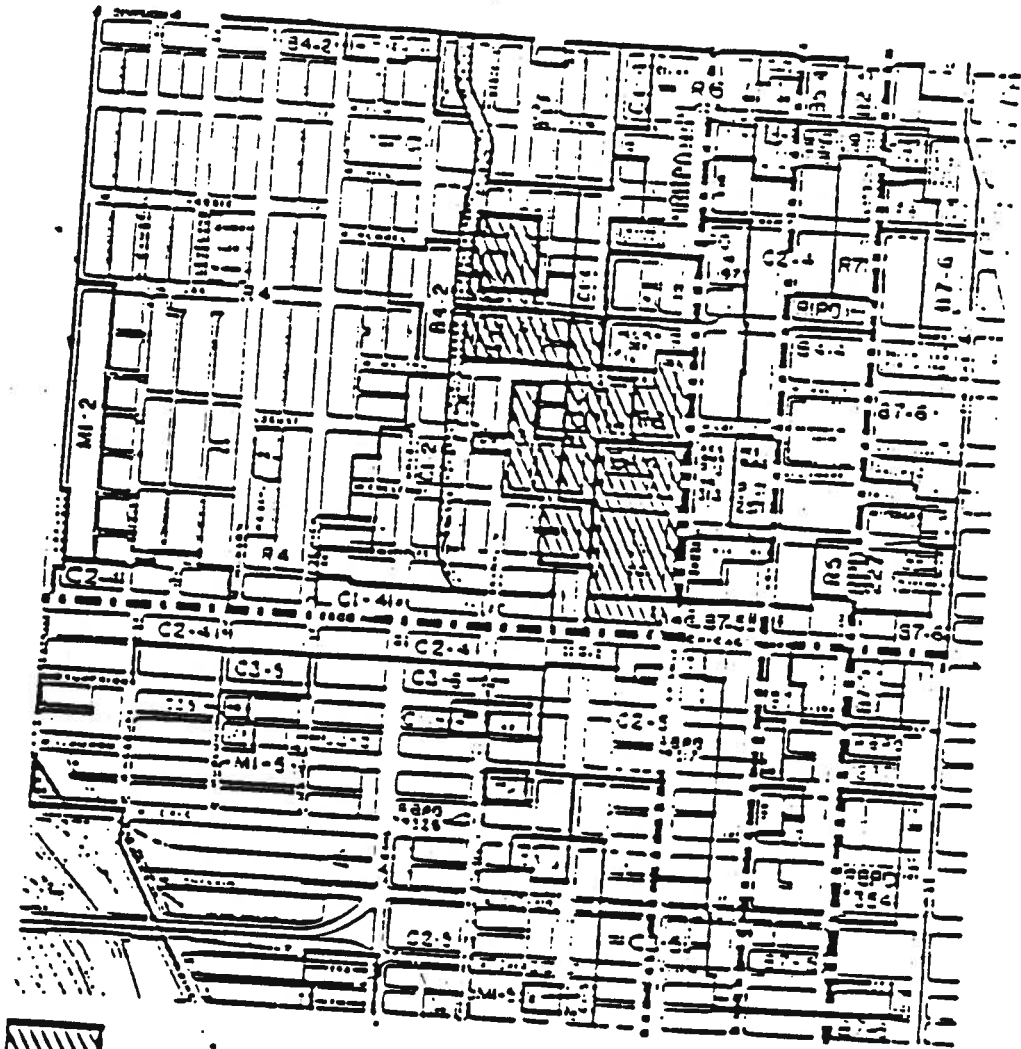
-  PLANNED DEVELOPMENT BOUNDARY
-  PROPERTY LINE
-  RIGHT-OF-WAY TO BE VACATED



NOTE: All boundaries are rights-of-way as shown unless dimensioned.



APPLICANT: MOODY BIBLE INSTITUTE
 ADDRESS: 820 NORTH LASALLE DRIVE
 DATE: January 30, 1989

INSTITUTIONAL PLANNED DEVELOPMENT NO.
EXISTING ZONING AND PREFERENTIAL STREETS SYSTEM






 PLANNED DEVELOPMENT
 PREFERENTIAL STREETS



APPLICANT: MOODY BIBLE INSTITUTE
 ADDRESS: 820 NORTH LASALLE DRIVE
 DATE: January 10, 1989

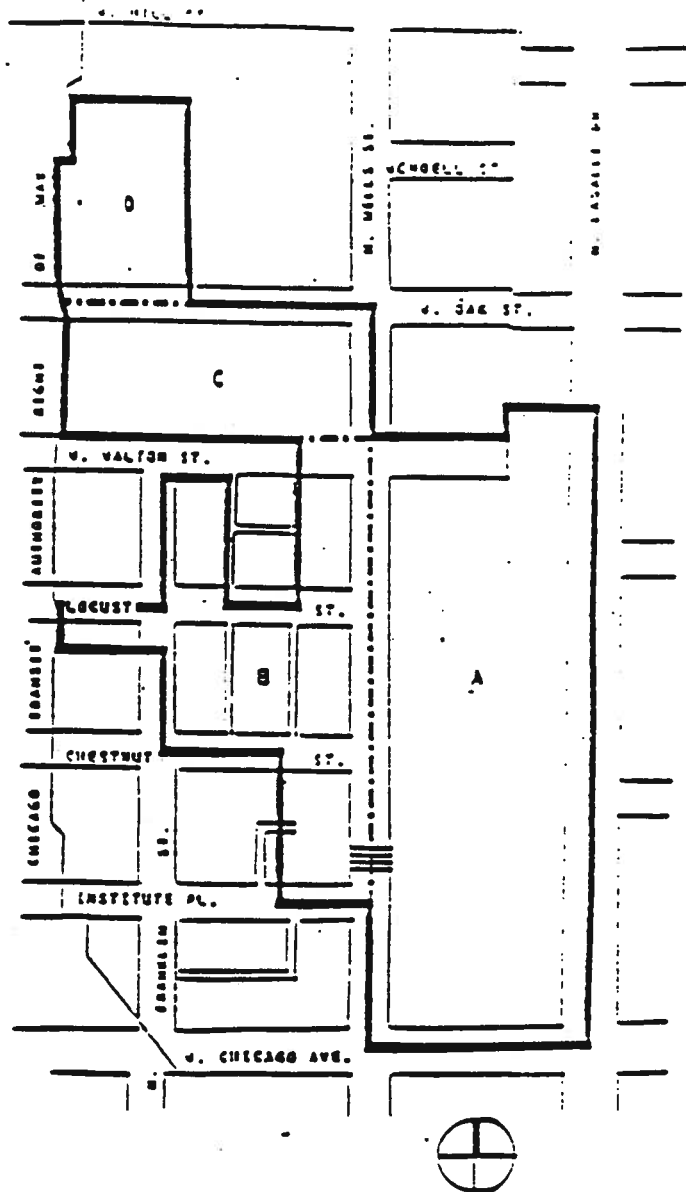
INSTITUTIONAL PLANNED DEVELOPMENT NO. _____
GENERALIZED LAND USE PLAN

LEGEND

-  Planned Development Boundary
-  Sub Area Boundary
- A** Sub Area Designation
-  General Location Pedestrian Bridge

For uses see
STATEMENT NO. 3

For density see
TABLE OF CONTROLS



APPLICANT: MOODY BIBLE INSTITUTE
 ADDRESS: 320 NORTH LASALLE DRIVE
 DATE: January 10, 1989

(Continued from page 1024)

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

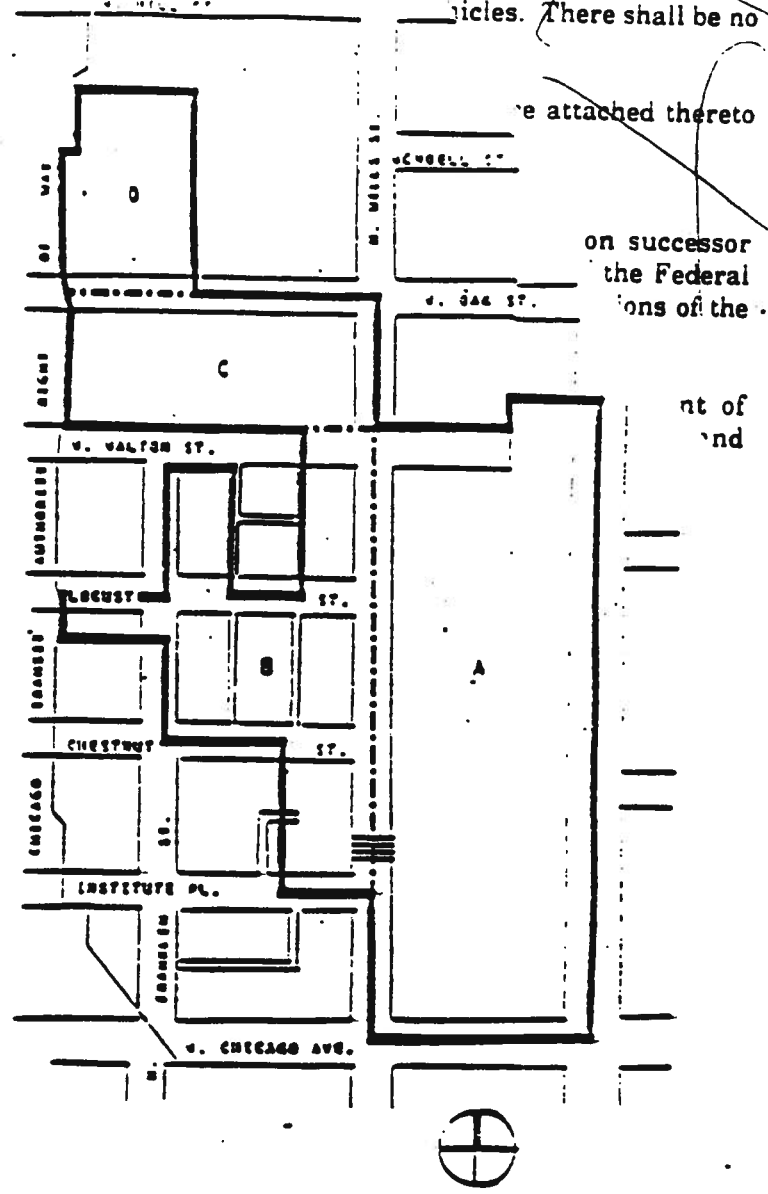
Plan of Development attached to this ordinance reads as follows:

Commercial Planned Development No. _____
As Amended.
Plan Of Development
Statements.

*not part of
 PD #477*

1. The area delineated herein as "Commercial Planned Development" is owned or controlled by North Avenue Warehouse, Incorporated, an Illinois corporation.
2. Off-street parking and off-street loading facilities shall be provided in compliance with this plan of development, subject to the review and approval of the Commissioner of the Department of Planning.
3. The Applicant or its successors, assignees, or grantees shall obtain all official reviews, approvals and permits.
4. Any dedication or vacation of streets or alleys or easements or any adjustments of rights-of-way shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees, and approval by the City Council.
5. The following uses shall be permitted within the area delineated herein as "Commercial Planned Development": Business and related uses permitted in the Protected Manufacturing District, motor vehicle sales indoor and outdoor; indoor and outdoor storage of new and used motor vehicles intended for sale; off-street parking and loading and related uses. The area delineated herein as "Commercial Planned Development" lies within the Clybourn Corridor Planned Manufacturing District and lies within the "Buffer Area" of that district.
6. Business and business identification signs may be permitted within the area delineated herein as "Commercial Planned Development" subject to the review and approval of the Department of Inspectional Services and the Department of Planning.

shall be adequately designed and Department of Public Works and
 INSTITUTIONAL PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN to provide ingress and egress
 There shall be no parking
 eely designed and paved in
 ll have a minimum width
 icles. There shall be no



- LEGEND**
- Planned Development Boundary
 - Sub Area Boundary
 - A** Sub Area Designation
 - General Location Pedestrian Bridge

For uses see
 STATEMENT NO. 3

For density see
 TABLE OF CONTROLS

APPLICANT: MOODY BIBLE INSTITUTE
 ADDRESS: 520 NORTH LASALLE DRIVE
 DATE: January 10, 1989