

# PD 876

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July 29, 2003.

Page 6 115 -- by striking "West 47" Street" appearing in the twelfth line from the top of the page and inserting in lieu thereof "West 74<sup>th</sup> Street".

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September 4, 2003.

Page 6852 -- by striking "August 15, 2003" appearing in the last line of the page and inserting in lieu thereof "August 15, 2004".

**COMMITTEE ON ECONOMIC, CAPITAL AND TECHNOLOGY DEVELOPMENT.**

**APPOINTMENT OF MR. LYLE LOGAN AS MEMBER OF COMMUNITY DEVELOPMENT COMMISSION.**

The Committee on Economic, Capital and Technology Development submitted the following report:

CHICAGO, November 5, 2003.

*To the President and Members of the City Council:*

Your Committee on Economic, Capital and Technology Development, having had under consideration a communication from Mayor Richard M. Daley appointing Mr. Lyle Logan as a member of the Community Development Commission for a term effective immediately and expiring February 26, 2005, begs leave to recommend that Your Honorable Body *Approve* said appointment which is transmitted herewith.

7/29/2003

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~~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 Number 18-G.*  
(As Amended)  
(Application Number 13562)

*Be It Ordained by the City Council of the City of Chicago: IPD 876*

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 Number 18-G in the area bounded by:

West 47<sup>th</sup> Street; a line 441.3 feet west of and parallel to South Loomis Street; a line 481 feet south of West 74<sup>th</sup> Street; and a line 441 feet east of and parallel to South Ashland Avenue,

to the designation of an R1 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 the R1 General Residence District established in Section 1 above 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 3. 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:

“  
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”  
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*Institutional Planned Development Number 876.*

*Plan Of Development Statements.*

1. The area delineated herein as an institutional planned development consists of approximately one hundred eighty-two thousand nine hundred seventeen (182,917) square feet (four and two-tenths (4.2) acres) net site area and is owned or controlled by the applicant, Freedom Temple Church of God in Christ, an Illinois not-for-profit corporation.
2. 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 easements, or adjustments of rights-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal 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 and, if different than the applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.1 l-1 of the Chicago Zoning Ordinance, the property shall be under single ownership or under "single designated control" at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made. 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, by the applicant or its successors and assigns.
4. This Plan of Development consists of fifteen (15) Statements; a Bulk Regulations and Data Table; an Existing Zoning and Land-Use Map; a Planned Development Property Line and Boundary Map; a Site/Landscape Plan; Green Roof Plan and Building Elevations dated July 10, 2003, prepared by Piekarz Associates, P.C.. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The planned development is applicable to the area delineated hereto and these and no other zoning controls shall apply.

5. The following uses shall be permitted within the area delineated herein as "Institutional Planned Development": church and religious worship facilities, supportive and related uses including day care, community service, banquet facilities, educational facilities, social and administrative services, recreational uses and accessory parking.
6. Identification signs shall be permitted within the planned development subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction signs shall be permitted, subject to the review and approval of the Department of Planning and Development.
7. 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. Ingress and egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. Closure of all or part of any public streets during construction shall be subject to the review and approval of the Chicago Department of Transportation.
8. Off-street parking and loading shall be provided in compliance with this plan of development subject to review of the Departments of Transportation and Planning and Development. The minimum number of off-street parking spaces shall be determined in accordance with the attached Bulk Regulations and Data Table. Circulation patterns will be designed to permit tire and emergency vehicle lanes as required by the City of Chicago Departments of Planning and Development, Transportation and the Fire Department.
9. In addition to the maximum height of the building and any appurtenance thereto prescribed to this planned development, the height of any improvements shall also be subject to height limitations approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio ("F.A.R.") for the entire parcel shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definition in the City of Chicago Zoning Ordinance shall apply.

11. Improvements of the property shall be designed and installed in substantial conformance with the Bulk Regulations and Data Table, the Site Plan, the Landscape Plan and the Building Elevations attached hereto and made a part hereof. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Landscape Plan.
12. The terms, conditions and exhibits of this planned development 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 by the Commissioner 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 11.11-3(c) of the Chicago Zoning Ordinance.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the property in a manner generally consistent with the Leadership in Energy and Environmental Design Green Building Rating System (L.E.E.D.S).
14. 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 ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. Unless substantial construction has commenced within six (6) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire. If this planned development expires under the provisions of this section, then the zoning of the property shall automatically revert to the underlying M2-2 General Manufacturing District classification.

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[Existing Zoning and Land-Use Map; Property Line and Boundary Map; Proposed Site/Landscape Plan; Site Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 6120 through 6124 of this Journal.)

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

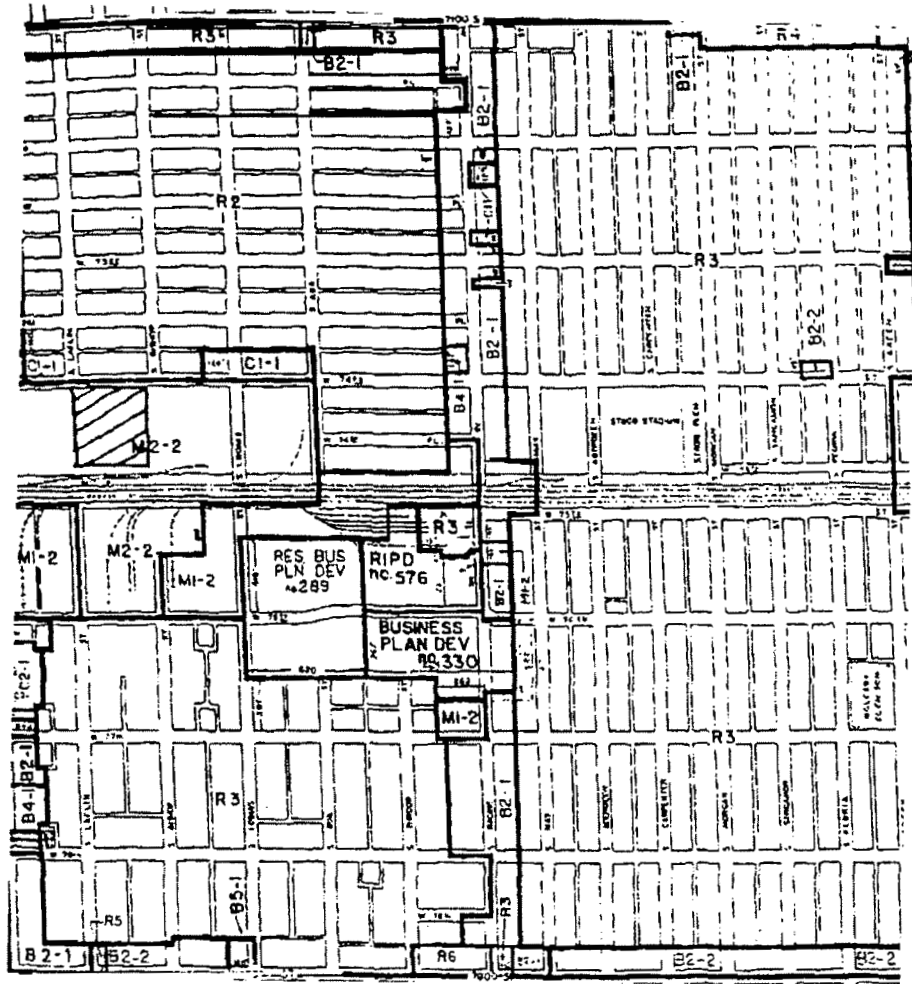
*Institutional Planned Development Number 876.*

*Bulk Regulations And Data Table.*

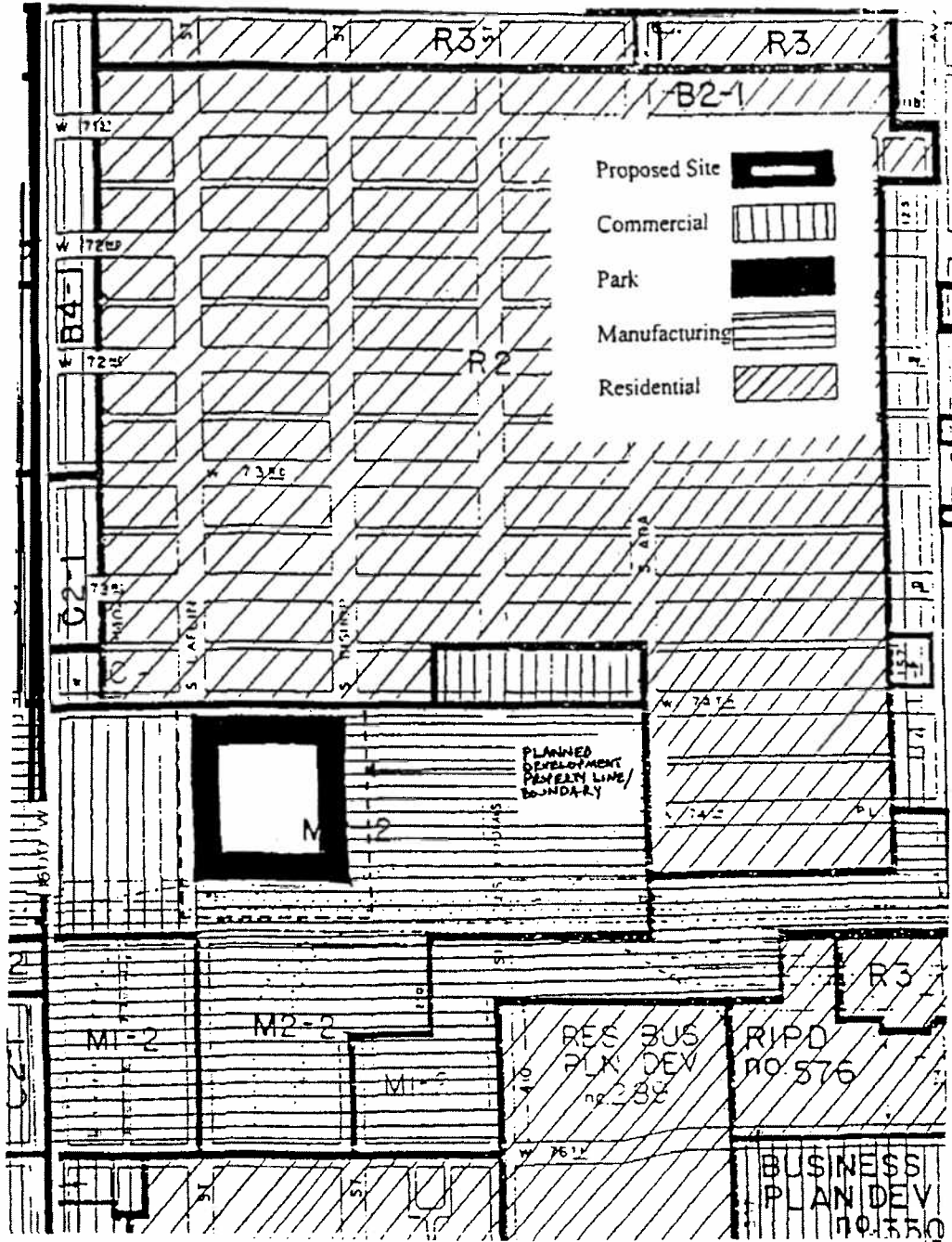
Net Site Area:

Gross Site Area:	196,318 square feet (4.5 acres)
Area in Public Way:	13,464 square feet (0.3 acres)
Net Site Area:	182,917 square feet (4.2 acres)
Maximum Floor Area Ratio:	0.2
Maximum Percentage of Site Coverage:	In accordance with the Site Plan
Minimum Off-Street Loading Spaces:	1
Minimum Off-Street Parking Spaces:	300
Minimum Required Setbacks:	In accordance with the Site Plan

Existing Zoning And Land-Use Map.



Property Line And Boundary Map.



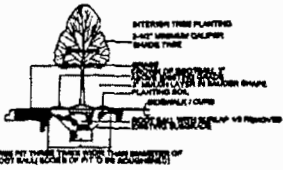
# FREEDOM TEMPLE

## CHURCH OF GOD IN CHRIST

CHICAGO, ILLINOIS  
 PIEKARZ ASSOCIATES, P.C.  
 ARCHITECT

**SITE DATA**

LOT AREA	99,411 SF
BUILDING FOOTPRINT	38,000 SF
PERMITTED COVERED DRIVEWAY (LATERAL)	182,771 SF
PERMITTED DRIVEWAY (PERPENDICULAR)	91,386 SF
LANDSCAPE DATA	
INTERNAL PLANTING	676 (61,172) @ 6.175 SF
EXTERNAL PLANTING	6,173 @ 6.175 SF = 37,718 SF
TOTAL TREES	111 TREES

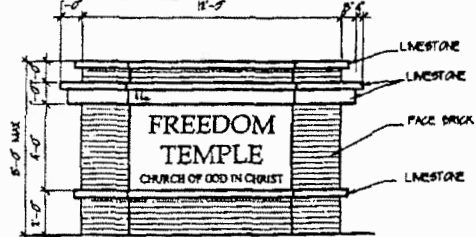


① TREE PLANTING DETAIL  
 SCALE: 1/4" = 1'-0"

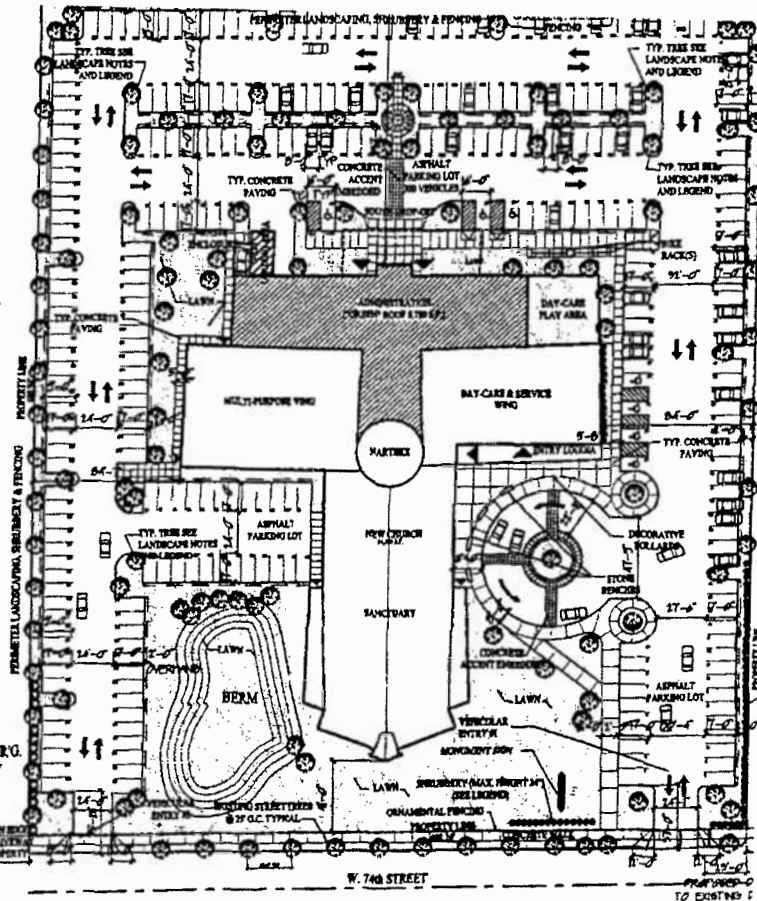
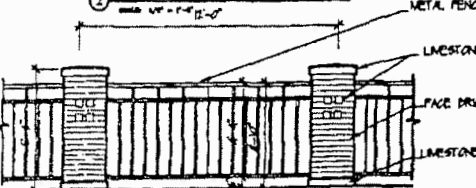
② The trees shall be in the Standard Honey Locust with 2-1/2" caliper, 14'-0" - 16'-0" in height.

③ The shrub species to be American Cornus, Crataegus, 30" height, 30" spreading, unless otherwise noted.

Stone Temple Sign: 12' x 12' x 12'



② MONUMENTAL SIGN DETAIL  
 SCALE: 1/4" = 1'-0"



① PROPOSED SITE/LANDSCAPE PLAN  
 SCALE: 1" = 30'-0"

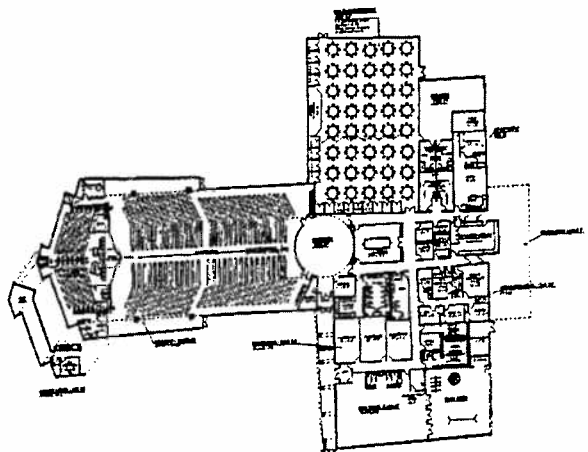
Proposed Site/Landscape Plan.

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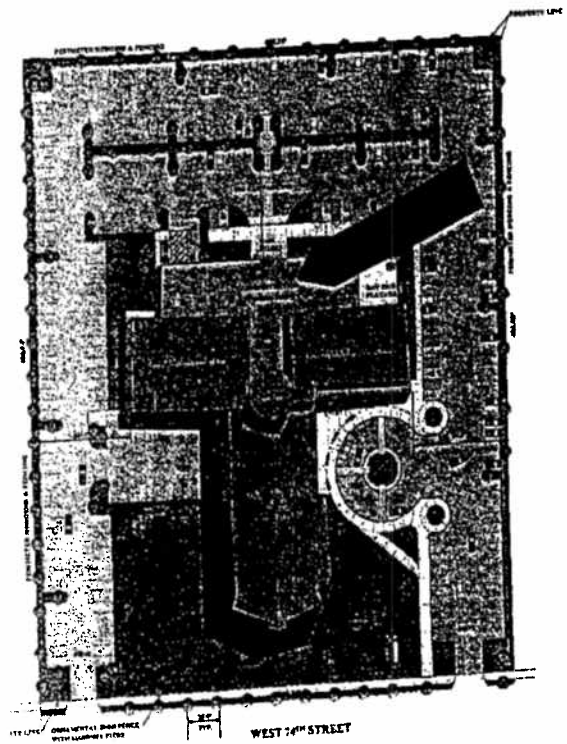
Site Plan.



FLOOR PLAN



Pietro Associates, P.C. Architects  
Chicago, IL  
06 June 2003

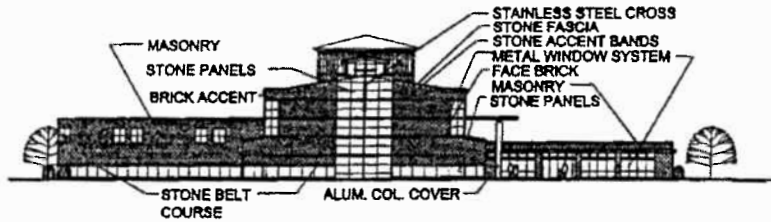


SITE PLAN

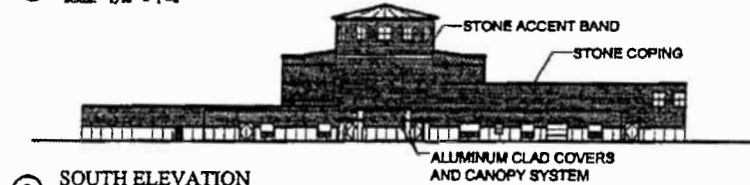


WEST 24<sup>TH</sup> STREET

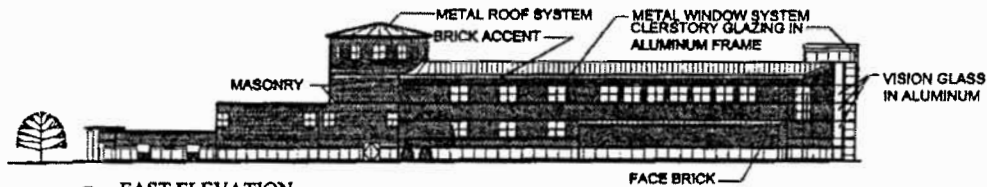
# FREEDOM TEMPLE • CHURCH OF GOD IN CHRIST CHICAGO, ILLINOIS



① NORTH ELEVATION  
SCALE: 1/16" = 1'-0"



② SOUTH ELEVATION  
SCALE: 1/16" = 1'-0"



③ EAST ELEVATION  
SCALE: 1/16" = 1'-0"



④ WEST ELEVATION  
SCALE: 1/16" = 1'-0"

Freedom Temple Church  
Of God in Christ  
1459 W. 74th Street  
Chicago Illinois 60636

PIEKARZ ASSOCIATES, P.C.  
CHICAGO, IL

Building Elevations.