

PD 877

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Reclassification Of Area Shown On Map Numbers 28-D And 28-E.
(As Amended)
(Application Number 139 19) *IPD 877*

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 M3-3 Heavy Manufacturing District symbols and indications as shown on Map Numbers 28-D and 28-E in the area bounded by:

on the north by East 113rd Street; on the east by South Corliss Avenue, East 114th Street and South Doty Avenue West; on the south by East 115th Street; on the west by the Norfolk and Southern easterly right-of-way line of those lots known as **Outlot C** and **Outlot D**, the easterly right-of-way of **Outlot C** being an arc concave to the northwest and bounded on the south by the north line of East 115th Street and on the north by the south line of East 114th Street, said arc intersecting East 115th Street 121.46 feet east of the east line of South Champlain Avenue as measured along the north line of East 115th Street and said arc intersecting the south right-of-way line of East 114th Street 503.68 feet east of the east line of South Champlain Avenue; the easterly right-of-way line of **Outlot D** being a continuation of said arc for **Outlot C** through the 66 foot right-of-way of East 114th Street and continuing along said arc a distance of 87.26 feet north of the north right-of-way line of East 114th Street; thence north along the east line of **Outlot D** being a line 33 feet east of the east right-of-way line of a 16 foot public alley, the east line of said public alley being 117 feet east of the east line of South Langley Avenue; and the north line of **Outlot D** being the south right-of-way line of East 113rd Street, in Hyde Park Township and generally located at 752 East 114th Street,

to those of a C3- 1 Commercial Manufacturing District.

SECTION 2. In the area above described, the Chicago Zoning Ordinance be amended by changing all the C3- 1 Commercial Manufacturing District symbols to those of an Institutional Planned Development, subject to such use and bulk regulations as are set forth in the Planned 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.

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

Institutional Planned Development Number 877

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development consists of a net site area of approximately nine hundred eighty-six thousand four hundred eighty-seven (986,487) square feet (twenty-two and sixty-five hundredths (22.65) acres) and is under the single ownership of the Pullman Community Center Development Corporation (the "Applicant").
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this plan of development. An application for street vacation of East 114th Street between South Doty Avenue on the east and railroad tracks east of South Champlain Avenue on the west leaving in place the existing water main, abrogating all other easements and rights-of-way and consolidating the lots is pending with the Chicago Department of Transportation for 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 from the Applicant, the legal title holders. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and if different from the Applicant, the legal title holders. Furthermore, pursuant to the requirements of Section 11.11.1 of the Chicago Zoning Ordinance, the property at the time applications for amendments, modification 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 the Applicant or its successors and assigns.
4. This Plan of Development consists of these seventeen (17) Statements; Bulk Regulations and **Data Table**; Existing Zoning Map; Existing Land-Use Map; Existing Parking Map; Planned Development Property; Right-of-Way Adjustment and Boundary Map; Site Plan -- Phase I; Site Plan -- Phase II; Landscape Plan -- Phase I; Landscape Plan -- Phase II; Landscape Plant List and Details; Building Elevations Context Elevations; First Level Floor Plan; Building Sections; and Parking Table said exhibits dated June 12, 2003. Full size sets of the Site Plan, Landscape Plan and Building

Elevations are on file with the Department of Planning and Development. The planned development is in conformity with the intent and purposes of the Chicago Zoning Ordinance (Title 17 of the Municipal Code of Chicago) and all requirements thereof and satisfies the established criteria of a planned development. These and no other zoning controls shall apply to the area delineated herein.

5. The following uses shall be permitted as "institutional planned development": religious, community center, assembly, recreational and athletic uses, including, without limitation, the following uses:
 - A. Churches.
 - B. Gymnasium; indoor track; skating rink; recreation building and community center;
 - C. Stadium; auditorium and arena (excluding use of alcoholic beverages and use for professional wrestling or major professional circus events) with the following conditions on hours of operation:
 - (i) Activities with less than seven thousand two hundred (7,200) people are limited to the hours of 5:00 A.M. and midnight.
 - (ii) Activities which exceed seven thousand two hundred (7,200) people are limited to the hours of 7:00 P.M. and midnight on Monday through Friday and 5:00 A.M. to midnight on Saturday and Sunday.
 - (iii) This restriction may be administratively adjusted by the Commissioner of Planning and Development based on approved changes to the parking table.
 - D. Accessory uses to those stated above including wireless communication facilities; bus turn around; bank teller machines which are interior with no **signage**; radio and television broadcasting stations and recording studio; offices, bookstore and gift shop; earth station antennae in excess of eight (8) feet in diameter which are appropriately screened or set back so as not to be visible from adjacent streets; and related uses.
 - E. Trailers for construction purposes for a period not to exceed the duration of such construction.
 - F. A Public Place of Amusement License may be issued if required for any of the above foregoing uses, notwithstanding that the property

line of this planned development may be within one hundred twenty-five (125) feet of an R1, R2 or R3 District.

6. Identification signs shall be permitted in conformance with the limitations outlined below and subject to review and approval of the Department of Planning and Development.
 - A. Project signs, excluding **traffic** and directional signs, shall not exceed a total of one thousand six hundred (1,600) square feet and a maximum of four hundred (400) square feet for any one sign.
 - B. One (1) pylon sign shall be permitted at the location identified on the site plan (north of the intersection of South Doty Avenue and East 11 5th Street).
 - (i) The height of the sign shall be a maximum of forty (40) feet above immediately adjacent grade level.
 - (ii) The sign face shall not exceed two hundred (200) square feet on each of its two (2) principal sides or a maximum of four hundred (400) square feet.
 - C. Building mounted project Identification Signs.
 - (i) A maximum of four (4) primary locations, secondary signs may be installed on entrance canopies or storefront glass.
 - (ii) Signs shall be located on the southeast and southwest corners and north elevation above secondary building entrances per building elevations.
 - (iii) Signs shall not exceed fifty (50) feet from curb level nor shall extend above the top of the wall to which it is attached.
 - (iv) The gross area of any one sign shall not exceed twenty-five percent (25%) of the total allowable area of signs for the planned development.
 - (v) Signs shall be constructed of individual internally illuminated channel letters or logos acrylic faces or back lit with solid faces.

- D. Temporary construction signs shall be permitted within the planned development subject to the approval of the Department of Planning and Development.
7. Any service drive or other 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.
- A. There shall be no parking within such paved areas.
 - B. Closure of all or part of any public streets or alleys during construction shall be subject to the review and approval of the Chicago Department of Transportation.
 - C. There will be no curb cut located along East 113rd Street except at the northwest corner of the site, as shown on the Site Plan. A sign will be posted for cars leaving via this curb cut which states that no right turn will be permitted except between 6:00 P.M. on Saturday through 12:00 A.M. on Monday. An additional curb cut will be permitted on East 113rd Street as part of development of Phase II so long as the following conditions are met:
 - (i) The owner(s) of the adjacent properties are provided with a site plan depicting the proposed curb cut at least ten (10) days prior to filing for an application for a building permit.
 - (ii) The curb cut can only be used for ingress and egress by trucks serving the facility from its loading docks located on the northwest corner of the building and must be gated or otherwise blocked when not in use.
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. Circulation patterns will be designed to permit tire and emergency vehicle lanes as required by the City of Chicago Commissioners of Planning and Development, and the Fire Department.
9. The minimum number of off-street parking spaces shall be provided in accordance with required parking in the attached Parking Table. Phase II can not be built until and unless substitute parking is in place for the eliminated spaces, Temporary closing off of portions of the parking lot

during non-use for security reasons shall be subject to the review and approval of the Department of Planning and Development and the Department of Fire. The Applicant may substitute off-site parking lots necessary to meet the requirements stated in the Table with the approval of the Commissioner of Planning and Development. The remote parking lots on the Parking Table are accepted as off-site lots for the project provided that the Applicant meets the following conditions, acceptable to the Commissioner of Planning and Development, prior to Part II approval:

- A. The lot is located in a district in which parking is allowed.
- B. A signed lease for a period of ten (10) years or an affidavit of ownership is on file with the Department of Planning and Development for each off-site lot. Each lease shall include the following:
 - (i) the location of the off-site parking lot;
 - (ii) the number of parking spaces available solely for the use of the lessee during specified times; and
 - (iii) certification that all spaces meet City standards,
- C. A plan outlining the operation of the lots is in place.
- D. A plan describing the shuttle operations between each off-site lot and the project site including but not limited to shuttle routes and event signage is in place.
- E. A written communication plan for the use of off-site lots including but not limited to:
 - (i) method by which information will be communicated to users of the facility; and
 - (ii) the content of the information to be communicated.
- F. A landscape plan which meets the Chicago Landscape Ordinance for all parcels, other than those on the Parking Table, to be completed as a condition of Certificate of Occupancy for the facility.
- G. A minimum of two percent (2%) of all parking spaces are designated and designed for parking for the handicapped.

10. 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.
11. 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 definitions in the City of Chicago Zoning Ordinance shall apply.
12. 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 with the following conditions:
 - A. The placement of a bike path to connect the Calumet Open Space Reserve and the Pullman Historic District along East 1 15th Street from South Doty Avenue on the east to the property line on the west and its effect on the Landscape Plan shall be subject to the review and approval of the Department of Planning and Development.
 - B. Eight thousand (8,000) square feet or more of the Phase II roof shall be an extensive green roof.
13. Improvements will be done in phases. Construction of the proposed worship/community center, all paving and landscaping as indicated on the attached Site Plan -- Phase I will constitute Phase I. The proposed indoor track/ice rink arena as indicated on the Site Plan -- Phase II will constitute Phase II.
14. 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 by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and is consistent with the nature of the improvements contemplated in this planned development. With regard to Phase II, reduction in the gross square footage and a change in uses provided that the uses are as allowed under Plan of Development Statement Number 5 shall constitute a minor change. The change or addition of remote parking lots for use by the Applicant shall be a minor change and shall not require Chicago Zoning Board of Appeals approval as a special use. 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.

15. The Applicant acknowledges that it is in the public interest to design, construct and maintain the building in a manner which promotes and maximizes the conservation of energy resources.
 - A. The Applicant shall use reasonable efforts to design, construct and maintain the buildings located within the property in a manner generally consistent with the most current standards of the Leadership in Energy and Environmental Design Green Building Rating System ("L.E.E.D."). Copies of these standards may be obtained from the Department of Planning and Development.
16. The Applicant acknowledges that it is in the public interest to design, construct and maintain the building in a manner which promotes, enables and maximizes universal access throughout the property. Plans for the building 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.
17. Unless substantial construction of the improvements contemplated by this planned development has commenced within six (6) years following adoption of this planned development, and unless completion thereof is diligently pursued, then this planned development shall expire and the property shall automatically revert to that of its preexisting M3-3 Heavy Manufacturing District classification.

[Existing Zoning Map; Existing Land-Use Map; Existing Parking Map;
Property Line, Right-of-Way Adjustment and Boundary Map; Site
Plans (Phase I and II); Landscape Plans (Phase I and II);
Landscape Section Details, Plant List and Details;
First Level Floor Plan; Community Center
Use Parking Plans (Phase 1 and 2);
and Building Elevations and Details
referred to to in these Plan of
Development Statements
printed on pages 6148
through 6163 of
this Journal.]

7/29/2003

REPORTS OF COMMITTEES

6147

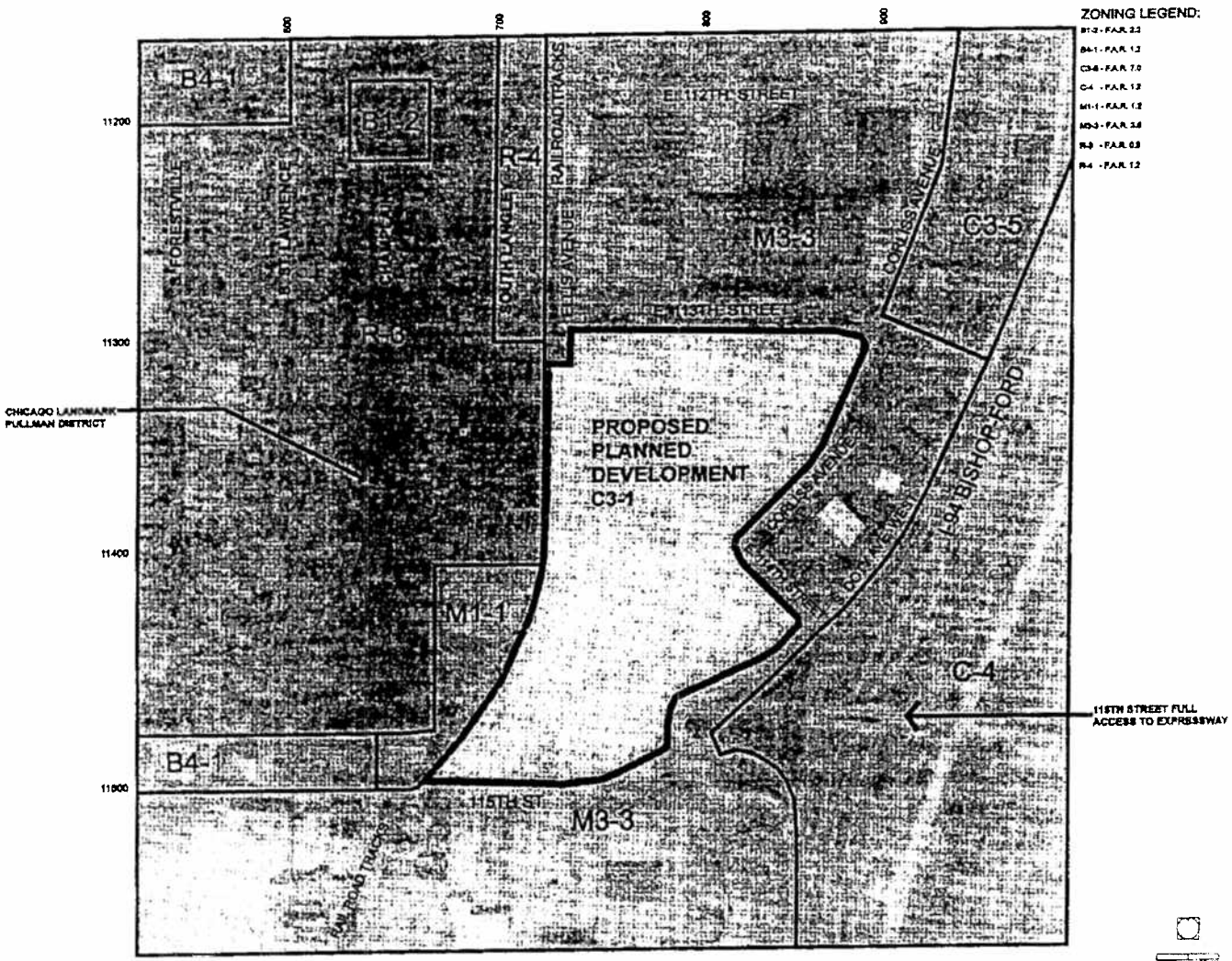
13919

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

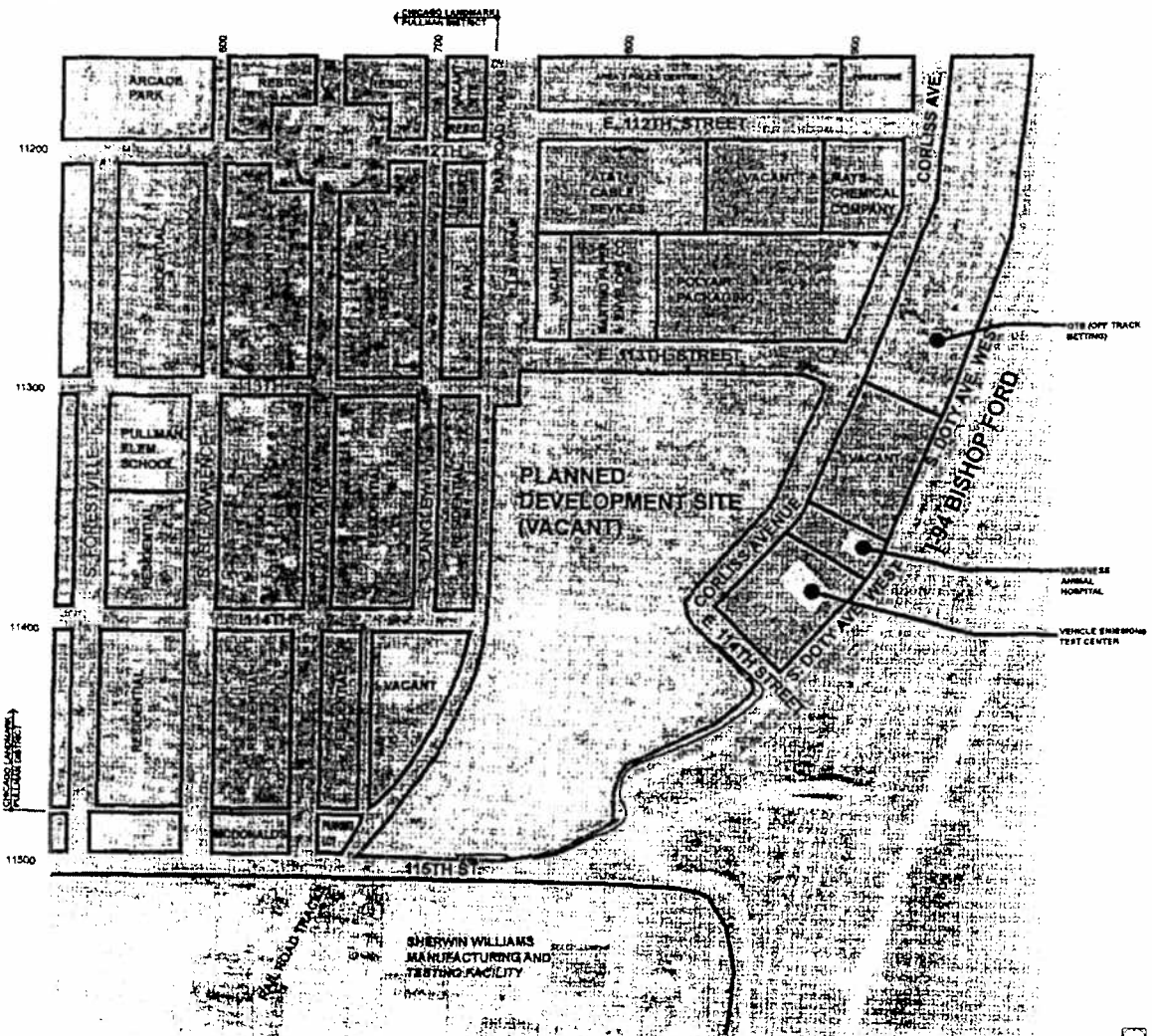
Bulk Regulations And Data Table.

Gross Site Area:	1,025,521 square feet (23.54 acres) including vacation of East 114 th Street
Net Site Area:	Total = Gross Site Area (1,025,521 square feet) - (39,034 square feet: Area in East 114 th Street Public Right-of-Way To Be Vacated) = Net Site Area of 986,487 square feet (22.65 acres)
Underlying Zoning:	C3- 1 District
Phase I Construction:	205,000 square feet
Phase II Construction:	65,000 square feet
Total:	270,000 square feet
Maximum Floor Area Ratio:	0.28
Maximum Site Coverage:	In accordance with Site Plan
Minimum Number of Off-Street Loading Spaces:	3 berths, 10 feet by 50 feet
Minimum Number of Off-Street Parking Spaces:	In accordance with Site Plan
Maximum Building Height:	In accordance with Building Elevations

Existing Zoning Map.



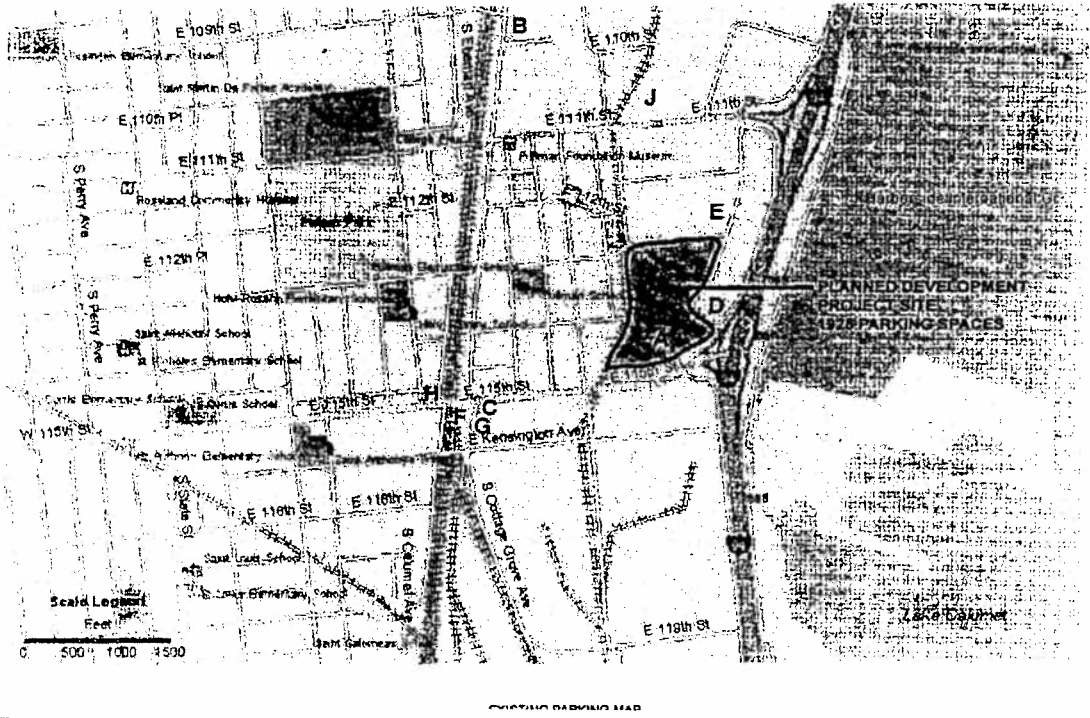
Existing Land-Use Map.



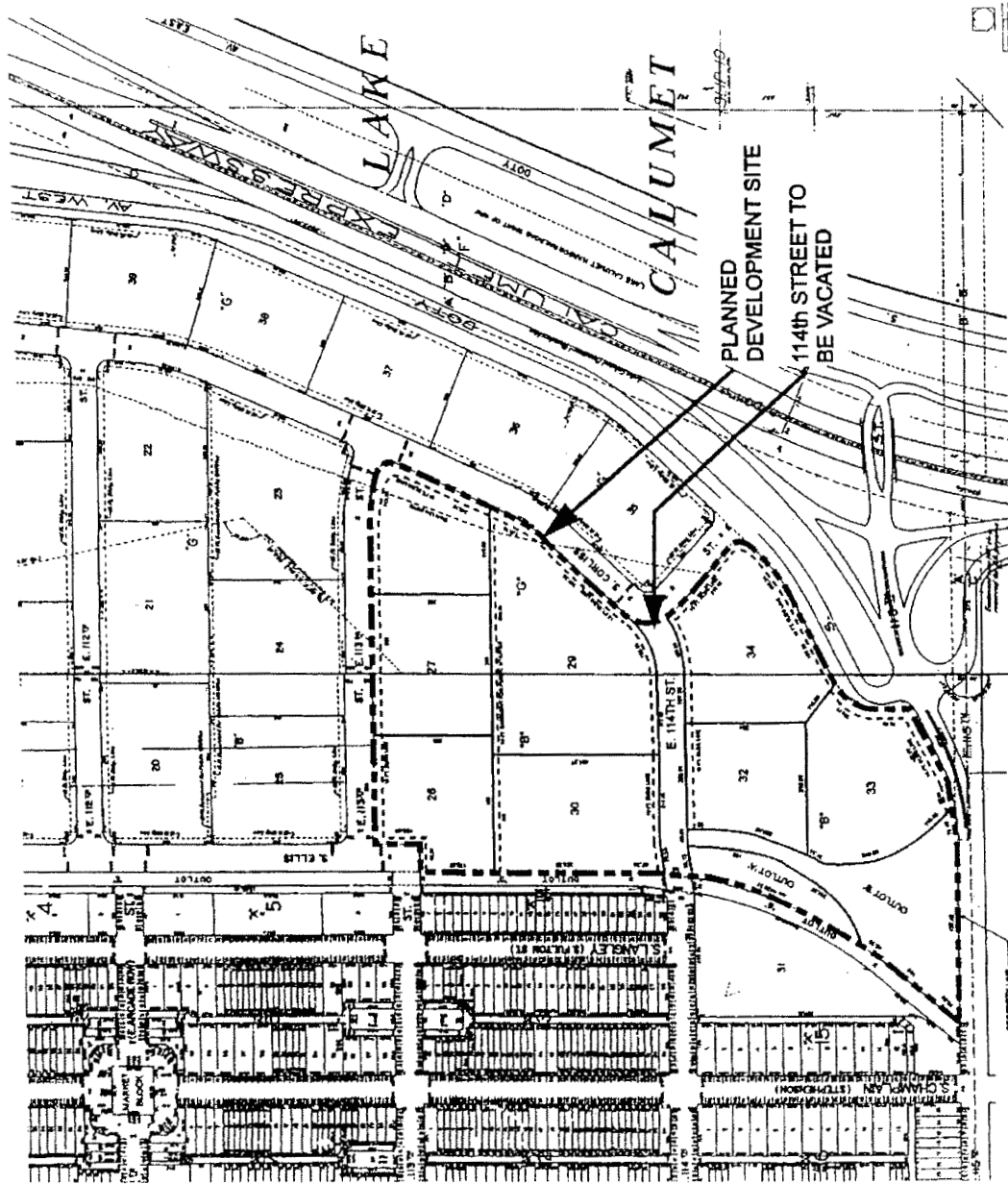
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Existing Parking Map.

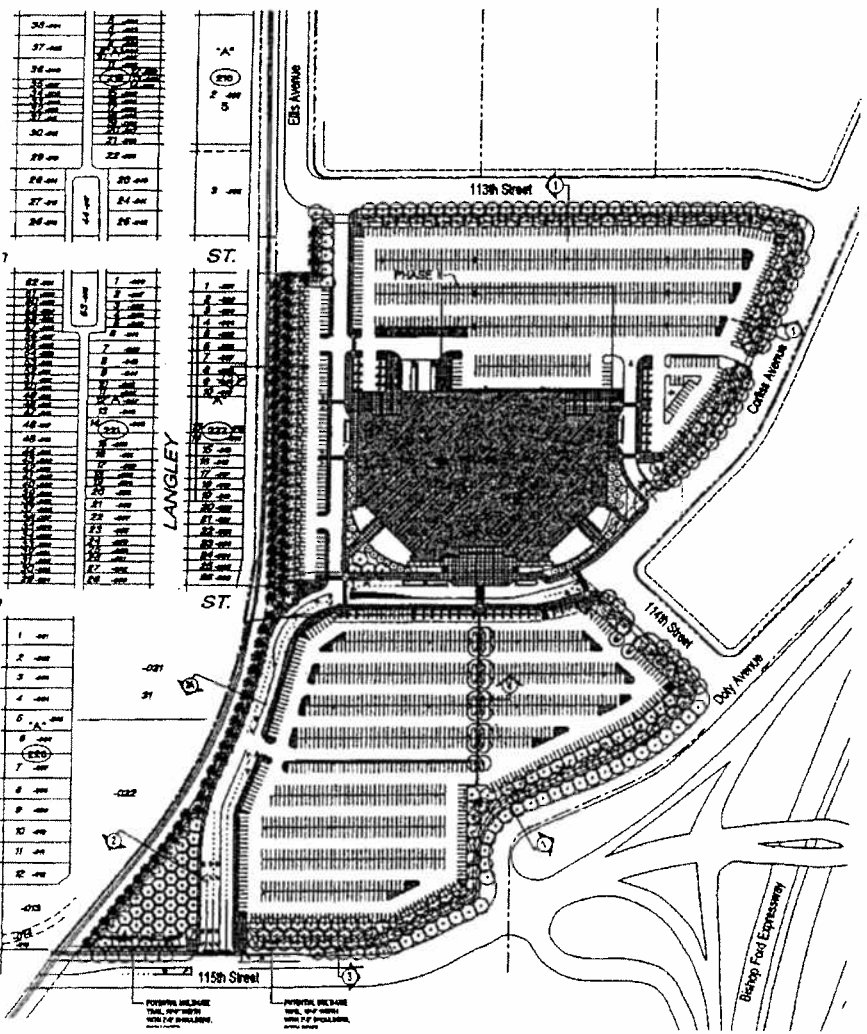
Parking Data:	
Proposed Planned Development	
A. On-Site Parking	1925
B. Salem Baptist Church of Chicago Existing Parking	190
C. Administration Offices - 109th & Cottage Grove	190
C. Sherwin Williams Lot - 115th & Cottage Grove	195
Other Available Off-Site Parking	
D. Vehicle Emplacements - NW corner Cady & 114th St.	80
E. On-Street in Manufacturing Zone (50% of available)	240
F. Meigs Station Parking Lot	130
G. Meigs Station Parking Lot	80
H. Meigs Station Parking Lot	80
J. Pullman National Bank - 111th St.	247
Total Available Parking	3287



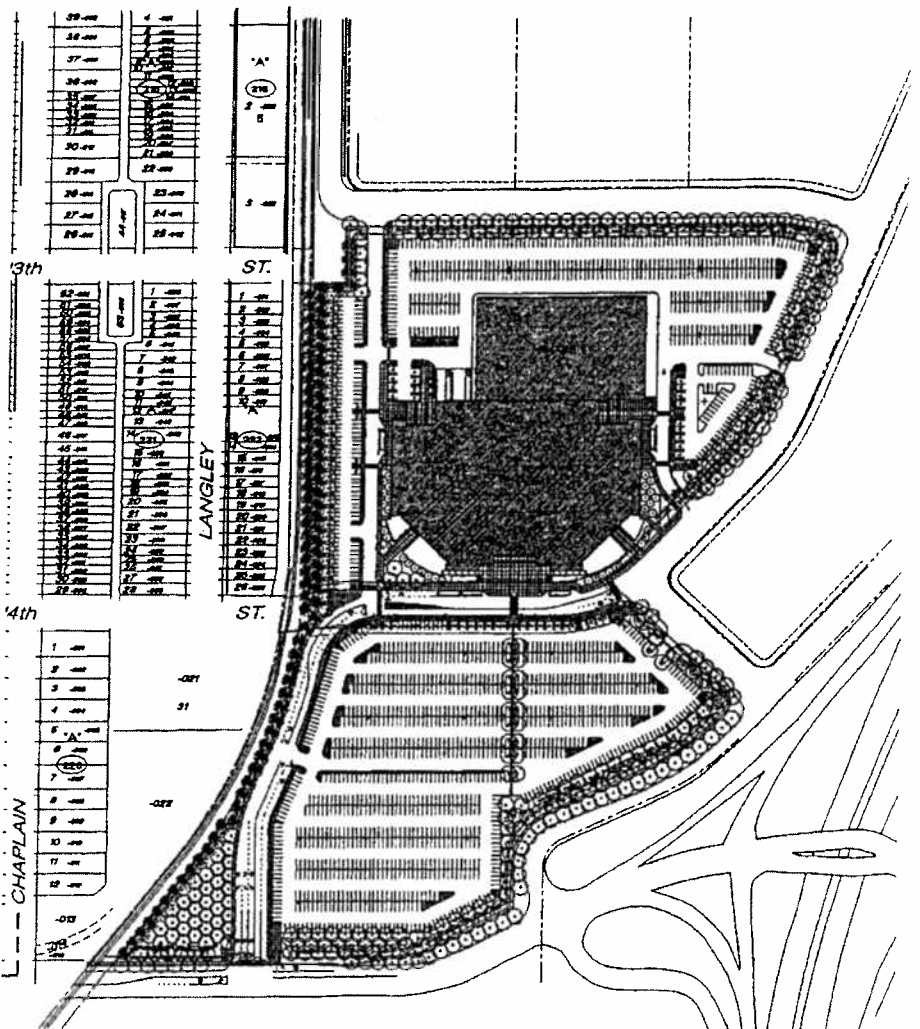
Property Line, Right-of-Way Adjustment
And Boundary Map.



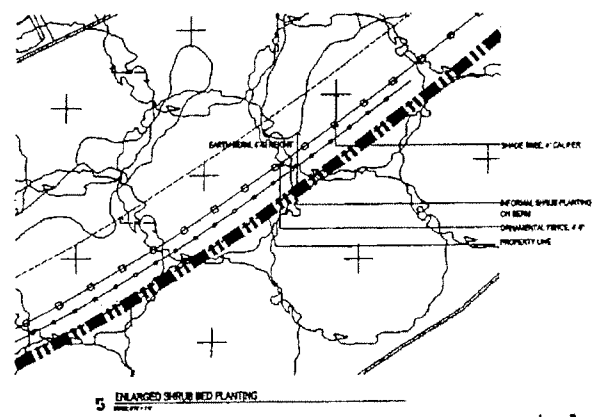
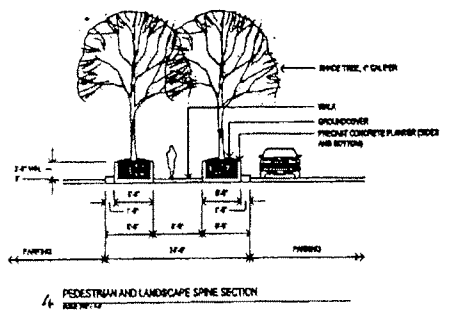
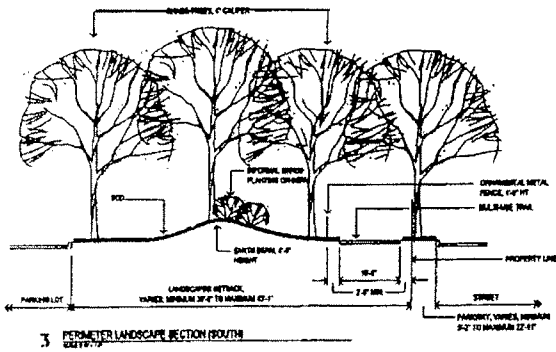
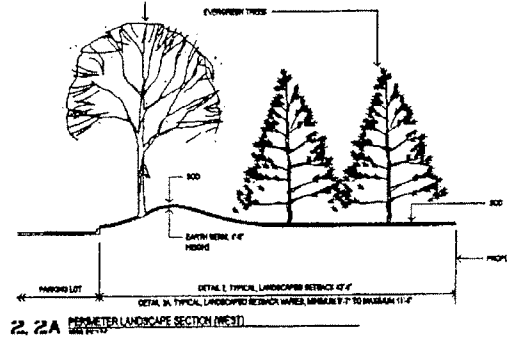
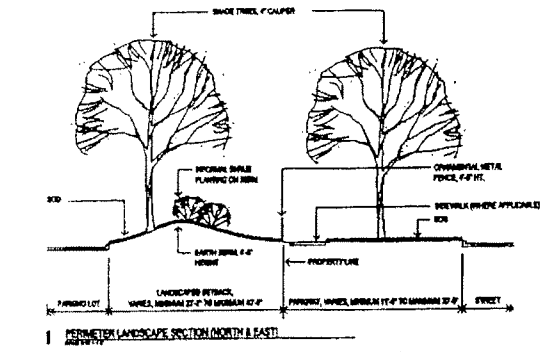
Landscape Plan -- Phase I.



Landscape Plan -- Phase II.

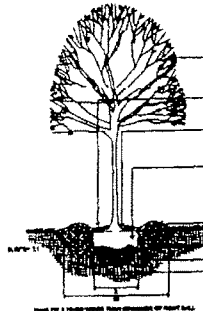


Landscape Section Details.

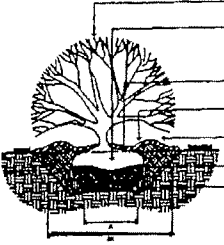


Plant List And Details.

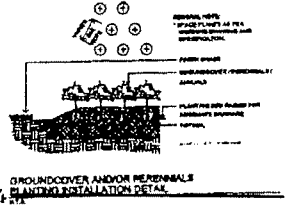
1.01 **GROUND COVER**
 Botanical Name: *Plantain*
 Common Name: *Plantain*
 Height: 1.00 FT
 Diameter: 0.00 FT
 Root: 0.00 FT
 Remarks: *Plantain*



1.02 **GROUND COVER**
 Botanical Name: *Plantain*
 Common Name: *Plantain*
 Height: 1.00 FT
 Diameter: 0.00 FT
 Root: 0.00 FT
 Remarks: *Plantain*



1.03 **GROUND COVER**
 Botanical Name: *Plantain*
 Common Name: *Plantain*
 Height: 1.00 FT
 Diameter: 0.00 FT
 Root: 0.00 FT
 Remarks: *Plantain*



LANDSCAPE ELEMENT	TOPSOIL DEPTH
1.01 PLANTAIN	12 INCHES
1.02 PLANTAIN	12 INCHES
1.03 PLANTAIN	12 INCHES

LANDSCAPE ANALYSIS

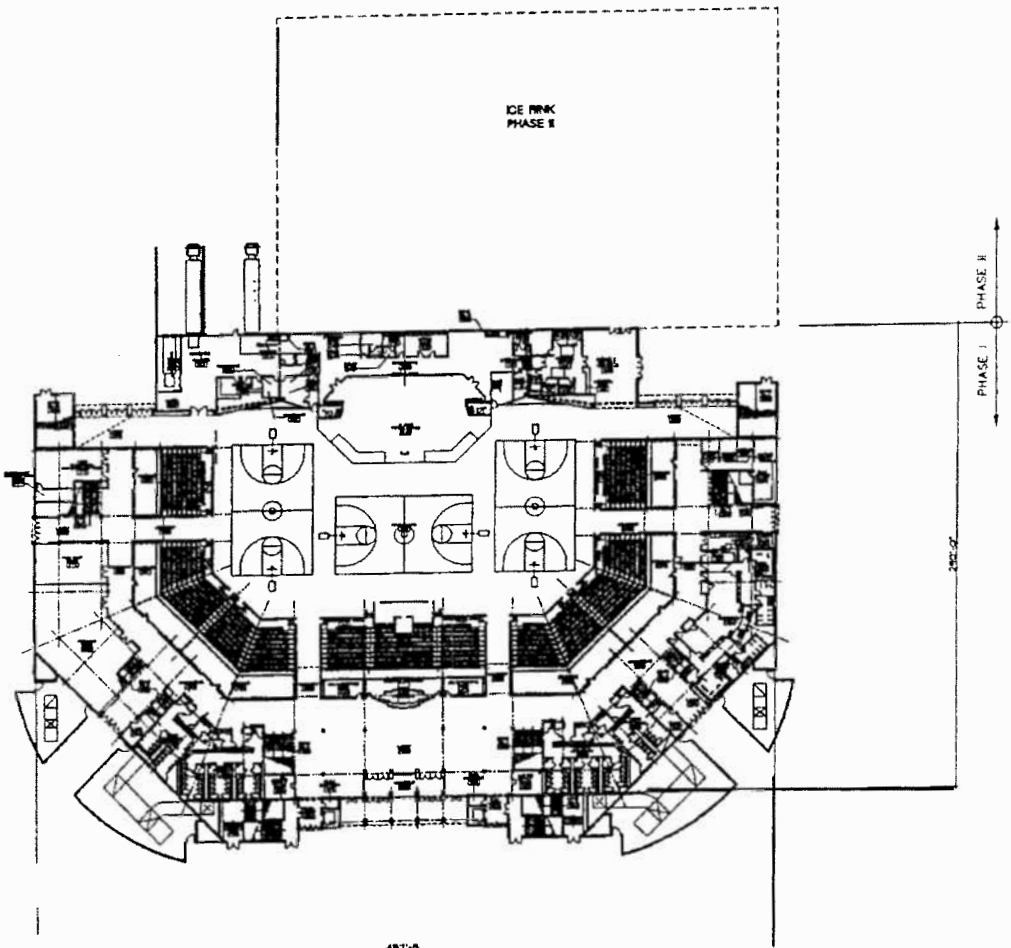
GROUND COVER INSTALLATION DETAIL

SHRUB PLANTING INSTALLATION DETAIL

SOIL DETERMINANT

	BOTANICAL NAME	COMMON NAME	HEIGHT	DIAMETER	ROOT	REMARKS
1.01	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.02	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.03	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.04	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.05	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.06	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
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1.18	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
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1.22	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
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1.25	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.26	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.27	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.28	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
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1.37	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
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1.41	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.42	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.43	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.44	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.45	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.46	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.47	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.48	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.49	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.50	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.51	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.52	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.53	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.54	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.55	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.56	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.57	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.58	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.59	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.60	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.61	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.62	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.63	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.64	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.65	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.66	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.67	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.68	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.69	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.70	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.71	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.72	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.73	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.74	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.75	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.76	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.77	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.78	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.79	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.80	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.81	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.82	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.83	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.84	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.85	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.86	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.87	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.88	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.89	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.90	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.91	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.92	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.93	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.94	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.95	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.96	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.97	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.98	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
1.99	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>
2.00	<i>Plantain</i>	<i>Plantain</i>	1.00	0.00	0.00	<i>Plantain</i>

First Level Floor Plan.



487-2

7/29/2003

REPORTS OF COMMITTEES

6159

Community Center Use Parking
Plan -- Phase 1.

Use	Description	Mode Split	Vehicle Occupancy	Parking Demand	On-Site Parking	On-Street Adjacent Parking	Permissible Off-Street Parking
	Sunday Service No use between 12:00 AM – 5:00 AM	64% Auto 36% Other	2.0 persons per vehicle	2,070	1,925	240	<u>No Additional Required</u> Total - 2,165
	Wednesday Service No use between 12:00 AM – 5:00 AM	64% Auto 36% Other	2.0 persons per vehicle	555	1,925	240	<u>No Additional Required</u> Total - 2,165
	Special celebrations – Christmas, Easter, New Year's Eve (All celebrations are during the daytime except for New Year's Eve which would end by 1:30 AM on New Year's Day)	64% Auto 36% Other	2.5 persons per vehicle				Sherwin Williams - 195 Administration Office - 190 Vehicle Emissions - 80 Total - 2,630
Recreational & Athletic Uses	For participation sports and recreation, seating requirements will be minimal No limitation on hours of use	75% Auto 25% Other	-	Approx. 250			<u>No Additional Required</u> Total - 2,165
Cultural and Athletic Events	Maximum number of seats = 7,150 (Fixed Seating Only) No use between 12:00 AM – 5:00 AM	90% Auto 10% Other	3.0 persons per vehicle		1,925		<u>No Additional Required</u> Total - 2,165
	Maximum number of seats = 10,150 Evenings, weekend and holidays No use between 12:00 AM – 5:00 AM	90% Auto 10% Other	3.0 persons per vehicle				Sherwin Williams - 195 Administration Office - 190 Pullman Bank - 347 Vehicle Emissions - 80 Metro Lots - 290 Total - 3,267
Outdoor Activities in Parking Lot	From sunrise to sunset	-	-		1,925		On-site and Off-site depending on the activity.

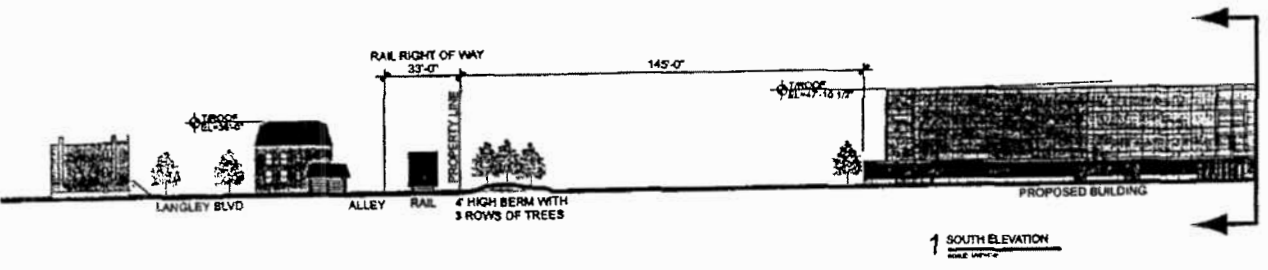
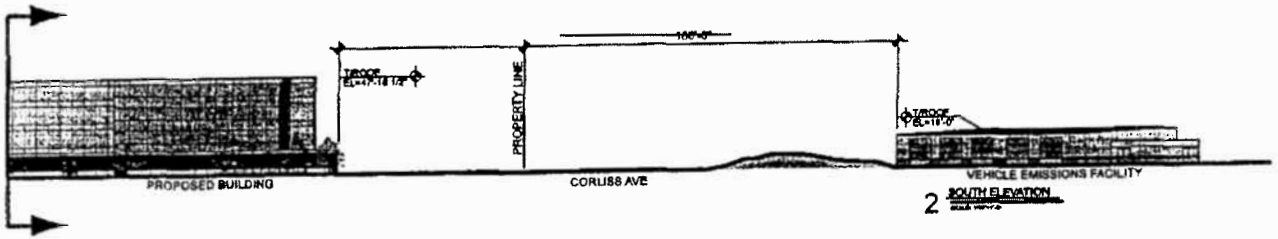
* Note - On-street parking is 60 percent of the 400 available spaces.

COMMUNITY CENTER USE PARKING PLAN – PHASE 2

Use	Description	Mode Split	Vehicle Occupancy	Parking Demand	On-Site Parking	On-Street Adjacent Parking	Permissible Off-Street Parking
Church	Sunday Service No use between 12:00 AM – 5:00 AM	64% Auto 36% Other	2.0 persons per vehicle	2,070	1,674	240	Administration Office - 190 Total - 2,104
	Wednesday Service No use between 12:00 AM – 5:00 AM	64% Auto 36% Other	2.0 persons per vehicle	555	1,674	240	No Additional Required Total - 1,914
	Special celebrations – Christmas, Easter, New Year's Eve (All celebrations are during the daytime except for New Year's Eve which would end by 1:30 AM on New Year's Day)	64% Auto 36% Other	2.5 persons per vehicle	2,600	1,674	240	Sherwin Williams - 195 Administration Office - 190 Pullman Bank - 347 Total - 2,846
Recreational & Athletic Uses	For participation sports and recreation, seating requirements will be minimal No limitation on hours of use	75% Auto 25% Other	-	Approx. 250	1,674	240	No Additional Required Total - 1,914
Cultural and Athletic Events	Maximum number of seats = 7,150 (Fixed Seating Only) No use between 12:00 AM – 5:00 AM	90% Auto 10% Other	3.0 persons per vehicle	2,145	1,674	240	Sherwin Williams - 195 Administration Office - 190 Total - 2,299
	Maximum number of seats = 10,150 Evenings, weekend and holidays No use between 12:00 AM – 5:00 AM	90% Auto 10% Other	3.0 persons per vehicle	3,045	1,674	240	Sherwin Williams - 195 Administration Office - 190 Pullman Bank - 347 Vehicle Emissions - 80 Metra Lots - 290 Total - 3,016
Outdoor Activities in Parking Lot	From sunrise to sunset	-	-	-	1,674	240	On-site and Off-site depending on the activity.

Community Center Use Parking
Plan -- Phase 2.

Context Elevations.



7/29/2003

REPORTS OF COMMITTEES

6163

Building Sections.

