

# PD 991

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City of Chicago  
Richard M. Daley, Mayor

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August 30, 2007

Mr. Chris A. Gazso, AIA, ASLA  
Gazso Design Incorporated  
5643 N. Ridge Avenue  
Suite G  
Chicago, IL 60660

Re: **Administrative Relief request for Institutional Planned Development  
No. 991, 2750 W. Columbus Avenue**

Dear Mr. Gazso:

Please be advised that your request for a minor change to Institutional Planned Development No. 991 has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 10 of the Planned Development.

Specifically, you are requesting to substitute the current face brick over concrete backup with a precast concrete wall panel imprinted with a brick pattern on the west, east and north facades of a proposed church building. The primary south building facade facing Columbus Avenue will remain true face brick as originally designed and approved in the Planned Development Ordinance. The proposed concrete wall panel imprinted with a brick pattern will be a tan color to match the true face brick. Additionally, you are requesting to redesign the 9-square grid windows on the south primary facade to more closely match the vertical window expression on the other building facades.

With regards to your request, the Department of Planning and Development has determined that this substitution of building materials and window redesign does not create an adverse impact on the Planned Development or surrounding neighborhood and would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Business Planned Development No. 991, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

Sincerely,

Arnold L. Randall  
Acting Commissioner

ALR:MRD:tm

cc: Kathleen Nelson, Judy Minor Jackson, Mike Marmo, Pat Haynes, DPD files



*Reclassification Of Area Shown On Map Number 18-I.  
(As Amended)  
(Application Number 15040)*

*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 C2-1 Motor Vehicle-Related Commercial District symbols and indications as shown on Map Number 18-I in the area bounded by:

West 75<sup>th</sup> Street; a line 1,021 feet east of and parallel to South California Avenue; West Columbus Avenue; and South California Avenue,

to those of an Institutional Planned Development.

SECTION 2. This ordinance takes effect after its passage and approval.

Plan of Development Statements attached to this ordinance read as follows:

*Institutional Planned Development Number 991.*

*Plan Of Development Statements.*

1. The area delineated herein as Institutional Planned Development Number 991 (the "Planned Development"), consists of approximately five hundred eighty-four thousand three hundred four (584,304) square feet of real property (thirteen and four-tenths (13.4) acres) located in the area generally bounded by West 75<sup>th</sup> Street on the north, a line approximately one thousand twenty-one (1,021) feet east of and parallel to South California Avenue on the east, West Columbus Avenue on the south and South California Avenue on the west, as set forth on the Planned Development Boundary and Property Line Map included in this filing. For purposes of this Planned Development, the property is owned by Monument of Faith Evangelistic Church (the "Applicant"). These plan of development statements, together with the attached Bulk Regulations and Data Table, exhibits and plans are referred to herein as the "Planned Development".

2. The Applicant or its successors, assignees or grantees shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Planned Development. Any dedication or vacation of streets, alleys or easements or any adjustment 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.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assignees and, if different than the Applicant, the legal titleholders and any ground lessors and their respective successors and assigns. 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 titleholders and any ground lessors and their respective successors and assignees. Furthermore, pursuant to the requirements of Section 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 statement 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 of the property.
4. The area within the Planned Development boundaries consists of a single property. The following uses shall be permitted in the Planned Development: all uses permitted for church services, including but not limited to temporary buildings for construction purposes; accessory parking; and other accessory uses.
5. This Planned Development consists of these thirteen (13) statements; a Bulk Regulations and Data Table; and an Existing Zoning Map, a Planned Development Boundary and Property Line Map, Enlarged Site Plans Number 1 and Number 2, Enlarged Landscape Plans Number 1 and Number 2, and Building Elevations South/North, prepared by Gaszo Design, Inc. Architects and dated February 15, 2005 (collectively, the "Plans"). Full-size copies of the Site Plans and the Landscape Plans are on file with the Department of Planning and Development. These and no other zoning controls shall apply to the Property. In any instance where a provision of the Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This 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.

6. Identification signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development.
7. The improvements authorized by this Planned Development shall be designed, constructed and maintained in substantial conformance with the Plans submitted and in accordance with the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance.
8. In addition to the maximum heights of the buildings and any appurtenances attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as certified and approved by the Federal Aviation Administration.
9. All work proposed 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. Any changes to ingress and egress as depicted in the Plans and as set forth below shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development. A minimum of two percent (2%) of all parking spaces provided pursuant to this Planned Development shall be designated and designed for parking for the handicapped.
10. The requirements of this Planned Development may be modified administratively by the Commissioner of the Department of Planning and Development (the "Commissioner") upon application and determination by the Commissioner that the modification is minor, appropriate and consistent with the nature of the improvements contemplated by this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of the Planned Development by the Commissioner shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance. It is acknowledged that the demising walls for the interior spaces are illustrative only and that the location and relocation of demising walls or division of interior spaces shall not be deemed to require any further approvals pursuant hereto.

11. 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 commercially reasonable efforts to design, construct and maintain all new buildings located within the property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System; provided however, nothing set forth in this Planned Development shall be construed to require Applicant to obtain certification for any of the improvements on the property.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain the improvements on the property in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all new 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.
13. Unless substantial construction of the improvements contemplated by this Planned Development has commenced within six (6) years following the adoption of this Planned Development and unless completion of those improvements is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert to the C2-1 Motor Vehicle-Related Commercial District classification. The six (6) year period may be extended for up to one (1) additional year, if before expiration, the Commissioner of the Department of Planning and Development determines that good cause for an extension is shown.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Site Plans; Landscape Plans; and Building Elevations referred to in these Plan of Development Statements printed on pages 58687 through 58693 of this *Journal*.]

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

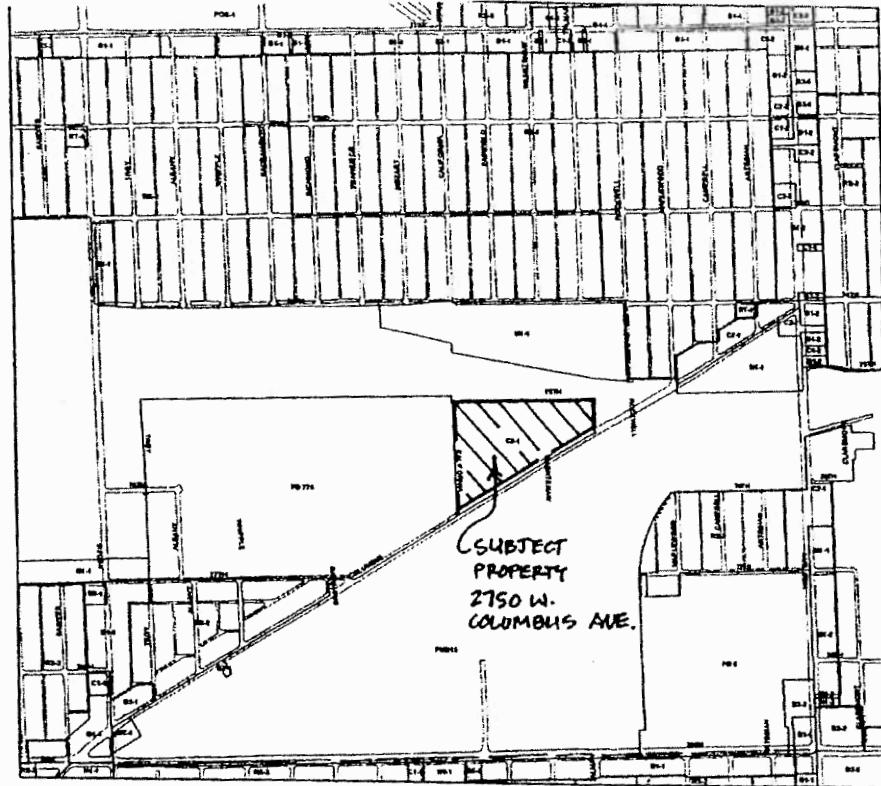
*Institutional Planned Development Number 991.*

*Plan Of Development.*

*Bulk Regulations And Data Table.*

Net Site Area:	584,304 square feet (13.4 acres)
Maximum Floor Area Ratio:	0.30
Permitted Uses:	All uses permitted for church services, including but not limited to temporary buildings for construction purposes; accessory parking; and other accessory uses
Maximum Site Coverage:	30%
Minimum Number of Off-Street Parking Spaces:	625
Minimum Number of Off-Street Loading Berths:	2
Maximum Building Height:	38 feet to the bottom of the highest roof truss; 50 feet to the top of the highest parapet
Minimum Setbacks from Property Lines:	
South California Avenue:	7 feet
West 75 <sup>th</sup> Street:	15 feet
East property line:	180 feet
West Columbus Avenue:	120 feet at nearest point

Existing Zoning Map.



**Residential Districts**

- RS-1 to RS-3 Residential Single-Unit (Detached House)
- RT-3.5 Residential Two-Flat or Townhomes
- RT-4 Residential Two-Flat, Townhomes and Multi-Unit
- RM-4.5, -5, -5.5 Multi-Unit Residential
- RM-6 Mid-Rise and High-Rise Residential
- RM-6.5 High-Rise Residential

**Business Districts**

- B1-1 to B1-5 Neighborhood Shopping
- B2-1 to B2-5 Neighborhood Mixed-Use
- B3-1 to B3-5 Community Shopping

**Commercial Districts**

- C1-1 to C1-5 Neighborhood Commercial
- C2-1 to C2-5 Motor Vehicle-Related Commercial
- C3-1 to C3-5 Commercial, Manufacturing and Employment

**Manufacturing Districts**

- M1-1 to M1-3 Limited Manufacturing/Business Park
- M2-1 to M2-3 Light Industry
- M3-1 to M3-3 Heavy Industry

**Downtown Districts**

- DC-12 to DC-16 Core
- DX-3 to DX-16 Mixed-Use
- DR-3 to DR-7 Residential
- DS-3 to DS-5 Service

**POS -- Parks & Open Space Districts**

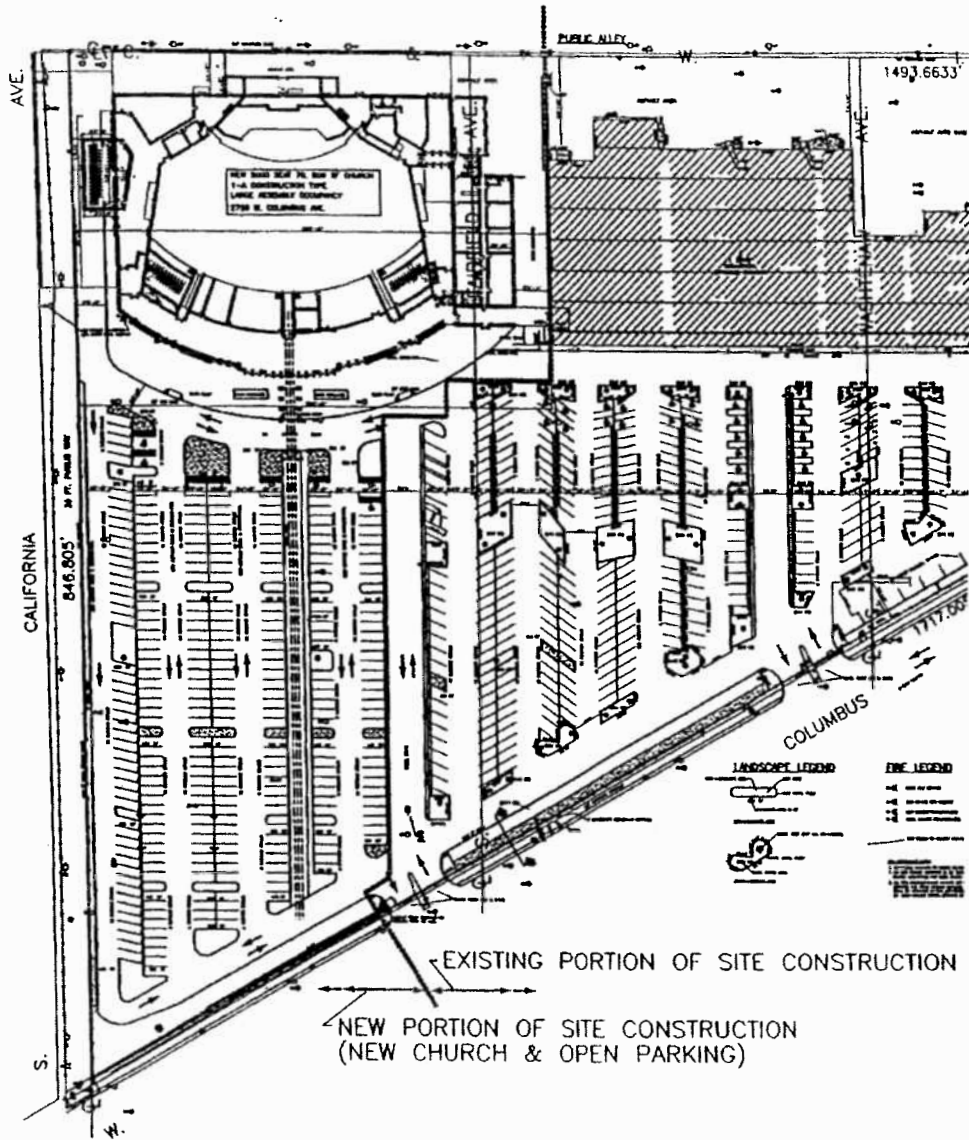
- P/O/S-1 Regional or Community Park
- P/O/S-2 Neighborhood Park, Mini-Park or Playlot
- P/O/S-3 Open Space or Natural Area
- P/O/S-4 Cemetery

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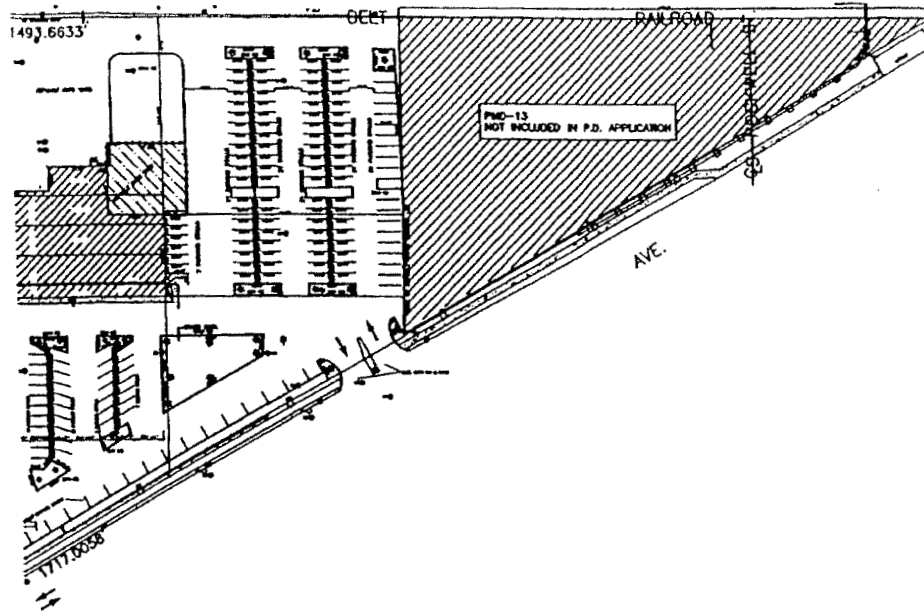


Enlarged Site Plan.  
(Page 1 of 2)



ENLARGED SITE PLAN  
No scale

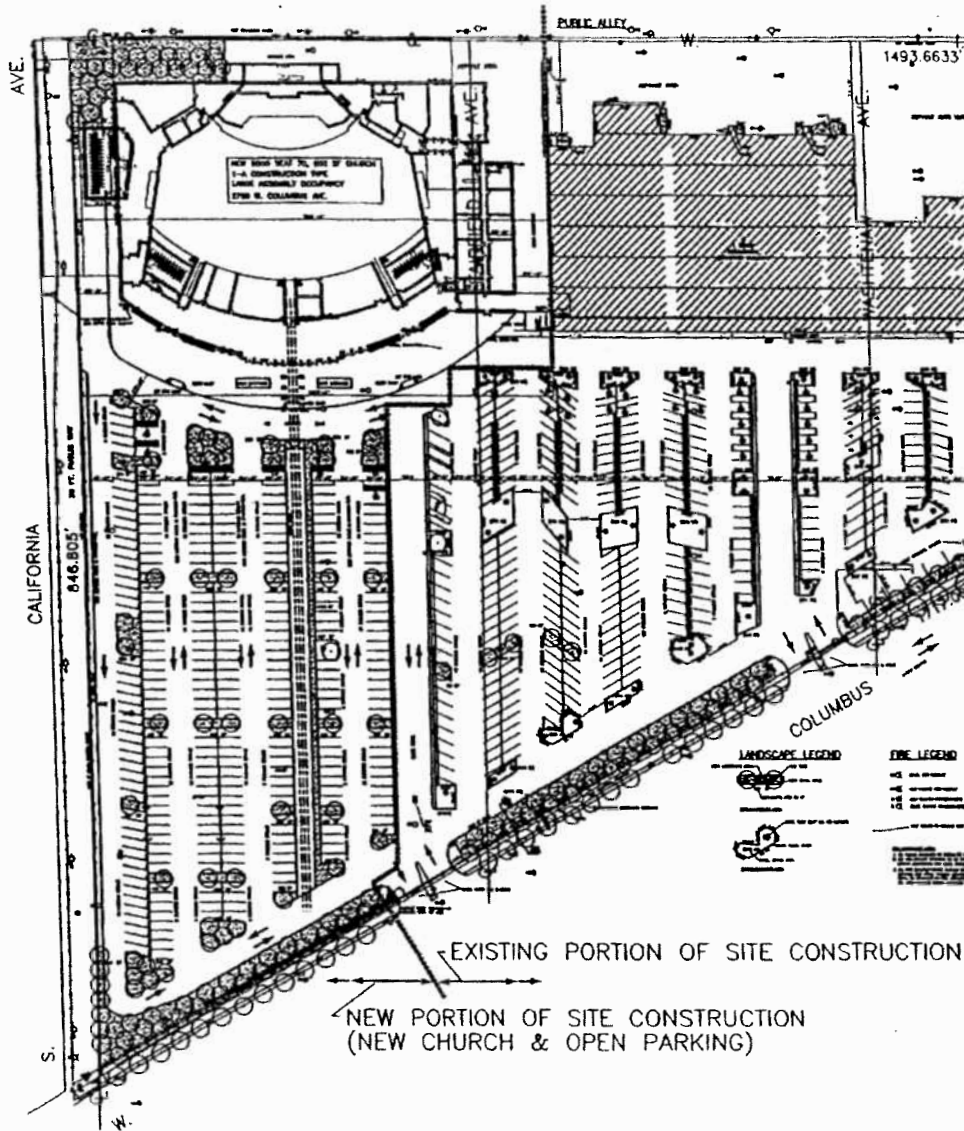
Enlarged Site Plan.  
(Page 2 of 2)



② ENLARGED SITE PLAN  
No scale

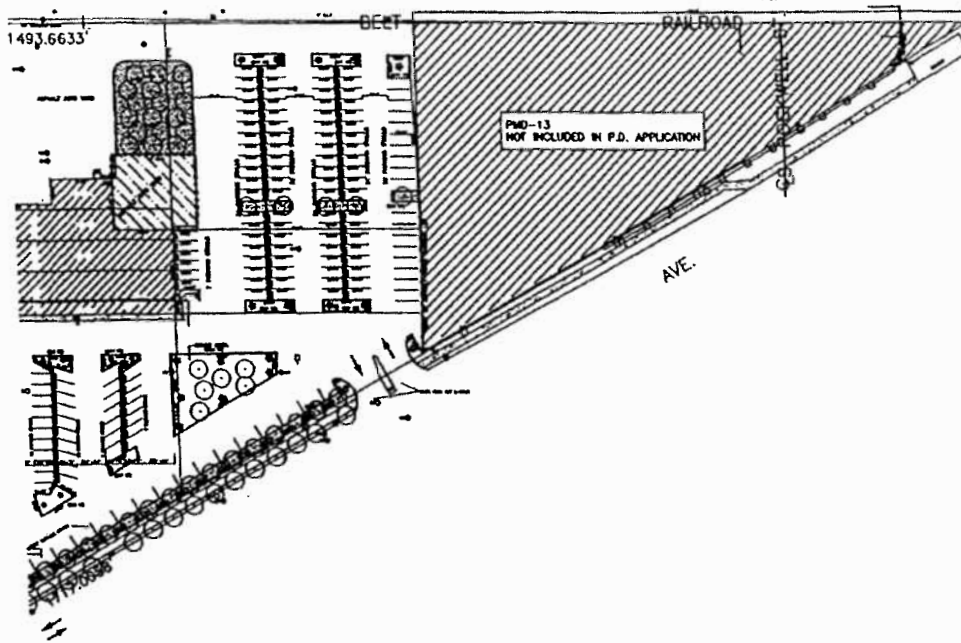


Enlarged Landscape Plan.  
(Page 1 of 2)



① ENLARGED LANDSCAPE PLAN  
No scale

Enlarged Landscape Plan.  
(Page 2 of 2)



Building Elevations.

