



City of Chicago



SO2013-4161

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 6/5/2013

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 8-E at 3745-3759 S
Indiana Ave; 3808-3848 S Indiana Ave; 201-209 E Pershing
Rd; 3800 S Prairie Ave; and 3804-3858 S Prairie Ave - App
No. 17746

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE ORDINANCE

INSTITUTIONAL PLANNED DEVELOPMENT NO. ____

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code, the Chicago Zoning Ordinance, is hereby amended by changing all of the RM-5 Residential Multi-Unit District and B3-3 Community Shopping District symbols and indications as shown on Map No. 8-E in the area bounded by:

South Prairie Avenue; the east-west alley just south of and parallel to East 38th Street; the north-south alley just west of and parallel to South Prairie Avenue; a line 25.00 feet south of and parallel to East 38th Street (as measured from the south line of East 38th Street); South Prairie Avenue; East 38th Street; the north-south alley just east of and parallel to South Indiana Avenue; a line 150.00 feet north of and parallel to East 38th Street (as measured from the north line of East 38th Street); South Indiana Avenue; a line 513.67 feet north of and parallel to East Pershing Road (as measured from the north line of East Pershing Road); the north-south alley just west of and parallel to South Indiana Avenue; a line 109.00 feet north of and parallel to East Pershing Road (as measured from the north line of East Pershing Road); South Indiana Avenue; a line 90.00 feet south of and parallel to East Pershing Road (as measured from the south line of East Pershing Road); a line 98.00 feet east of and parallel to South Indiana Avenue (as measured from the east line of South Indiana Avenue); East Pershing Road

to those of a RM-5 Residential Multi-Unit District symbols and a corresponding use district is hereby established.

3745-3759 South Indiana Avenue, 3801-3857 South Indiana Avenue, 3808-3848 South Indiana Avenue, 201-209 East Pershing Road, 3800 South Prairie Avenue, and 3804-3858 South Prairie Avenue

SECTION 2. Title 17 of the Municipal Code, the Chicago Zoning Ordinance, is hereby amended by changing all of the RM-5 Residential Multi-Unit District symbols and indications as shown on Map No. 8-E in the area bounded by:

South Prairie Avenue; the east-west alley just south of and parallel to East 38th Street; the north-south alley just west of and parallel to South Prairie Avenue; a line 25.00 feet south of and parallel to East 38th Street (as measured from the south line of East 38th Street); South Prairie Avenue; East 38th Street; the north-south alley just east of and parallel to South Indiana Avenue; a line 150.00 feet north of and parallel to East 38th Street (as measured from the north line of East 38th Street); South Indiana Avenue; a line 513.67 feet north of and parallel to East Pershing Road (as measured from the north line of East Pershing Road); the north-south alley just west of and parallel to South Indiana Avenue; a line 109.00 feet north of and parallel to East Pershing Road (as measured from the north line of East Pershing Road); South Indiana Avenue; a line 90.00 feet south of and parallel to East Pershing Road (as measured from the south line of East Pershing Road); a line 98.00 feet east of and parallel to South Indiana Avenue (as measured from the east line of South Indiana Avenue); East Pershing Road

to those of an Institutional Planned Development which is hereby established in the area specified herein subject to such use and bulk regulations as are set forth in the Institutional Planned Development Plan of Development Statements attached hereto.

SECTION 3. This ordinance takes effect after its passage and approval.

INSTITUTIONAL PLANNED DEVELOPMENT NO.

BULK REGULATION TABLE

Gross Site Area:	345,762 square feet
Area in Public Way:	99,985 square feet
Net Site Area:	245,777 square feet
Maximum Floor Area Ratio:	0.54
Maximum Number of Dwelling Units:	0 units
Minimum Number of Accessory Off-Street Parking Spaces:	On-Site = 263 spaces Shared = 67 spaces Total = 330 spaces
Bicycle Rack Parking:	50 spaces
Minimum Number of Off-Street Loading Berths:	1 berth
Minimum Building Setbacks:	In accordance with Site Plan.
Maximum Building Height:	52'-8 1/4"

APPLICANT: Apostolic Faith Church, an Illinois not-for-profit-corporation
ADDRESS: 3745-3759 South Indiana Avenue, 3801-3857 South Indiana Avenue, 3808-3848 South Indiana Avenue, 201-209 East Pershing Road, 3800 South Prairie Avenue, and 3804-3858 South Prairie Avenue, all in Chicago, Illinois 60653
INTRODUCED: June 5, 2013
DATE: June 18, 2015

INSTITUTIONAL PLANNED DEVELOPMENT NO.

PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as Institutional Planned Development Number _____, (“Planned Development”) consists of approximately 245,777 square feet of property which is depicted on ~~the attached~~ Planned Development Property Line and Right of Way Adjustment Map (“Property”) and is owned or controlled by the Applicant, Apostolic Faith Church, an Illinois not-for-profit corporation.
2. 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 holders and 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 title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. 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 grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assign or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans.

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

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PLAN COMMISSION: June 18, 2015

4. This Plan of Development consists of these Sixteen (16) Statements; a Bulk Regulation Table; an Existing Zoning and Street Map; an Existing Land Use Area Map; a Generalized Land Use Plan; a Property Line and Right of Way Adjustment Map; an Overall Site and Landscape Plan (a Site Plan A, a Site Plan B, a Site Plan C and D, a Site Plan D and E) (a Landscape Plan A, a Landscape Plan B, a Landscape Plan C and D, a Landscape Plan D and E); a Shared Parking Plan; a Ground Level Floor Plan – Overall; a Second Level Floor Plan – Overall; North and South Elevations; East and West Elevation; Sustainable Features and Chicago Builds Green form prepared by HCO Incorporated and dated June 18, 2015, submitted herein. Full-sized copies of the Overall Site and Landscape Plan and Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.
5. The following uses are permitted in the area delineated herein as an Institutional Planned Development: Religious Assembly, Community Centers, Office, Related Accessory Uses, Accessory Parking and Shared Parking with the Board of Education of the City of Chicago only, as specified in Statement 15.
6. On-Premise 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. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio (“FAR”) for the site shall be in accordance with the attached Bulk Regulation Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulation Table has been determined using a Net Site Area of 245,777 square feet.
9. Upon review and determination, “Part II Review”, pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.

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10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this the Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
13. 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 to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs, conserves energy and maximizes the preservation of natural resources. The aspects of the Planned Development that bring it into substantial compliance with the City of Chicago Sustainable Development Policy set forth by the Department of Planning and Development are 12,598 square feet of green roof (26.8% of Roof Area), and that the materials and systems have been selected so the facility can achieve a certified LEED rating.

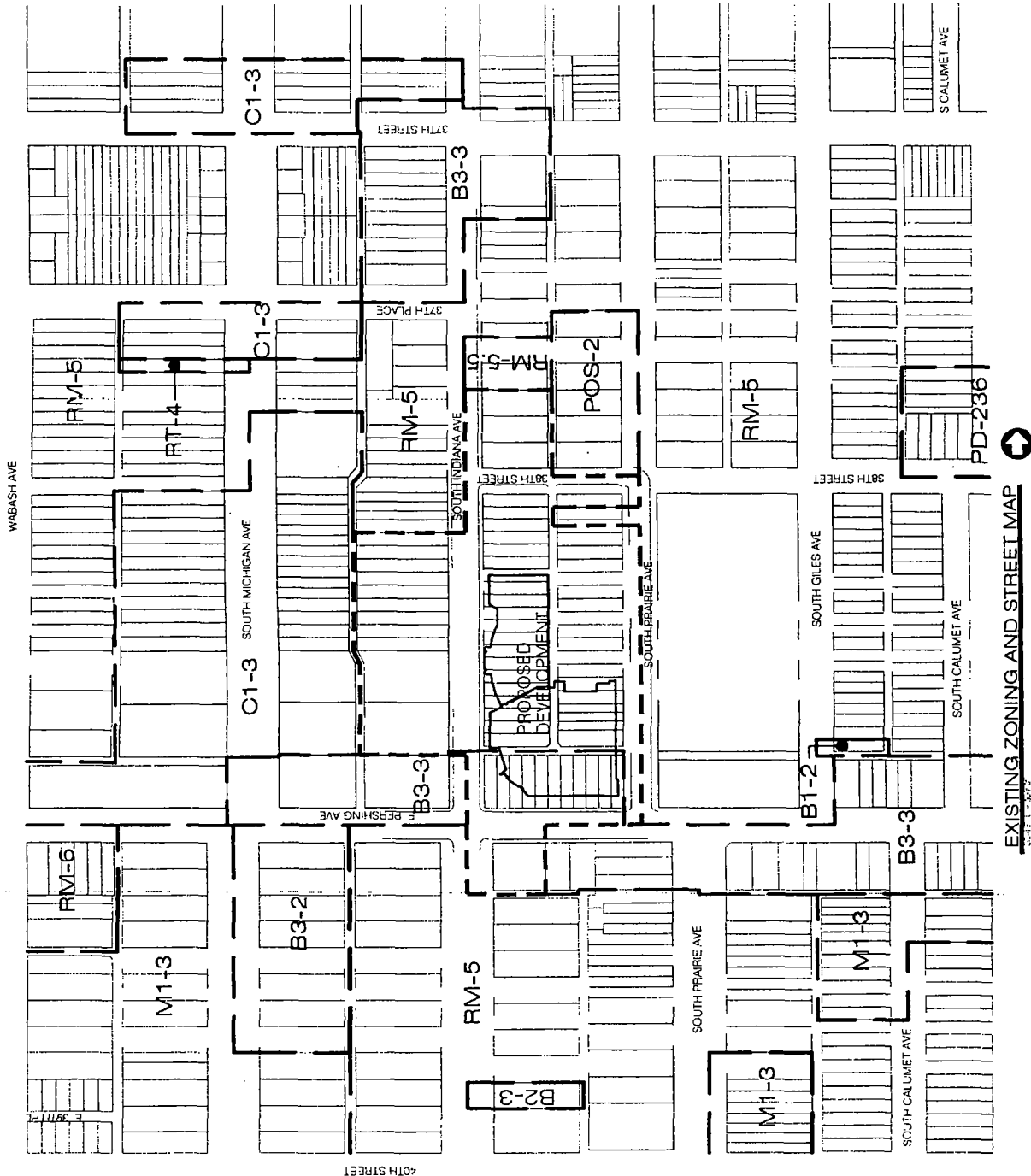
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15. Accessory Parking for 263 vehicles will be made available off-street within the boundaries of this Planned Development, and an additional 67 off-street accessory parking spaces are authorized as Shared Parking by an administrative adjustment outside of the boundaries of this Planned Development and located at Wendell Phillips Academy High School, 244 East Pershing Road, Chicago, Illinois 60653, pursuant to a five (5) year License Agreement with the Board of Education of the City of Chicago in accordance with the Bulk Regulation Table and Shared Parking Plan. The Board of Education of the City of Chicago has the right pursuant to the License Agreement to use off-street parking within the boundaries of this Planned Development as Non-Accessory Parking and as authorized Shared Parking by an administrative adjustment.
16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the Property to the RM-5 Residential Multi-Unit District.

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LEGEND	
BUSINESS DISTRICTS	
B1-2 NEIGHBORHOOD SHOPPING DISTRICT	
B2-3 NEIGHBORHOOD MARKET USE DISTRICT	
B3-2 COMMUNITY SHOPPING DISTRICT	
COMMERCIAL DISTRICTS	
C1-3 NEIGHBORHOOD COMMERCIAL DISTRICT	
MANUFACTURING DISTRICTS	
M1-3 LIMITED MANUFACTURING/BUSINESS PARK DISTRICT	
RESIDENTIAL DISTRICTS	
RT-1 TWO-FAMILY TOWNHOUSE AND MULTIFAMILY DISTRICT	
RM-5 MULTIFAMILY DISTRICT	
RM-6 MULTIFAMILY DISTRICT	
RT-4	
CITY DISTRICT-3	
POS-2 PLANNED DEVELOPMENT PLAY LOT PARKS	
POS-3 NEIGHBORHOOD MINI AND PLAY LOT PARKS	
---	DISTRICT BOUNDARY
---	PROPOSED DEVELOPMENT



EXISTING ZONING AND STREET MAP

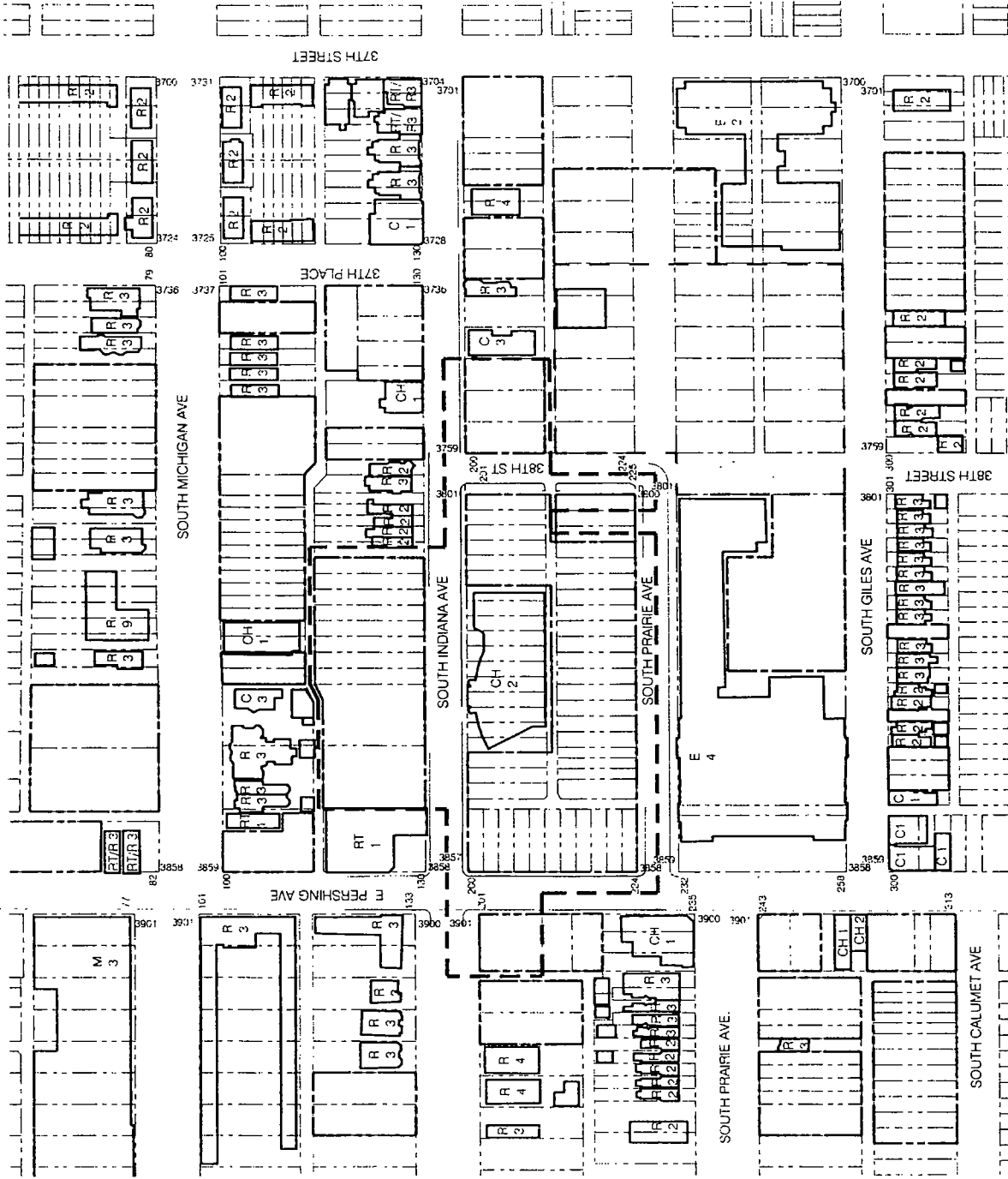
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LEGEND

- RESIDENTIAL - (R)
- RETAIL (RT)
- COMMERCIAL - (C)
- MANUFACTURING (M)
- CHURCH - (CH)
- EDUCATIONAL - (E)
- FD BOUNDARY
- PARK
- PARKING
- VACANT LAND



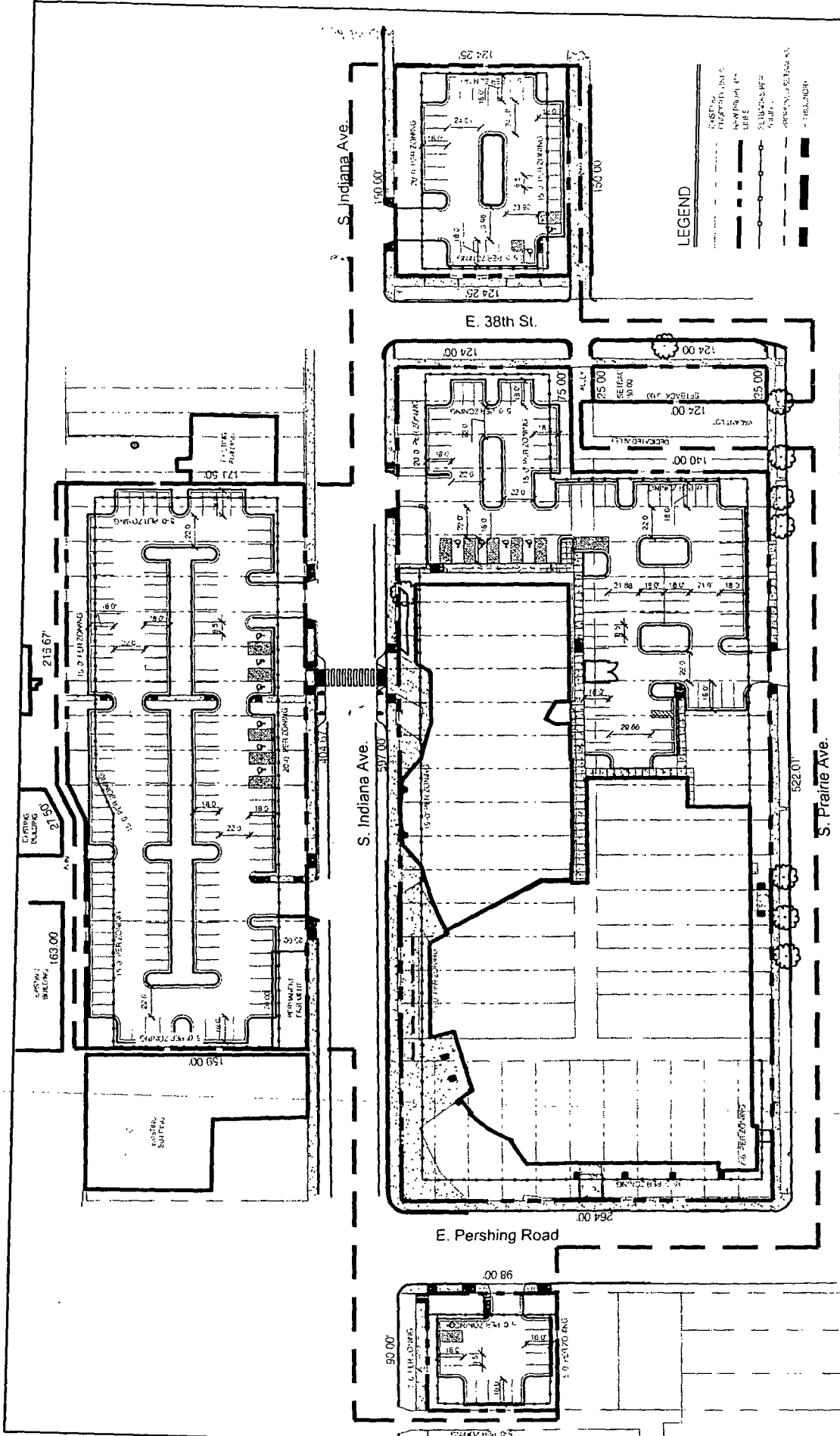
EXISTING LAND USE AREA MAP

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SHEET NAME
 EXISTING LAND USE AREA MAP



LEGEND

- PROPERTY LINE
- RIGHT OF WAY
- SUBDIVISION
- EASEMENT
- ERECTION

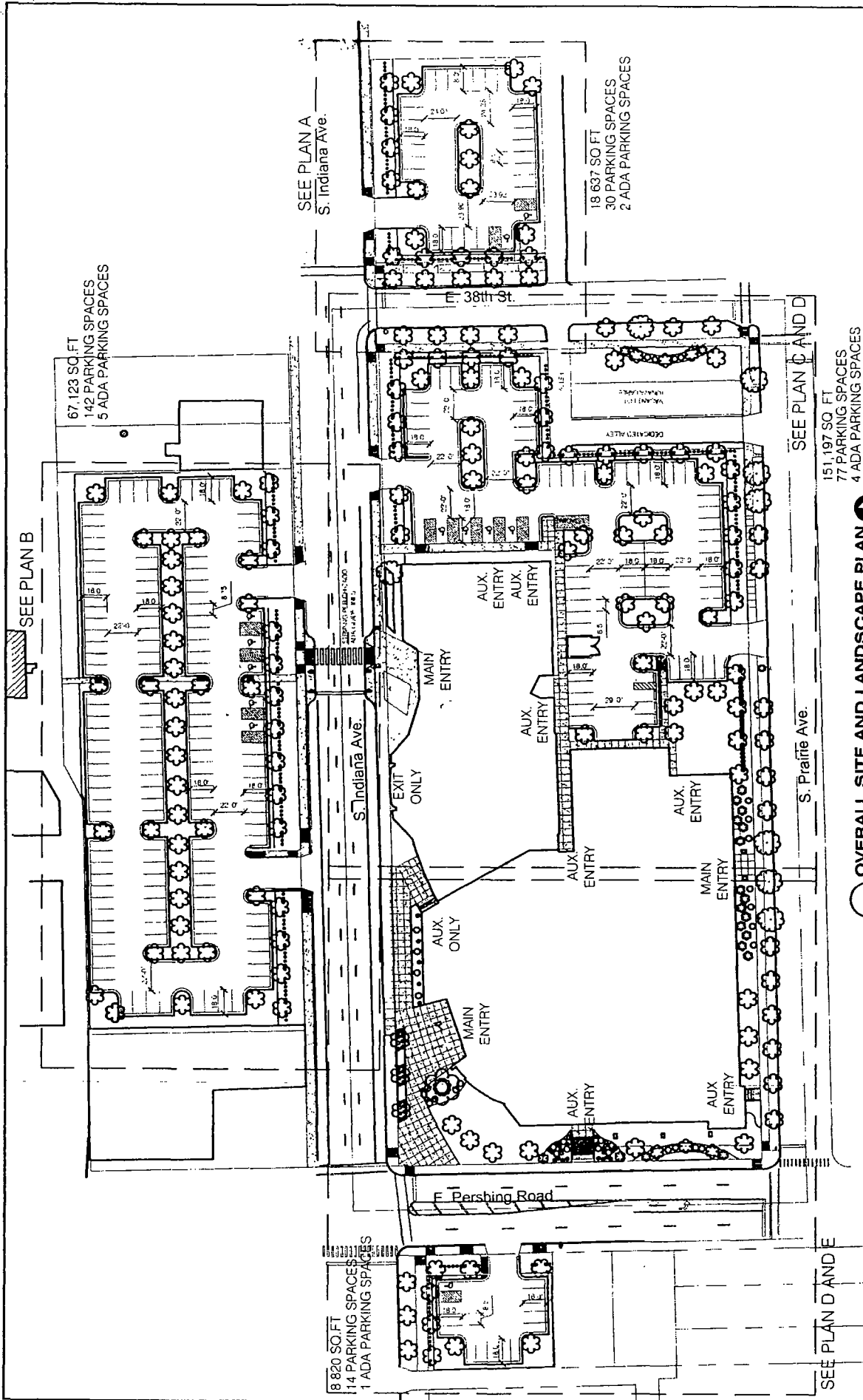
PROPERTY LINE AND RIGHT OF WAY ADJUSTMENT MAP

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SHEET NAME
 PROPERTY LINE AND RIGHT OF WAY ADJUSTMENT MAP



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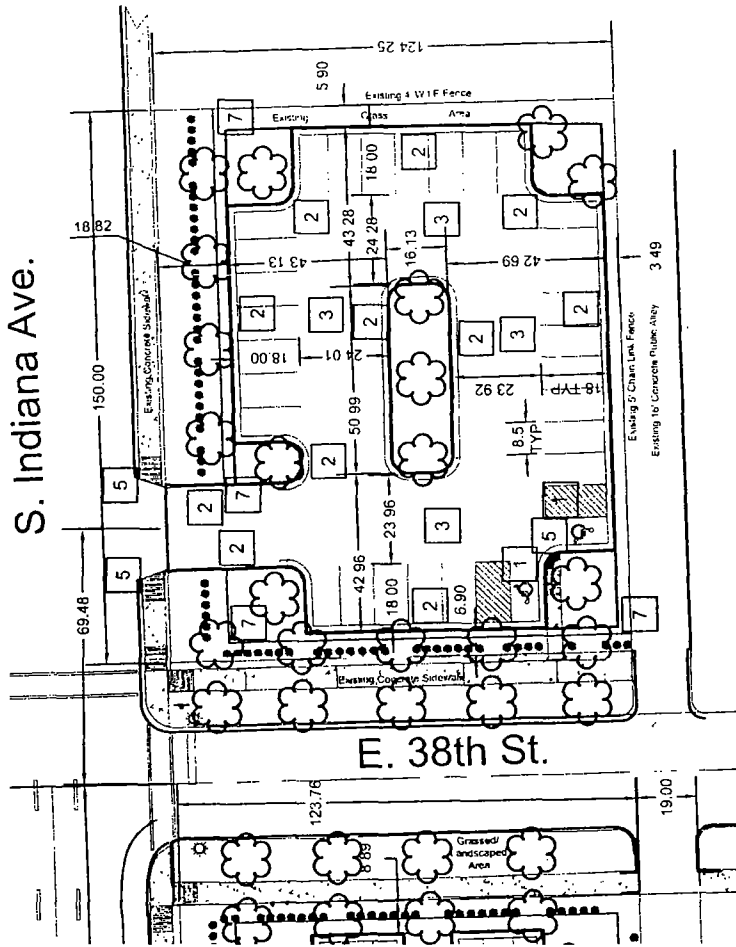


OVERALL SITE AND LANDSCAPE PLAN

Landscaping Requirements
 - Trees shall be spaced no less than 20 feet from another new tree, 25 feet from existing tree, 2 feet from curbs, 12 feet from street lights, 5 feet from fire hydrants, and 5 feet from courtesy walks
 - Trees shall be planted at a 2 and 1/2" minimum caliper
 - Shrubs shall be planted at a height of 30" and maximum spaces of hedge plants shall be 36"

SHEET NAME

OVERALL SITE AND LANDSCAPE PLAN



SITE PLAN A

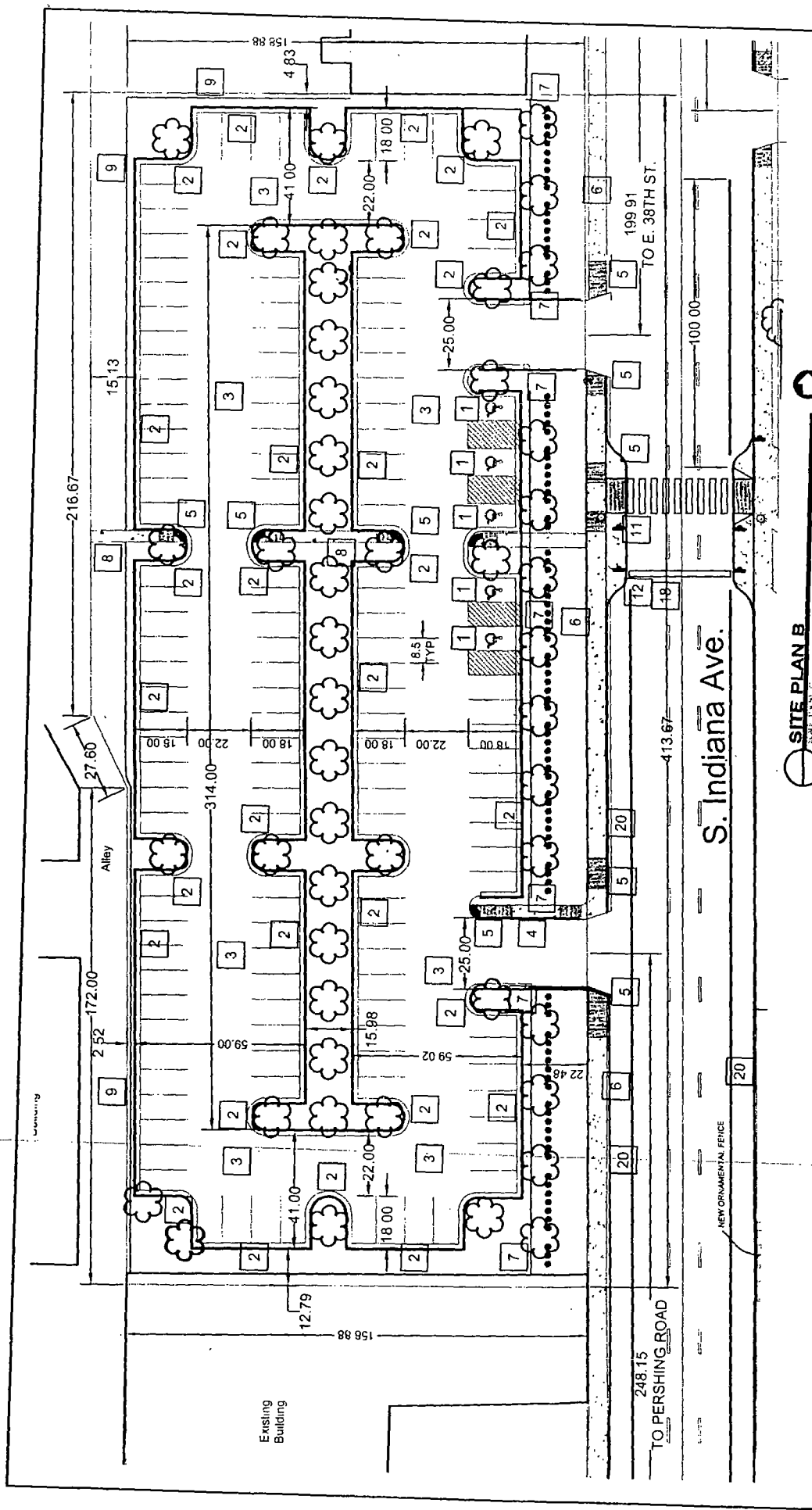
Keynotes

1	Handicap Parking Stalls
2	6" Curb and Gutter
3	Light Duty Asphalt
4	Integral Curb and Sidewalk
5	Sidewalk Ramps
6	Replace Sidewalk per City Standards
7	4' High Ornamental Metal Fence
8	Typical Concrete Sidewalk
9	Board on Board Fence
10	Bicycle Rack
11	Rapid flash beacons w/ pedestrian warning signs and arrow plaques
12	Stop Here For Pedestrian Signs
13	Dumpster Enclosure
14	Guardrail
15	Relocated CTA Bus Stop sign
16	Loading Zone Sundays 6:00 am to 6:00 pm Pending Ordinance
17	Loading area
18	Stop Bar
19	Crosswalk Striping
20	Parking Lane

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SITE PLAN B
SCALE 1" = 20'

Keynotes

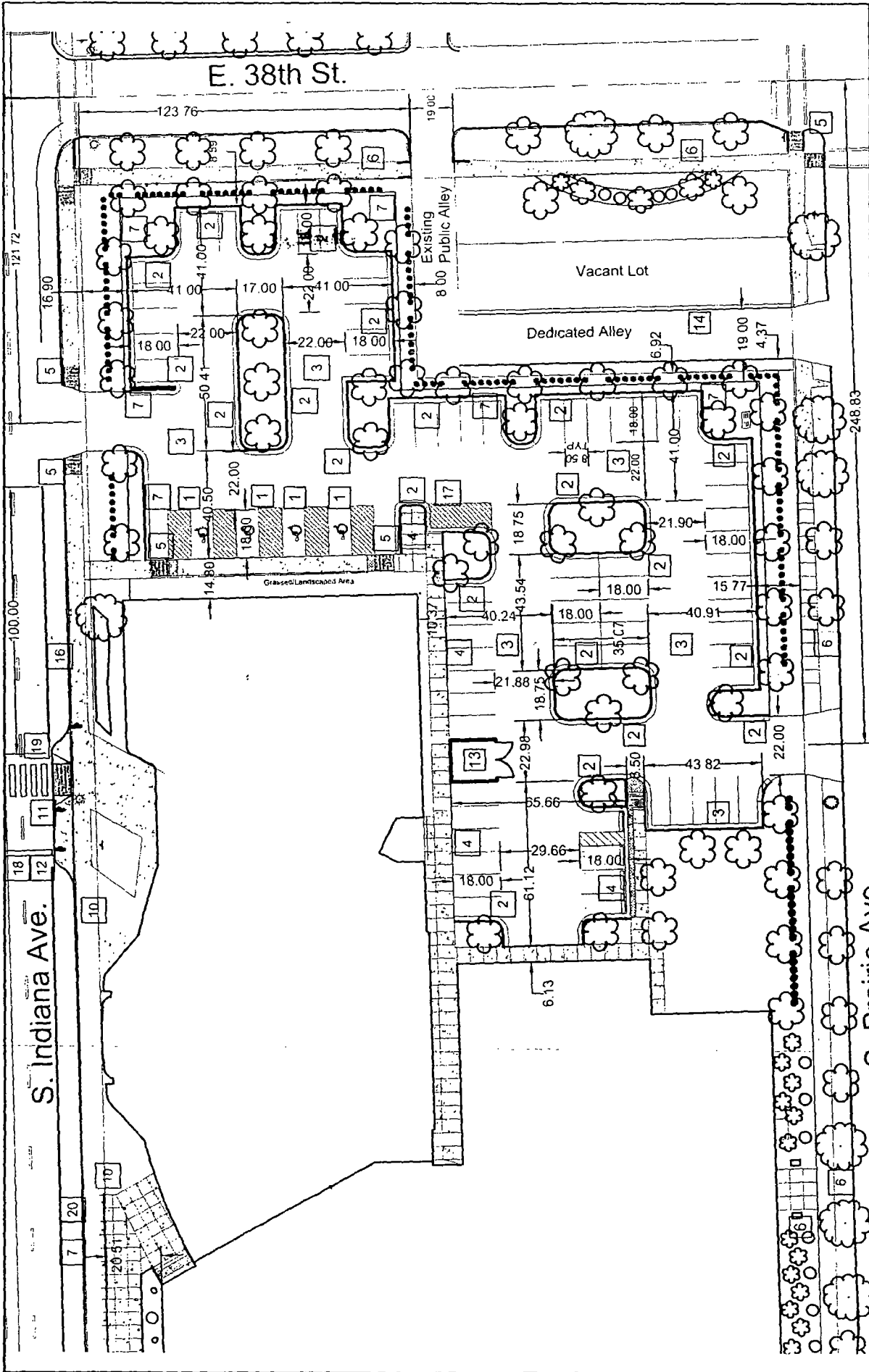
1	Handicap Parking Stalls	12	Stop Here For Pedestrian signs
2	Curb and Gutter	13	Dumpster Enclosure
3	Light Duty Asphalt	14	Guercraft
4	Integral Curb and Sidewalk	15	Relocated CTA Bus Stop sign
5	Sidewalk Ramps	16	Loading Zone
6	Replace Sidewalk per City Standards	17	Pending Ordinance
7	4" High Ornamental Metal Fence	18	Loitering area
8	Typical Concrete Sidewalk	19	Stop Bar
9	Board on Board Fence	20	Crosswalk Striping
10	Bicycle Rack		Parking Lane
11	Rapid flash beacons w/ pedestrian warning signs and arrow plaques		



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SHEET NAME
SITE PLAN B



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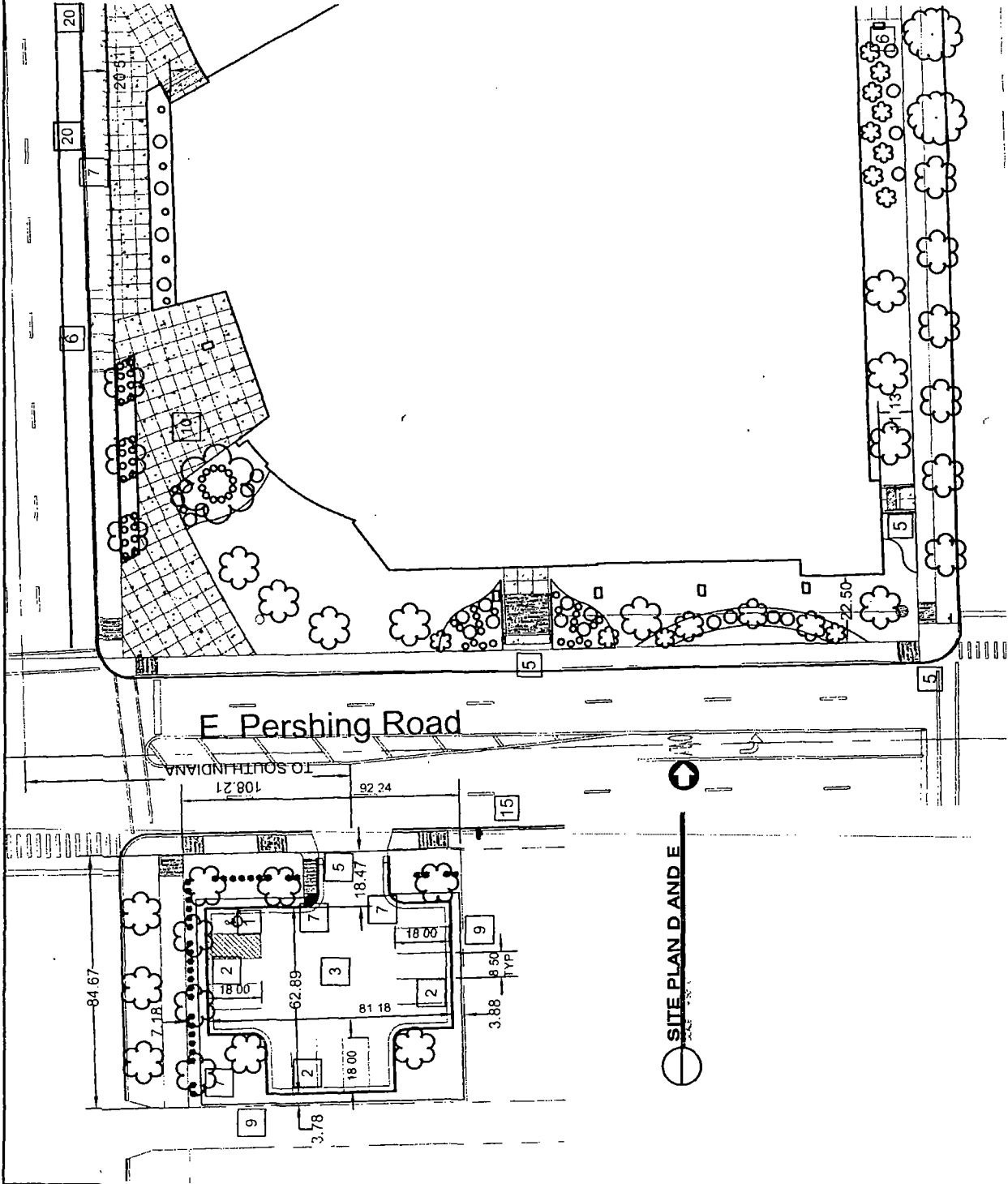
SINCEY, MAKE
 SITE PLAN C AND D



S. Prairie Ave.
SITE PLAN C AND D

Keynotes

1	Handicap Parking Slats	11	Rapid flash beacons w/ pedestrian warning signs and arrow plaques	15	Relocated CTA Bus Stop sign
2	Curb and Gutter	12	Typical Concrete Sidewalk	16	Loading Zone
3	Light Duty Asphalt	13	Board on Board Fence	17	Sundays 6:00 am to 6:00 pm
4	Integral Curb and Sidewalk	14	Bicycle Rack	18	Pedestrian Enclosure
5	Sidewalk Ramps			19	Guardrail



Keynotes

1	Handicap Parking Stalls
2	6" Curb and Gutter
3	Light Duty Asphalt
4	Integral Curb and Sidewalk
5	Sidewalk Ramps
6	Replace Sidewalk per City Standards
7	4' High Ornamental Metal Fence
8	Typical Concrete Sidewalk
9	Board on Board Fence
10	Bicycle Rack
11	Rapid flash beacons w/ pedestrian warning signs and arrow indicators
12	Stop Here For Pedestrian signs
13	Dumpster Enclosure
14	Guardrail
15	Reiterated CTA Bus Stop sign
16	Loading Zone Sundays 6:00 am to 6:00 pm Pending Ordinance
17	Loading area
18	Stop Bar
19	Crosswalk Striping
20	Parking Lane

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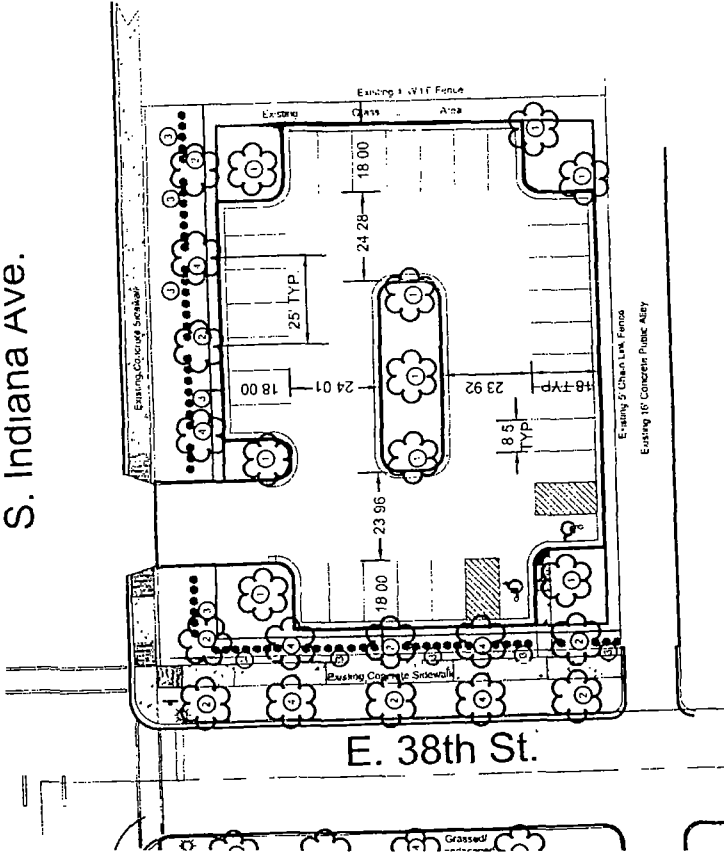
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SHEET 1-1-1
 SITE PLAN D AND E

○ SITE PLAN D AND E



S. Indiana Ave.



Landscaping Table.

Quantity	Common Name
1	TREE
2	BUSH
3	ORNAMENTAL TREE
4	PERENNIAL
5	GROUND COVER
6	ORNAMENTAL GRASS
7	PLANTING BED
8	HEDGE

Parking Lot A Landscaping Notes

Total Vehicular Area 12,135 sq. ft.
 Total Interior Required Landscaping 935 sq. ft.
 Total Interior Landscaping 1,580 sq. ft.
 Total Interior Required Trees 8
 Total Interior Trees 9
 Total Road Frontage 274 ft.
 Total Required Trees in Frontage 9
 Total Trees in Frontage 9
 Parkway trees along 38th St 5

The distance between the back of curb along Indiana Ave and the right-of-way is less than 9 feet, therefore no parkway trees are required.

Fence along Indiana Ave and 38th St shall be 4 foot ornamental metal fence. The fence along the park and the North property line shall be the existing fence.



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SHEET NAME
 LANDSCAPE PLAN A

S. Indiana Ave.

E. 38th St.

S. Prairie Ave.

Parking Lot C/D Landscaping Notes

Total Vehicular Area 33,671 sq. ft.
 Total Interior Required Landscaping 3,367 sq ft
 Total Interior Landscaping 4,595 sq ft
 Total Interior Required Trees 26
 Total Interior Trees 26
 Total Street Frontage 464 ft
 Total Required Trees in Frontage 18
 Total Trees in Frontage 18
 Parkway Trees along 38th St. 8
 Parkway Trees along Prairie Ave. 18

The distance from back of curb along Indiana Ave and Pershing Road to the right-of-way is less than 9 feet therefore no parkway tree is required.

Fence around parking area shall be a 4 foot ornamental metal fence

Landscaping Table

Symbol	Common Name
①	IRREL
②	BUSH
③	ORNAMENTAL TREE
④	PERENNIAL
⑤	GROUND COVER
⑥	ORNAMENTAL GRASS
⑦	PLANTING BED
⑧	HEDGE



APPLICANT
 Address:

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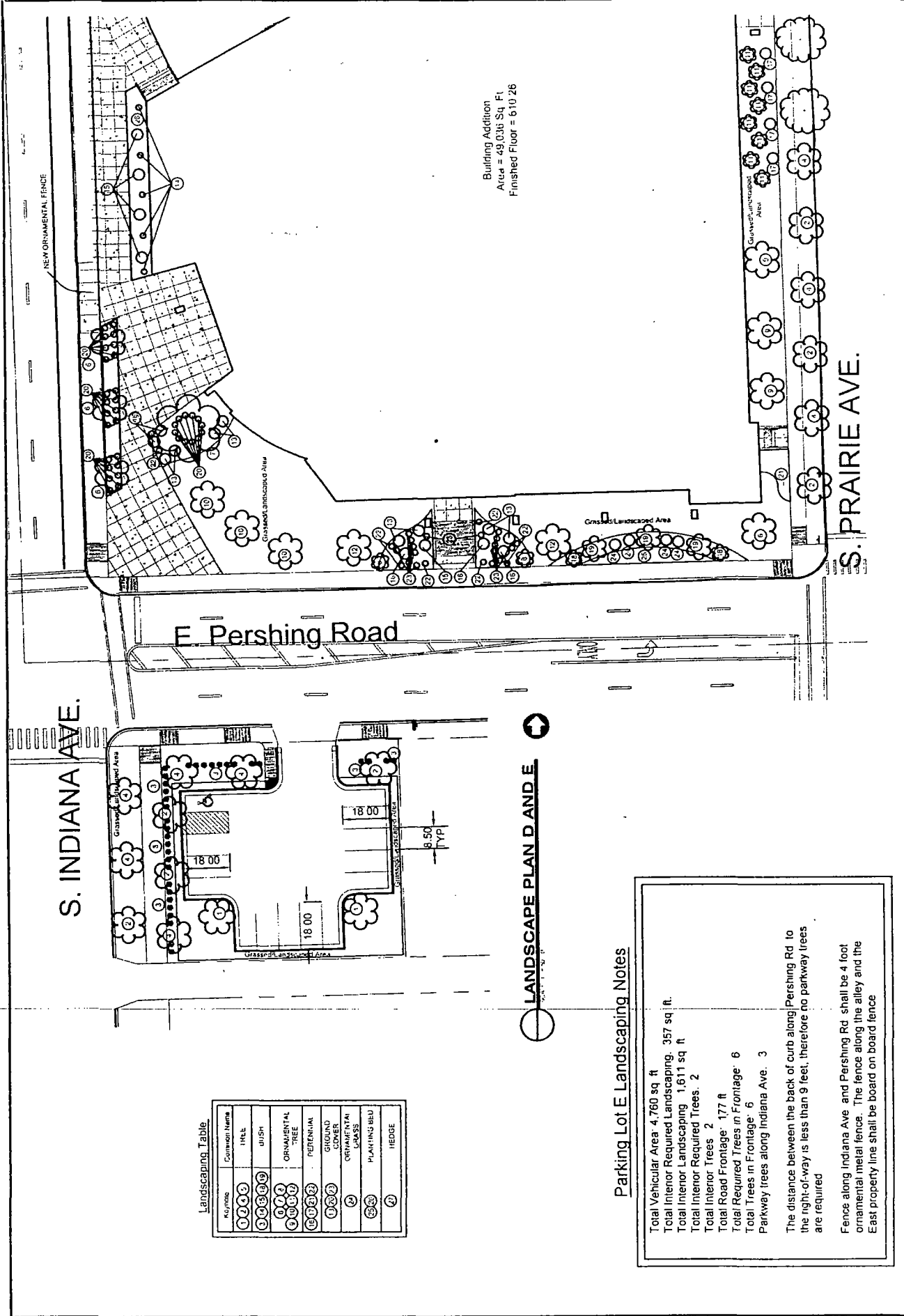
INTRODUCED:

June 5, 2013
 PLAN COMMISSION DATE: June 18, 2015

SHEET NO. 106

LANDSCAPE PLAN C AND D





Landscaping Table

PLANTING	COMMON NAME
1	IRIS
2	SHRUB
3	ORNAMENTAL TREE
4	PERENNIAL
5	GRASS
6	ORNAMENTAL SHRUB
7	PLANTING BED
8	HEDGE

Parking Lot E Landscaping Notes

Total Vehicular Area: 4,760 sq. ft.
 Total Interior Required Landscaping: 357 sq. ft.
 Total Interior Landscaping: 1,611 sq. ft.
 Total Interior Required Trees: 2
 Total Interior Trees: 2
 Total Road Frontage: 177 ft.
 Total Required Trees in Frontage: 6
 Total Trees in Frontage: 6
 Parkway trees along Indiana Ave: 3

The distance between the back of curb along Pershing Rd. to the right-of-way is less than 9 feet, therefore no parkway trees are required.

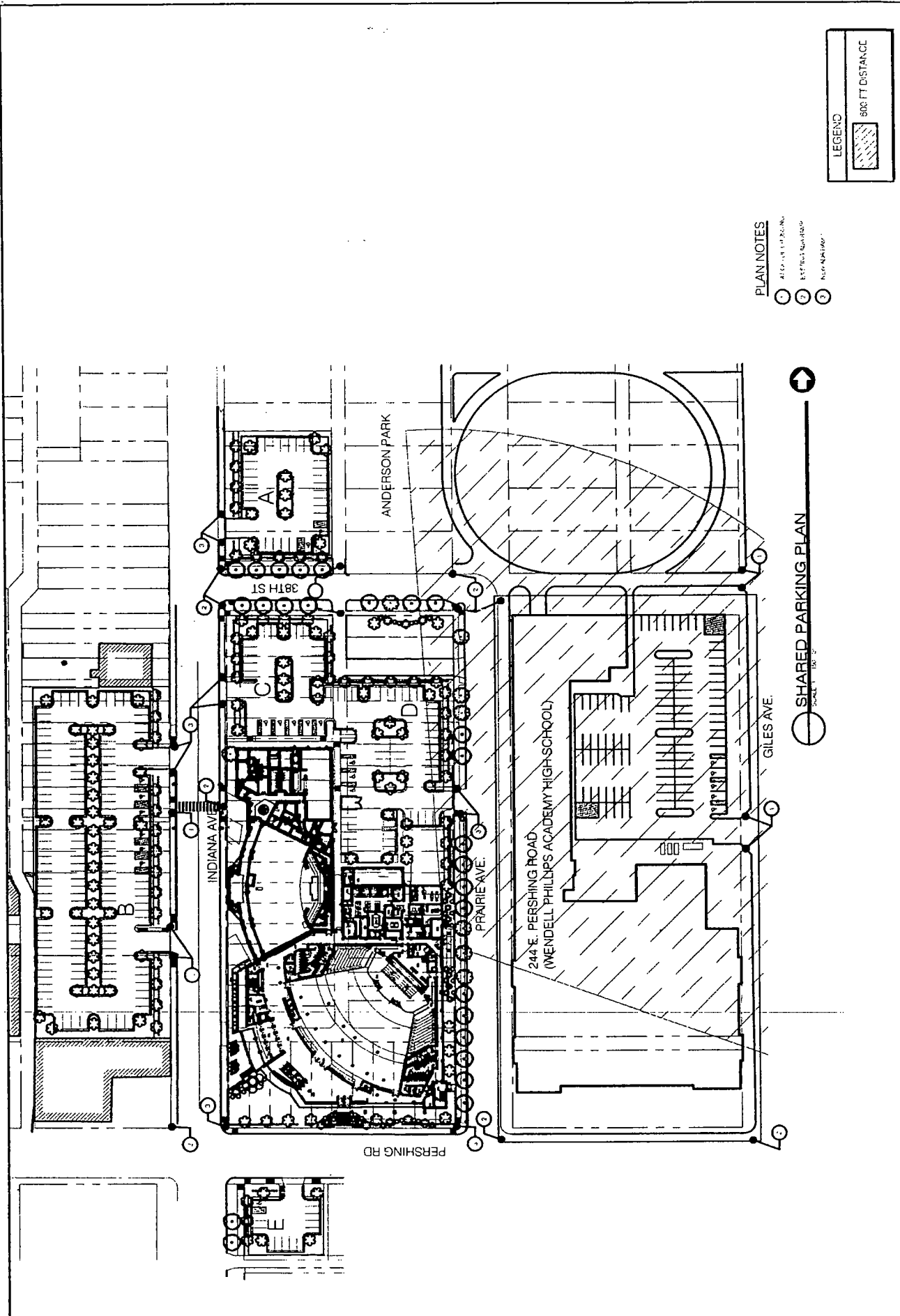
Fence along Indiana Ave and Pershing Rd. shall be 4 foot ornamental metal fence. The fence along the alley and the East property line shall be board on fence.

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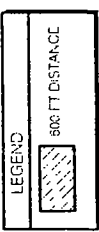
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 PLAN COMMISSION DATE: June 18, 2015

LANDSCAPE PLAN D AND E





- PLAN NOTES**
- 1 ALL DISTANCES
 - 2 1:50' HORIZONTAL SCALE
 - 3 1:10' VERTICAL SCALE



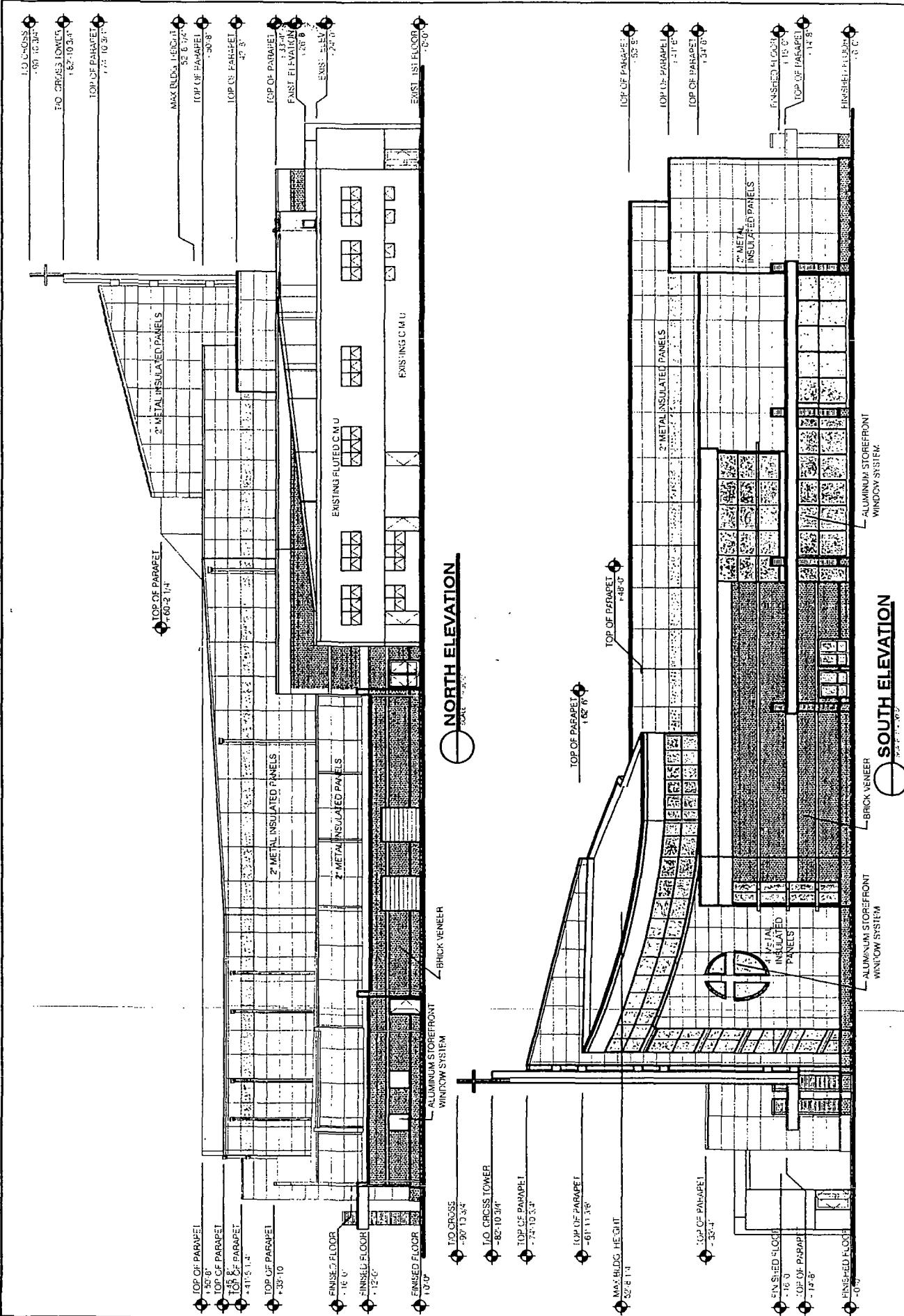
SHARED PARKING PLAN

INTRODUCED: June 5, 2013
 PLAN COMMISSION DATE: June 18, 2015

APPLICANT: Apostolic Faith Church, an Illinois not-for-profit corporation
 Address: 3745-3759 South Indiana Avenue, 3801-3857 South Indiana Avenue,
 3808-3848 South Indiana Avenue, 201-209 East Pershing Road,
 3800 South Prairie Avenue, and 3804-3858 South Prairie Avenue,
 all in Chicago, Illinois 60653



39-SEE TRACE
 SHARED PARKING PLAN

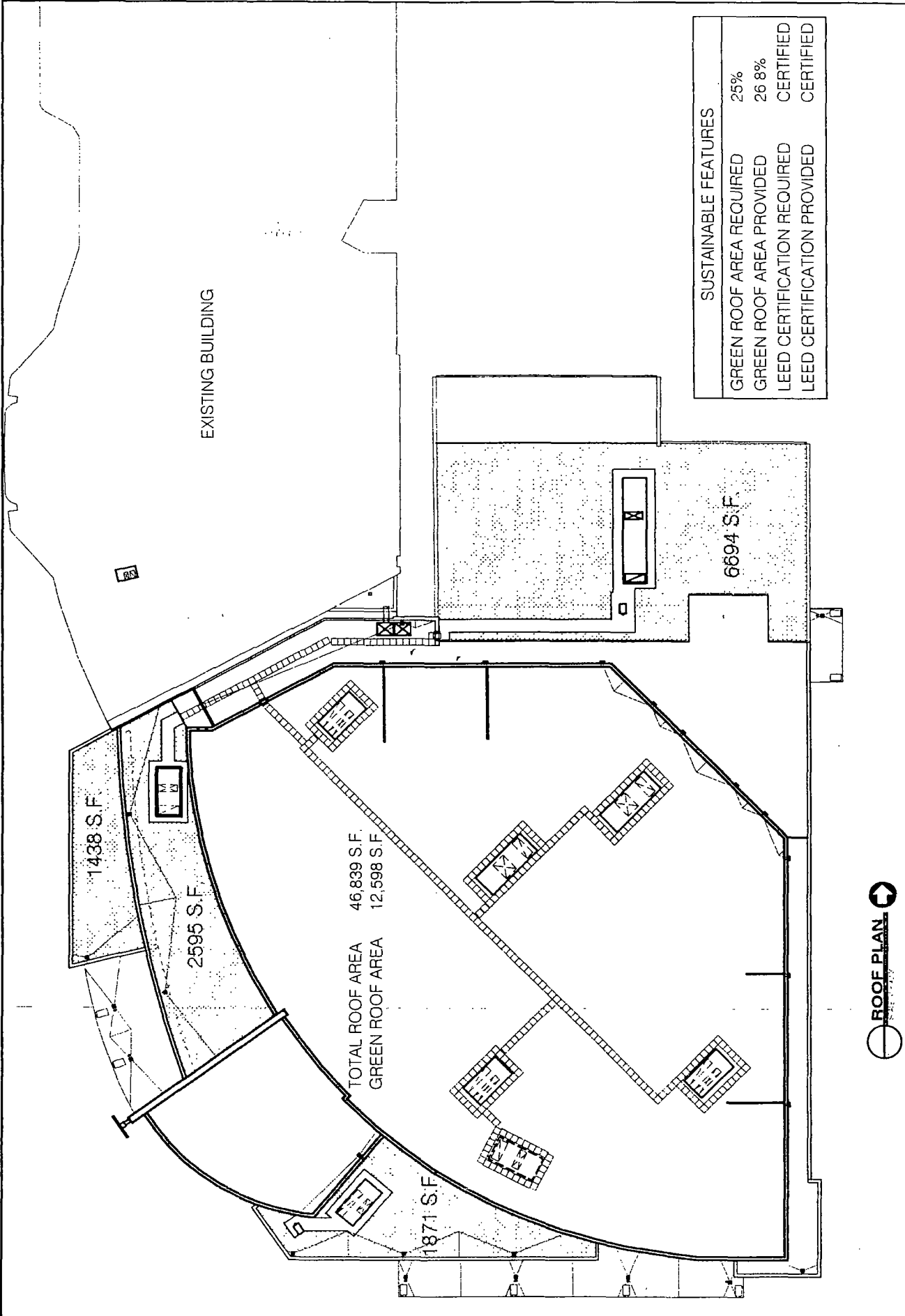


APPLICANT: Apostolic Faith Church, an Illinois not-for-profit-corporation
Address: 3745-3759 South Indiana Avenue, 3801-3857 South Indiana Avenue,
 3809-3848 South Indiana Avenue, 201-209 East Pershing Road,
 3800 South Prairie Avenue, and 3804-3858 South Prairie Avenue,
 all in Chicago, Illinois 60653

INTRODUCED: June 5, 2013
PLAN COMMISSION DATE: June 18, 2015

SHEET NAME: NORTH and SOUTH ELEVATIONS





SUSTAINABLE FEATURES	
GREEN ROOF AREA REQUIRED	25%
GREEN ROOF AREA PROVIDED	26.8%
LEED CERTIFICATION REQUIRED	CERTIFIED
LEED CERTIFICATION PROVIDED	CERTIFIED

ROOF PLAN

APPLICANT: Apostolic Faith Church, an Illinois not-for-profit-corporation
 Address: 3745-3759 South Indiana Avenue, 3801-3857 South Indiana Avenue,
 3808-3848 South Indiana Avenue, 201-209 East Pershing Road,
 3800 South Prairie Avenue, and 3804-3858 South Prairie Avenue,
 all in Chicago, Illinois 60653

INTRODUCED: June 5, 2013
 PLAN COMMISSION DATE: June 18, 2015



SHEET NAME
 SUSTAINABLE FEATURES




17746
FINAL

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

TO: Alderman Daniel S. Solis
Chairman, City Council Committee on Zoning

FROM: 

Andrew J. Mooney
Secretary
Chicago Plan Commission

DATE: June 19, 2015

RE: Proposed Institutional Planned Development for property generally located at 3823 South Indiana Avenue.

On June 18, 2015, the Chicago Plan Commission recommended approval of the proposed planned development submitted by Apostolic Faith Church. A copy of the proposed planned development is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning hearing.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, bureau of Planning and Zoning recommendation and a copy of the Resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-5777.

cc: Steve Valenziano
PD Master File (Original PD, copy of memo)

Chicago Plan Commission

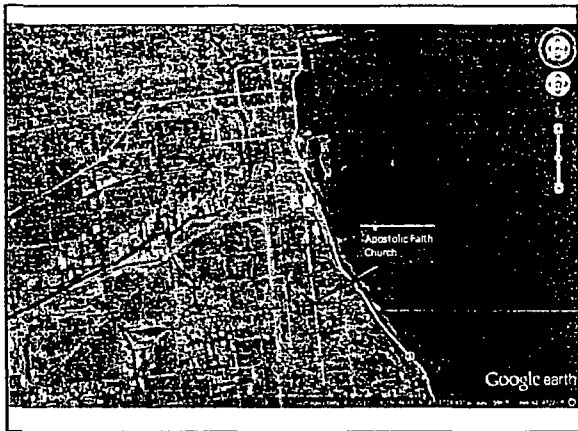
June 18, 2015

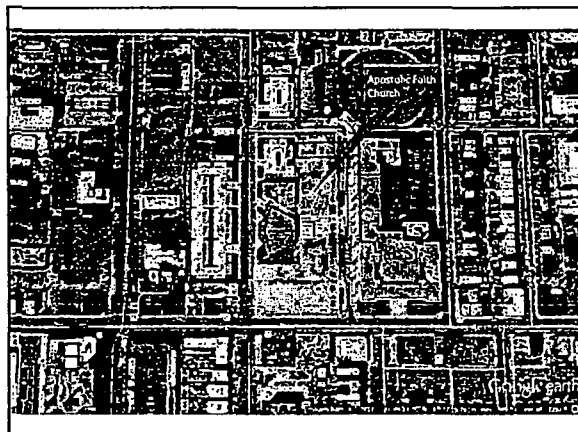


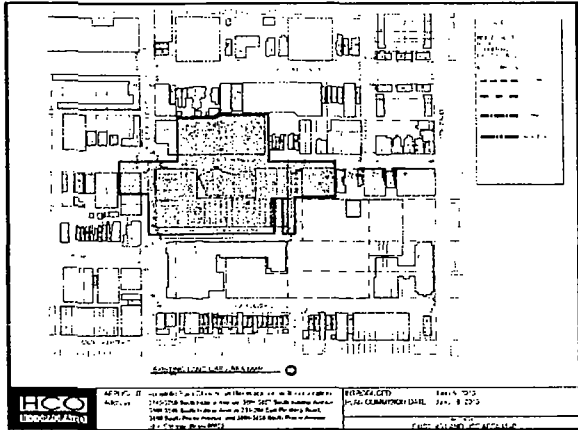
Apostolic Faith Church

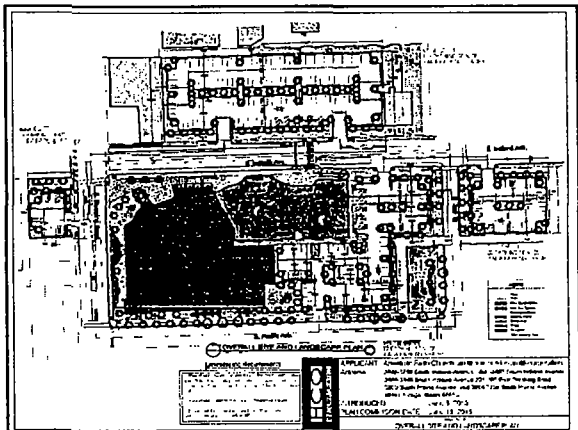
3745-3759 South Indiana Avenue, 3801-3857 South Indiana Avenue,
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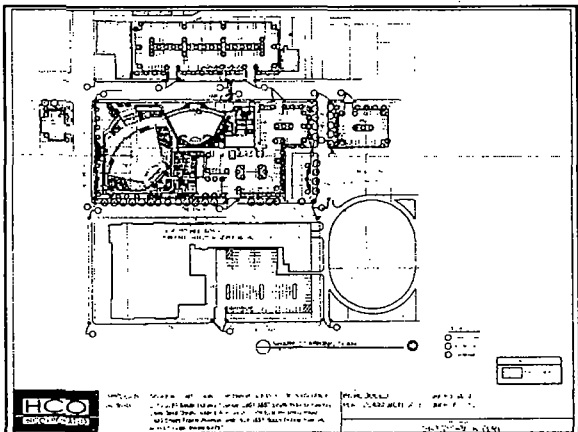
Institutional Planned Development

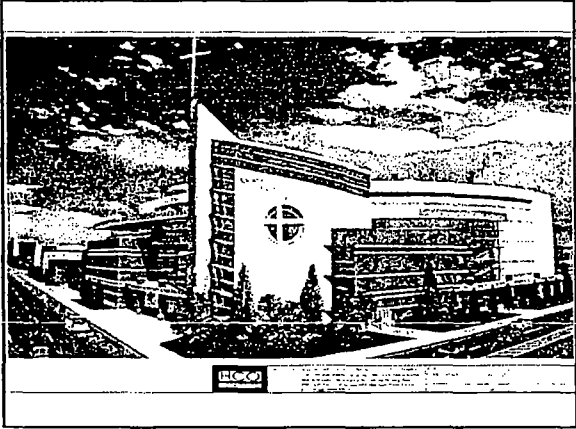


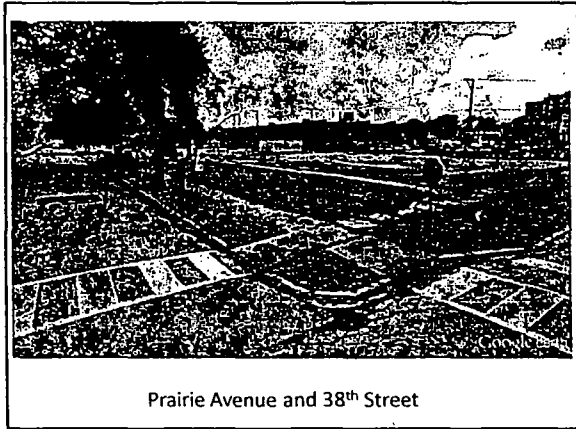




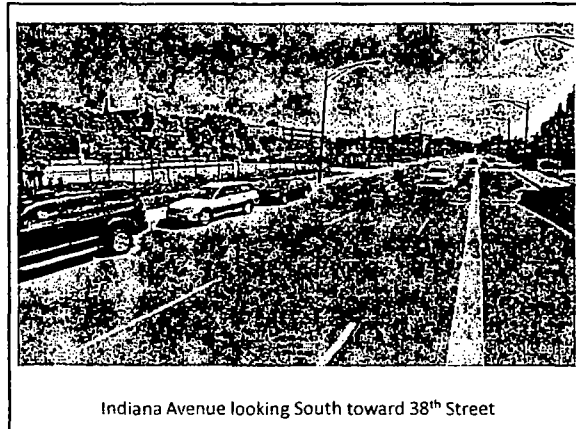




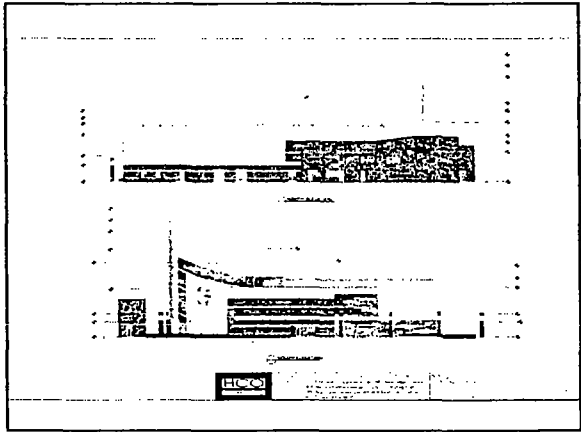


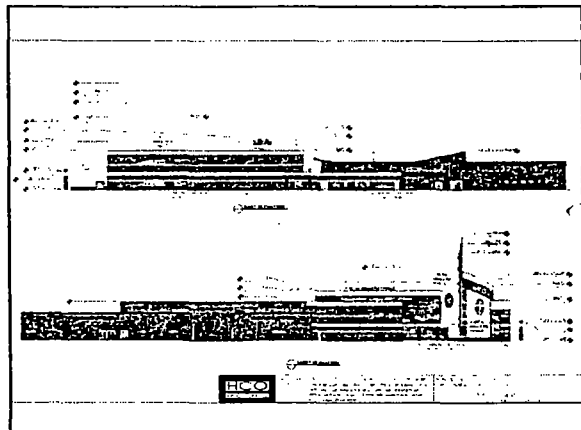


Prairie Avenue and 38th Street



Indiana Avenue looking South toward 38th Street





REPORT
to the
CHICAGO PLAN COMMISSION
from the
DEPARTMENT OF PLANNING AND DEVELOPMENT
JUNE 18, 2015

FOR APPROVAL: PROPOSED PLANNED DEVELOPMENT

APPLICANT: APOSTOLIC FAITH CHURCH

LOCATION: 3745-59 SOUTH INDIANA AVENUE

Pursuant to the provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the Department of Housing and Economic Development hereby submits this report and recommendation regarding a proposed application to establish a planned development for your review and recommendation to the Chicago City Council. This application was introduced into the City Council on June 5, 2013. Proper legal notice of the public hearing for this application before the Chicago Plan Commission was published in the Chicago Sun-Times on June 3, 2015; the Applicant, Apostolic Faith Church, was separately notified of this hearing.

The subject property is generally located at 3745-59 South Indiana Avenue. The Applicant is proposing to renovate the existing church and construct a new 2,639-seat sanctuary which, in conjunction with the existing facility, will also contain administrative offices, meeting space, classrooms, a community center, a daycare and accessory and related uses. Off-street accessory parking for 263 vehicles will be made available within the boundaries of this proposed planned development and at least an additional 67 off-street accessory parking spaces will be provided outside the boundaries of this proposed planned development. The Applicant is proposing to rezone certain portions of the property from B3-3 (Community Shopping District) to RM-5 (Residential Multi-Unit District) so all the property is of a consistent zoning district (RM-5) prior to establishing this institutional planned development.

This request is being submitted as a mandatory planned development, pursuant to Section 17-8-0505, due to the proposed church's net site area exceeding two (2) acres.

PROJECT BACKGROUND

Apostolic Faith Church has owned the site of the original church, and has operated a religious facility at such location, since 1917. The Applicant is also the owner of all of the adjacent parcels within the boundaries of this nearly six (6) acre proposed planned development. In addition, the Applicant owns (6) parcels outside of the PD boundary, which are anticipated to serve the parking needs of this development.

Apostolic Faith Church was established at 30th & Dearborn Streets in 1915. The Church moved to 3813 S. Indiana in 1917. The church renovated the building at 3813 S. Indiana in 1931. Bishop Horace E. Smith, M.D. was installed as Pastor in 1980. Groundbreaking of the current facility occurred in 1985, and the Church moved from 3813 to 3823 S. Indiana in 1987. As of 2015, Apostolic Faith Church has over 4,000 members and provides over 60 ministries. Outreach provided at its existing facility include school supplies to church and community students as well as specialized donations to the Williams J. and Charles H. Mayo Elementary School now known as the Ida B. Wells Preparatory Elementary Academy, awarding annually over \$100,000 in scholarships to church members and Wendell Phillips Academy High School students, providing monthly meals to local shelters through its Outreach Ministries, as well as Thanksgiving and Christmas Day activities (over 2,000 meals provided annually), as well as providing monthly food boxes to community residents through partnership with the Chicago Food Depository and fruit and vegetable boxes, when in season. Since the 1960's, Apostolic Faith Church has provided monthly encouragement and ministry to seniors in local nursing homes. Apostolic Faith Church annually provides coats and outerwear to hundreds of community residents, as well as hundreds of toys for children in foster care and children of incarcerated parents for over two decades. Apostolic Faith Church provides after school care and homework assistance sessions throughout the school year at no cost to community residents. Apostolic Faith Church provides reduced cost summer camp for neighborhood youth and has an ongoing partnership with the Wabash YMCA.

SITE AND AREA DESCRIPTION

The subject property is located within the Douglas Community Area, the 3rd Ward and the boundaries of the Bronzeville Tax Increment Finance District. The site is surrounded by property zoned RM-5 (Residential Multi-Unit District) and POS-2 (Parks and Open Space District) to the north; RM-5 and B3-3 (Community Shopping District) to the south and west; and, RM-5 to the east.

The site is not located within the boundaries of the Lake Michigan and Chicago Lakefront Protection District, nor is it located within the boundaries of a Chicago Landmark District and it does not contain any designated local or national landmark structures or sites.

The site is served by the Chicago Transit Authority's #1 (Bronzeville/Union Station), #3 (King Drive), #4 (Cottage Grove), #35 (31st/35th), #39 (Pershing) and #43 (43rd) bus routes, all having multiple stops located within approximately ½-mile of the site; a CTA rail station at Indiana Avenue on the Green Line; and, the Metra 35th St/Lou Jones/Bronzeville Station on the Rock Island District Line.

PROJECT DESCRIPTION

The Applicant is proposing to renovate the existing church and construct a new 2,639-seat sanctuary which, in conjunction with the existing facility, will also contain administrative offices, meeting space, classrooms, a community center and a daycare.

The site is currently being used for a church and associated parking. The southern portion of the current parking lot will be used for the new church facility and the northern parking lot

will be reconstructed to meet city standards. Vacant lots west of Indiana Avenue and north of 38th Street have been developed into additional associated parking, as well as a lot to be developed South of Pershing Road.

The total project cost is estimated at \$24,000,000 and the applicant anticipates it will generate 140 construction jobs and 3-5 permanent (part and/or full-time) jobs once complete, while retaining 35 permanent (part and/or full time) jobs. Construction is anticipated to begin in summer of 2015 and the site is expected to be ready for use in 2016.

DESIGN

The church was designed to have a mall like effect to serve the expansion of the church with a new sanctuary with 2,639 seats. The main atrium space is naturally lit with stairs and elevators positioned to serve both the new and existing facilities.

The cross tower was created to represent historically built towers throughout the history of the church. The curve in the building elevation responds to the site to open up the corner of the intersection of Pershing Road and Indiana Avenue. This will create interesting views as you travel these two major boulevards.

The masonry size and color was selected to complement the existing church. The cap of the existing wall systems will be replaced to match the new wall caps tying the two buildings together as one. The upper wall system will be a metal panel. The glazing will be a high efficient system to minimize the impact on the mechanical systems. The roof is designed with a green roof component. All of the materials and systems have been selected so the facility can achieve a certified LEED rating, which has a profound impact on the environment, health and productivity of the church.

LANDSCAPING

The perimeter of the project will contain both shrubbery and street tree plantings; the entire planned development will meet the requirements of the Chicago Landscape Ordinance.

ACCESS/CIRCULATION

Off-street accessory parking for 263 vehicles will be made available within the boundaries of this proposed planned development and an additional 69 off-street accessory parking spaces will be provided outside the boundaries of this proposed planned development as authorized by an administrative adjustment. The church will share existing parking in the area under a License Agreement with the Board of Education of the City of Chicago for at least 67 parking spaces at Wendell Phillips Academy High School.

SUSTAINABILITY

The proposed multi-purpose religious facility will have a green roof system covering approximately 12,598 square feet (over 25% of the roof net site area), with the remainder of the roof net site area meeting Energy Star level for reflectivity, and the building will be Leadership in Energy and Environmental Design (LEED) certified, meeting the guidelines of the Sustainable Policy of the Department of Planning and Development. Additionally, the

existing church facility will be reroofed to meet Energy Star level for reflectivity.

BULK/USE/DENSITY

The current maximum allowable Floor Area Ratio (FAR) for the proposed underlying zoning district (RM-5) is 2.0; the proposed project calls for a maximum overall FAR of 0.54. In addition, all development parameters, including bulk, use and density, are in substantial compliance with the stipulations of Section 17-2-0300 for RM-5 zoning districts, per Section 17-8-0901.

RECOMMENDATION

The Department of Planning and Development has reviewed the project materials submitted by the Applicant and compared this proposal to the requirements of the Chicago Zoning Ordinance and existing development in the community. The area around this project is a diverse mix of commercial, institutional, religious and residential uses and is accessible from numerous forms of public transit. Based on that analysis, DPD has concluded that this proposal is appropriate for this site and supports this development for the following reasons:

1. Promotes unified planning and development (per 17-8-0102), as evidenced through the coordination of community and religious use of the various facilities and regulation of vehicular activity around the site.
2. Promotes economically beneficial development patterns that are compatible with the character of existing neighborhoods (per 17-8-0103), as evidenced by the design, massing and proposed uses being in context with the character and needs of the immediate community.
3. Ensures a level of amenities appropriate to the nature and scale of the project (per 17-8-0104), as evidenced by the faith-based and social provisions which are designed to serve their community and congregation, while being in accordance with the requirements of the Chicago Zoning Ordinance.
4. Promotes a flexible application of selected bulk, use and development standards to provide a creative, urban design (per 17-8-0105), as evidenced through the various heights, elevation details and building variety.
5. Promotes the safe and efficient circulation of pedestrians, cyclists and motor vehicles; use of transit; accessibility for persons with disabilities; and, minimization of, and mitigation for, conflicts with existing traffic patterns and increased congestion in the vicinity of the project (per 17-8-0904-A-1, 2, 3, 4 & 5), as evidenced through the site's layout; proximity to public transit; accessibility accommodations; and, approval by the Department of Transportation.
6. Provides safe and attractive walkways and pedestrian routes while emphasizing building entries (per 17-8-0905-A-1 & 4), as evidenced by the provisions made for pedestrian circulation around the site; generous gathering areas outside the main

- doors of the facilities; and, the design of the lobby and plaza areas.
7. Provides structures, windows and entries that abut the surrounding sidewalks and allow for pedestrian entrances from said sidewalks (per 17-8-0905-B-1 & 2), as evidenced by the construction at or near the edge of the site's property lines; the presence of window glazing on all four sides of the buildings at and above the pedestrian level; and, the provision of pedestrian access to different areas of the complex from the sidewalk.
 8. Reinforces desirable urban features found within the surrounding area (per 17-8-0906-A-1), as evidenced by the contextual renderings and other imagery presented in conjunction with this report and exhibits.
 9. All sides and areas of the buildings that are visible to the public should be treated with materials, finishes and architectural details that are of high-quality and appropriate for use on primary public-right-of-way-facing façades (per 17-8-0907-A-4), as evidenced through the information contained within this report, the material callouts on the elevations in the exhibits to this planned development and the corresponding proposal renderings.
 10. Promotes environmentally sustainable development practices (per 17-8-0908-A), as evidenced by the proposed religious facility having a green roof system covering approximately 12,598 square feet (26.8% of the roof net site area), with the remainder of the roof net site area meeting Energy Star level for reflectivity, and the building being Leadership in Energy and Environmental Design (LEED) certified, meeting the guidelines of the Sustainable Policy of the Department of Planning and Development.

The project meets the purpose and criteria set forth in the Chicago Zoning Ordinance and its adoption would not have any adverse impact on the public's health, safety or welfare:

1. Per 17-13-0308-A, the site lies within the boundaries of the Bronzeville Tax Increment Finance District, the redevelopment plan for which was recommended by the Chicago Plan Commission and approved by the Chicago City Council in 1998. The corresponding Land Use Plan contemplated institutional/religious development for this site. Additionally, redevelopment of this property will further the goals of the TIF Plan by reducing the conditions which qualify this area as blighted through the redevelopment of vacant and underutilized parcels
2. Per 17-13-0308-B, the expansion of an institutional/religious use within parameters that are consistent with adjacent development aligns with the long-term goal of establishing sustainable neighborhoods.
3. Per 17-13-0308-C, the proposed development is compatible with surrounding commercial, institutional, religious and residential development in terms of land use, as well as, the density and scale of the physical structure.
4. Per 17-13-0308-D, the proposed underlying zoning for this planned development

(RM-5) is consistent with other zoning districts, both adjacent to this site and in the immediate area.

5. Per 17-13-0308-E, the public infrastructure and City services will be adequate to serve the proposed development and the project will comply with the requirements for access in case of fire and other emergencies. The proposed project has also been reviewed by the Mayor's Office for People with Disabilities and the Department of Transportation and all requested changes have been made. Copies of this application have been circulated to other City departments and agencies and no comments have been received which have not been addressed.

Based on the foregoing, it is the recommendation of the Department of Planning and Development that this application to establish a planned development be approved and that the recommendation to the City Council Committee on Zoning, Landmarks and Building Standards be "Passage Recommended".

Bureau of Planning and Zoning
Department of Planning and Development



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

**3745-59 SOUTH INDIANA AVENUE
PROPOSED PLAN DEVELOPMENT
(APPLICATION NO. 17746)**

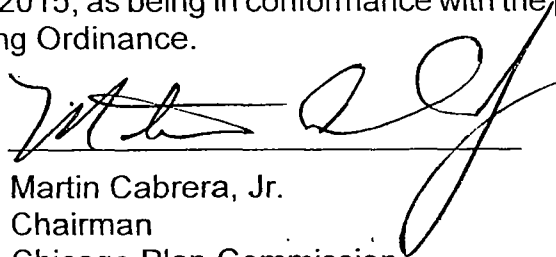
RESOLUTION

- WHEREAS,** Apostolic Faith Church has submitted an application to establish a planned development; and,
- WHEREAS,** the Applicant is proposing to renovate the existing church and construct a new 2,639-seat church which, in conjunction with the existing facility, will also contain administrative offices, meeting space, classrooms, a community center, a daycare and accessory and related uses and off-street accessory parking for 263 vehicles will be made available within the boundaries of this proposed planned development and an additional 67 off-street accessory parking spaces will be provided outside the boundaries of this proposed planned development as reviewed and approved as an administrative adjustment with the Department of Planning and Development; and,
- WHEREAS,** the Applicant is proposing to rezone certain portions of the property from B3-3 (Community Shopping District) to RM-5 (Residential Multi-Unit District) so all the property is of a consistent zoning district (RM-5) prior to establishing this planned development; and,
- WHEREAS,** the Applicant's request to rezone the property was introduced to the City Council on June 5, 2013; and,
- WHEREAS,** proper legal notice of the hearing for this application before the Plan Commission was published in the Chicago Sun-Times on June 3, 2015 and the Applicant was separately notified of this hearing; and,
- WHEREAS,** the proposed zoning application was considered at a public hearing by this Plan Commission on June 18, 2015; and,
- WHEREAS,** the Department of Planning and Development recommended approval of the application, with the recommendation and explanation contained in the written report dated June 18, 2015, a copy of which is attached hereto and made a part hereof; and,

WHEREAS, the Plan Commission has fully reviewed the application and all associated informational submissions, the report and recommendation of the Department of Housing and Economic Development and all other testimony presented at the public hearing held on June 18, 2015, giving consideration to the applicable provisions of the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED BY THE CHICAGO PLAN COMMISSION:

1. THAT the above-stated recitals to this resolution together with the report of the Department of Planning and Development be adopted as the findings of fact of the Plan Commission regarding this zoning map amendment application; and,
2. THAT this Plan Commission recommends approval to the City Council Committee on Zoning, Landmarks and Building Standards of the final zoning map amendment application dated June 18, 2015, as being in conformance with the provisions, terms and conditions of the Zoning Ordinance.



Martin Cabrera, Jr.
Chairman
Chicago Plan Commission

PD No.: _____
Approved: June 18, 2015

RECEIVED

JUN 18 2015

Initial: Laurie Jordan

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

3745-3759 South Indiana Avenue, 3801-3857 South Indiana Avenue, 3808-3848 South
Indiana Avenue, 201-209 East Pershing Road, 3800 South Prairie Avenue, and
3804-3858 South Prairie Avenue

2. Ward Number that the property is located in: 3rd

3. APPLICANT Apostolic Faith Church, an Illinois not-for-profit corporation

ADDRESS 3823 South Indiana Avenue CITY Chicago

STATE Illinois ZIP CODE 60653 PHONE (773) 373-8500

EMAIL laurie.jordan@afcchicago.org CONTACT PERSON Laurie Jordan

4. Is the applicant the owner of the property? YES NO
If the applicant is not the owner of the property, please provide the following information
regarding the owner and attach written authorization from the owner allowing the
application to proceed.

OWNER _____

ADDRESS _____ CITY _____

STATE _____ ZIP CODE _____ PHONE _____

EMAIL _____ CONTACT PERSON _____

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for
the rezoning, please provide the following information:

ATTORNEY Tim Hinchman, Charity & Associates, P.C.

ADDRESS 20 North Clark Street, Suite 1150

CITY Chicago STATE Illinois ZIP CODE 60602

PHONE (312) 564-4965 FAX (312) 849-9001 EMAIL tim.hinchman@charity-associates.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements.

None

7. On what date did the owner acquire legal title to the subject property? 1917

8. Has the present owner previously rezoned this property? If yes, when?

No

9. Present Zoning District RM-5/B3-3 Proposed Zoning District RM-5 then to Institutional Planned Development

10. Lot size in square feet (or dimensions) 245,777 square feet

11. Current Use of the property: Religious Assembly, Community Centers, Office, Accessory and Non-Accessory Parking, Shared Parking and Related Accessory Uses

12. Reason for rezoning the property: Expansion and to allow for Religious Assembly, Community Centers, Office, Related Accessory Uses, Accessory Parking and Shared Parking.

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)

Rehabilitation and expansion of the existing religious assembly facility, consisting of the construction of a new 2,639 seat sanctuary and two floors of administrative office space and meeting rooms, community center, day care and other related accessory uses, and the provision of accessory parking and shared parking for the Board of Education of the City of Chicago.

14. On May 14th, 2007, the Chicago City Counsel passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See Fact Sheet for more information)

YES _____ NO _____ X _____

COUNTY OF COOK
STATE OF ILLINOIS

_____, the _____ of the Apostolic Faith Church, an Illinois not-for-profit corporation, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

Signature of Applicant

Subscribed and Sworn to before me this _____ day of _____, 20____.

Notary Public

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____