

City of Chicago

Office of the City Clerk

Document Tracking Sheet



SO2013-8394

Meeting Date:

Sponsor(s):

Type:

Title:

Committee(s) Assignment:

11/13/2013

City Clerk (transmitted by)

Ordinance

Zoning Reclassification App No. 17880 at 141-173 W Oak St, 940-948 N LaSalle St and 931-951 N Wells St Committee on Zoning, Landmarks and Building Standards

ORDINANCE

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

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SECTION 1: Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance is hereby amended by changing all the Residential Planned Development No. 156 symbols and indications as shown on Map No. 3-F in an area bounded by:

West Oak Street; North LaSalle Street; a line 119.77 feet south of and parallel to West Oak Street; a line 100.33 feet west of and parallel to North LaSalle Street; West Walton Street; North Wells Street

to the designation of Residential Planned Development No. 156, as amended and a corresponding use district is hereby established in the area above described.

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

RESIDENTIAL PLANNED DEVELOPMENT NO. 156, AS AMENDED

BULK REGULATIONS AND DATA TABLE

NET SITE	GENERAL DESCRIPTION	NUMBER OF	MAXIMUM	MAXIMUM
AREA	OF LAND USE	DWELLING UNITS	FLOOR AREA	PERCENTAGE OF
			<u>RATIO</u>	LAND COVERED
	Residential Dwelling Units			
60,013.30 S.F.	for the Elderly and Students,	201	2.80	25%
1.38 Acres	Off-Street Parking and			
	Loading, and Private			
	Recreation Areas			

 $\frac{\text{GROSS SITE AREA}}{97,451.58 \text{ S.F.}} = \frac{\text{NET SITE AREA}}{60,013.30 \text{ S.F.}} + \frac{\text{AREA OF PUBLIC STREETS AND ALLEYS}}{37,438.28 \text{ S.F.}}$

MAXIMUM PERMITTED F.A.R. FOR TOTAL NET SITE AREA = 2.80

MAXIMUM NUMBER OF DWELLING UNITS PER ACRE OF TOTAL NET SITE AREA = 146

MINIMUM NUMBER OF OFF-STREET PARKING SPACES = 60 Spaces

MINIMUM NUMBER OF OFF-STREET LOADING SPACES = 2 Spaces

MINIMUM SETBACKS:	FRONT YARD:	15' and 26'
	SIDE YARD:	46' and 50'
	REAR YARD:	48' and 136'

MAXIMUM PERCENTAGE OF LAND COVERED = 25%

SETBACK AND YARD REQUIREMENTS MAY BE ADJUSTED WHERE REQUIRED TO PERMIT CONFORMANCE TO THE PATTERN OF, OR ARCHITECTURAL ARRANGEMENT RELATED TO, EXISTING STRUCTURES, OR WHERE NECESSARY BECAUSE OF TECHNICAL REASONS, SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT.

APPLICANT: MOODY BIBLE INSTITUTE ADDRESS: 141-173 W. OAK ST., 940-948 N. LASALLE ST., 931-951 N. WELLS ST. CHICAGO, ILLINOIS INTRODUCED: NOVEMBER 13, 2013 PLAN COMMISSION: MARCH 20, 2014

RESIDENTIAL PLANNED DEVELOPMENT NO. 156, AS AMENDED PLAN OF DEVELOPMENT STATEMENTS

 The area delineated hereon as a "Residential Planned Development" is owned or controlled by Moody Bible Institute.

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- 2. Off-street parking and off-street loading facilities shall be provided in compliance with this Plan of Development.
- 3. Any dedication or vacation of streets or resubdivision of parcels shall require a separate submittal on behalf of Moody Bible Institute.
- All applicable official reviews, approvals or permits are required to be obtained by Moody Bible Institute, or its successors, assignees or grantees.
- 5. Service drives or any other ingress or egress not heretofore proposed to be dedicated, shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas.
- Use of land will consist of residential dwelling units for the Elderly and Students, offstreet parking, and private recreation areas.
- 7. The following information sets forth data concerning the property included in said development and data concerning a generalized land use plan (Site Plan) illustrating the development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance.

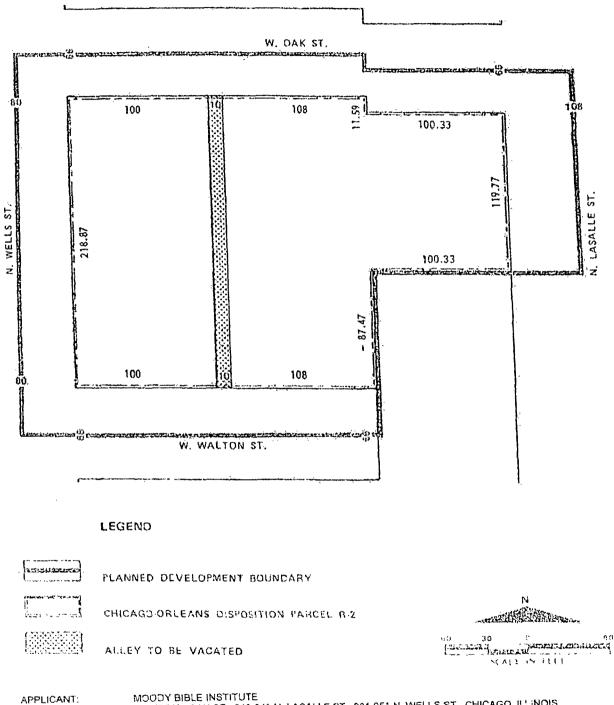
APPLICANT: MOODY BIBLE INSTITUTE ADDRESS: 141-173 W. OAK ST., 940-948 N. LASALLE ST., 931-951 N. WELLS ST., CHICAGO, ILLINOIS INTRODUCED: NOVEMBER 13, 2013 PLAN COMMISSION: MARCH 20, 2014

8. The Plan of Development, hereby attached, shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Developments," as adopted by the Commissioner of Planning and Development.

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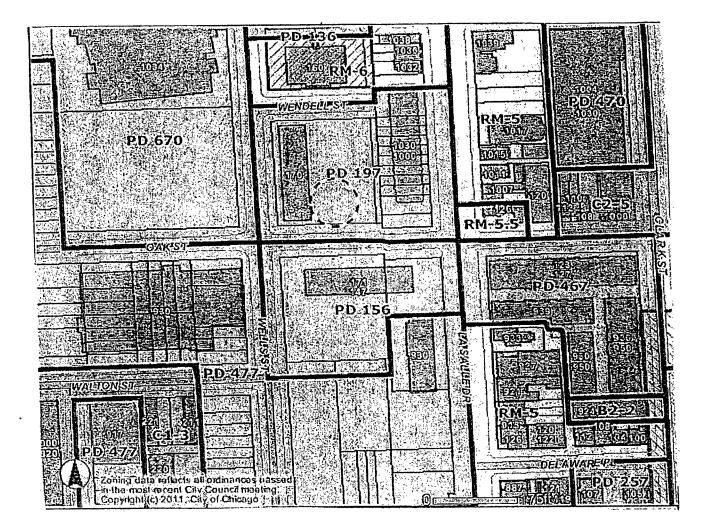


RESIDENTIAL PLANNED DEVELOPMENT PROPERTY LINE MAP AND RIGHT OF WAY ADJUSTMENTS

APPLICANT: MOODY BIBLE INSTITUTE ADDRESS, 141-173 W. OAK ST., 940-948 N. LASALLE ST., 931-951 N. WELLS ST., CHICAGO, ILLINOIS INTRODUCED NOVEMBER 13, 2013 PLAN COMMISSION: MARCH 20, 2014

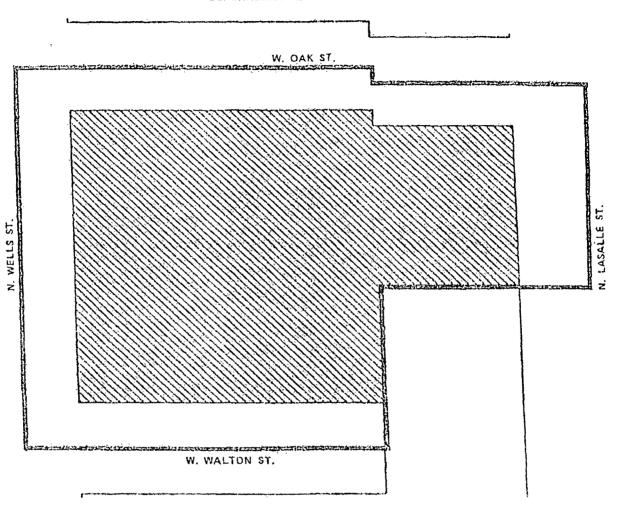
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RESIDENTIAL PLANNED, DEVELOPMENT EXISTING ZONING MAP



APPLICANT: ADDRESS: INTRODUCED. PLAN COMMISS'ON:

MOODY BIBLE INSTITUTE 141-173 W. OAK ST., 940-948 N. LASALLE ST., 931-951 N. WELLS ST., CHICAGO, ILLINOIS NOVEMBER 13, 2013 MARCH 20, 2014



RESIDENTIAL PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN

LEGEND



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PLANNED DEVELOPMENT BOUNDARY

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RESIDENTIAL DWELLING UNITS FOR THE ELDERLY AND STUDENTS

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APPLICANT: ADDRESS: INTRODUCED

MCODY BIBLE INSTITUTE 141-173 W. OAK ST., 940-948 N. LASALLE ST , 931-951 N. WELLS ST., CHICAGO, ILLINOIS NOVEMBER 13, 2013 PLAN COMMISSION: MARCH 20, 2014