



City of Chicago



SO2021-2102

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 5/26/2021

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 18-D at 7520-7530 S
Greenwood Ave, 1044-1058 E 75th Pl, 7511-7565 S
Greenwood Ave, 1120-1148 E 76th St, 1121-1147 E 76th St,
1035-1077 E 76th St, 7556-7564 S Greenwood Ave, 7600-
7606 S Greenwood Ave, 7601-7627 S Greenwood Ave,
1101-1127 E 76th Pl, 1100-1128 E 76th Pl, 7637-7661 S
Greenwood Ave, 1100-1110 E 77th St and 7701-7741 S
Greenwood Ave - App No. 20726

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

Final for Publication

ORDINANCE

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all the Institutional Planned Development No. 1220 symbols and indications as shown on Map Number 18-D in the area bounded by:

beginning at the southwest right-of-way line of the Chicago Skyway Expressway; a line 128 feet northwest of and parallel to the westerly right-of-way line of the Illinois Central Railroad; East 76th Street; a line from a point 128 feet west of the west right-of-way line of the Illinois Central Railroad and the south right-of-way line of East 76th Street to a point 140 feet west of the west right-of-way line of the Illinois Central Railroad and the north right-of-way line of East 76th Place; East 76th Place or the line thereof if extended where no street exists; a line from a point 298 feet east of South Greenwood Avenue and the south right-of-way line of East 76th Place extended to a point 218.54 feet east of South Greenwood Avenue and 44 feet south of the north right-of-way line of East 77th Street; a line from a point 218.54 feet east of South Greenwood Avenue and 44 feet south of the north right-of-way line of East 77th Street to a point 178.02 feet east of South Greenwood Avenue and 397.73 feet north of East 78th Street; a line 397.73 feet north of and parallel to East 78th Street; the alley next east of and parallel to South Greenwood Avenue; East 76th Place; South Greenwood Avenue; a line 133.58 feet south of the centerline of East 76th Street as measured along the easterly right-of-way line of South Dobson Avenue and perpendicular thereto; a line 187.77 feet east of and parallel to South Dobson Avenue; a line 48.25 feet south of the centerline of East 76th Street as measured along South Dobson Avenue and perpendicular thereto; South Dobson Avenue; East 76th Street; South Greenwood Avenue; East 75th Street; a line 182.64 feet west of and parallel to South Greenwood Avenue; a line 127.60 feet north of and parallel to East 75th Place; and South Greenwood Avenue (ToB).

to the designation of Institutional Planned Development Number 1220, as amended which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the Plan of Development attached and made a part thereto and to no others.

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

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STANDARD PLANNED DEVELOPMENT STATEMENTS

The Planned Development Statements describe the legal regulations and conditions that will control the development of the proposed project. The following statements shall be included in the ordinance; any proposed changes to these statements must be discussed and reviewed with the Chicago Department of Planning and Development. Based on the scope of the project, additional statements (listed at the end of this document) may be required. The following statements must be included in the ordinance:

1. The area delineated herein as Institutional Planned Development Number 1220, (Planned Development) consists of approximately 9.03 acres (393,195 square feet) of property which is depicted on the attached Planned Development Boundary and Property Line Map (Property) and is owned or controlled by the Applicant, A.I.M. (Art In Motion).
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.
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, assigns or grantees.

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

Ingress or egress shall be pursuant to the Planned Development 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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets

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- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This Plan of Development consists of fourteen (14) Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map and Student Drop-off/Pickup Exhibits prepared by Wheeler Kearns Architects and dated (date of Plan Commission presentation), submitted herein. Site Plan, Elevation Plan-North, Elevation Plan-South, Elevation Plan-East, Elevation Plan-West prepared by Holabird & Root and approved as part of New Life Covenant Church-SE's Minor Change dated May 15, 2016 and the exhibits published in the June 26, 2013 City Council Journal of Proceedings (pages 57036-57053) shall be preserved, brought forward and incorporated as part of Applicant's proposed amendment to Planned Development. Full-sized copies of the Site Plan, Landscape Plan and Building 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 Chicago 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 Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as Institutional Planned Development #1220, as amended: religious assembly and accessory uses, school, daycare and accessory parking.

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6. Applicant and New Life Covenant Church-SE as property owner, will enter into a shared parking agreement to provide Applicant's employees and visitors access to existing parking within the Property. Applicant's proposed days of operation are Monday-Friday and New Life Covenant-SA operates on Sundays, thus complying with the provisions of Section 17-10-0700 of the Chicago Zoning Ordinance.
7. 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.
8. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
9. The maximum permitted floor area ratio (FAR) for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 393,195 square feet (net site area).
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. 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 13-32-085, or any other provision of the Municipal Code of Chicago.
12. There is no sustainability requirement for addition of the temporary school use at 7522 S Greenwood; however, an applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy in effect at the time of Part II Review Process for any future alterations to this building which necessitate a minor change or amendment to the Planned Development in existence at the time of filing.

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13. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, 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.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
15. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to a RS3 Residential Single-Unit (Detached House) District.

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INSTITUTIONAL PLANNED DEVELOPMENT NO. 1220, AS AMENDED BULK REGULATIONS AND DATA TABLE

Gross Site Area:	12.24 acres (533,171 square feet)
Area of Public Way:	3.21 acres (139,976 square feet)
Net Site Area:	9.03 acres (393,195 square feet)
Maximum Floor Area Ratio:	0.9*
Allowed Uses:	All uses identified in Statement Number 5
Minimum Number of Off-Street Loading Spaces:	1
Minimum Number of Parking Spaces:	485 spaces (Total) Lot A: 156 spaces Lot B: 12 spaces Lot C: 98 spaces Lot D: 219 spaces
Minimum Number of Bicycle Spaces:	50
Maximum Building Height:	75 feet (as measured in accordance with the Chicago Zoning Ordinance)
Minimum Required Setbacks:	In accordance with Site Plan
Maximum Percent of Site Coverage:	In accordance with Site Plan

- 7522 S. Greenwood Avenue (18,502 sq. ft.): retained

Applicant: A.I.M. (Art in Motion)
Address: 7522 S. Greenwood Ave
Date of Introduction: May 28, 2021
Plan Commission:

70264366v5



PROPERTY LINE

PD BOUNDARY

Existing Zoning

Applicant:

Distinctive Schools / Art in Motion

Address:

7522 S. Greenwood Avenue, Chicago, IL 60619
05/26/2024

Address: _____
Introduced Date: _____

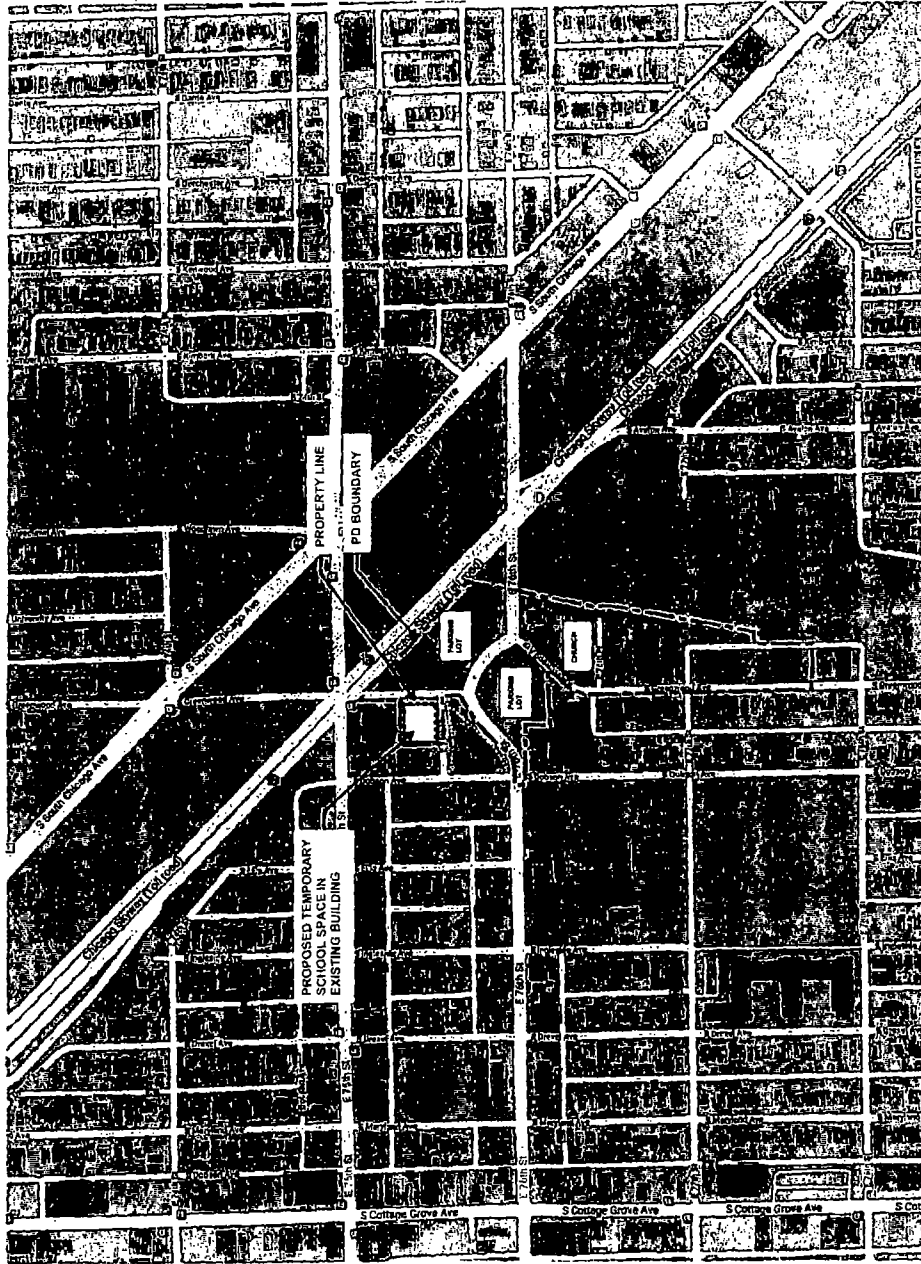
Introduced Date:	05/26/2021
Plan Commission Date:	07/15/2021

[illegible]

Applicant	Distinctive Schools / Art in Motion
Address:	7522 S. Greenwood Avenue Chicago, IL 60619
Introduced Date:	05/26/2021
Plan Commission Date:	07/15/2021

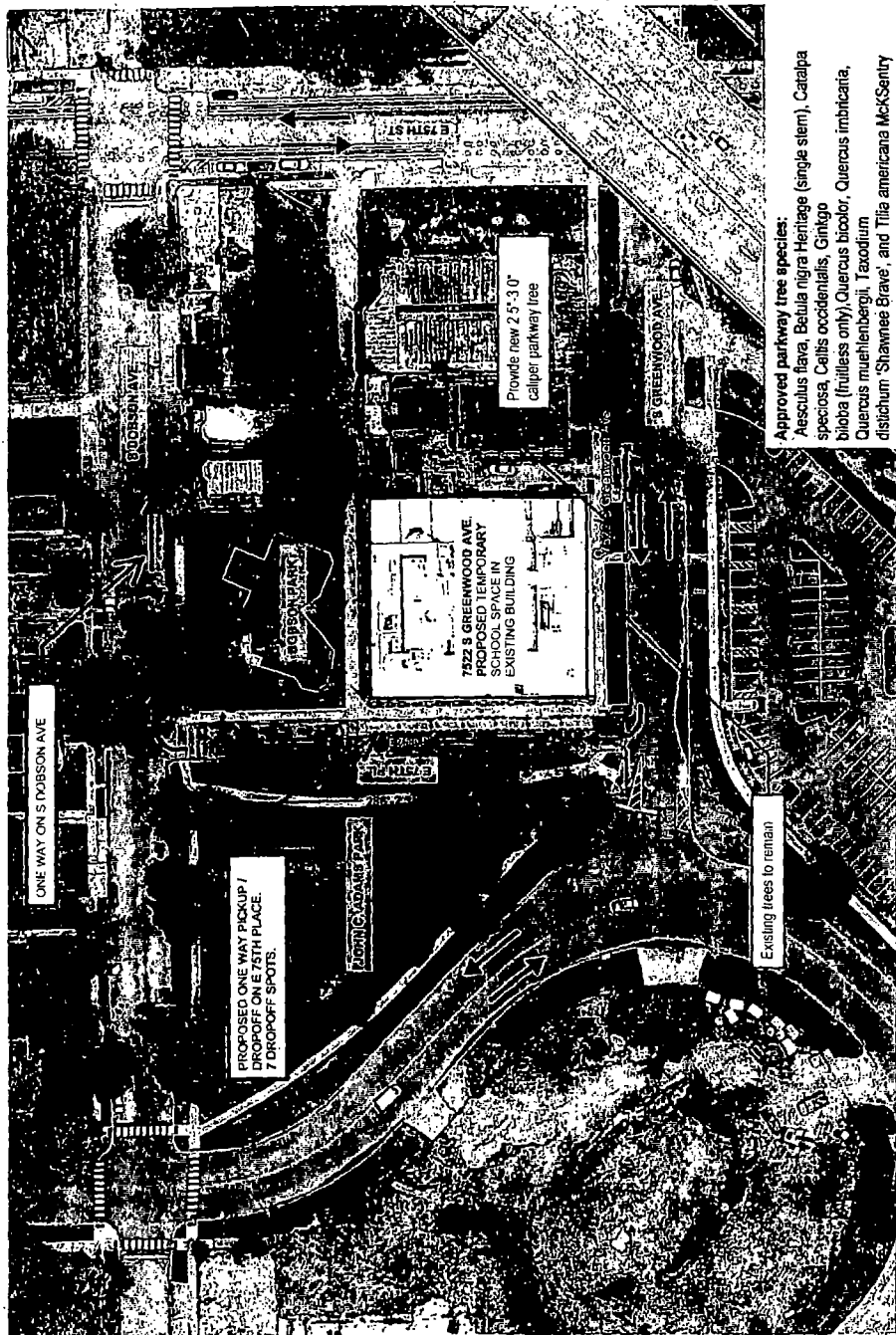
PD Boundary & Property Line

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Existing Land Use

Applicant	Distinctive Schools / Art in Motion
Address	7522 S Greenwood Avenue, Chicago, IL 60619
Introduced Date	05/26/2021
Plan Commission Date	07/15/2021



Student Drop-off / Pick-up

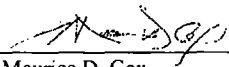
Applicant: Distinctive Schools / Art in Motion
Address: 7522 S. Greenwood Avenue, Chicago, IL 60619
Introduced Date: 05/28/2021
Plan Commission Date: 07/19/2021



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Tom Tunney
Chairman, City Council Committee on Zoning

From: 
Maurice D. Cox
Chicago Plan Commission

Date: July 15th, 2021

Re: Proposed Text Amendment to Institutional Planned Development 1220 (7522 S
Greenwood.)

On July 15, 2021, the Chicago Plan Commission recommended approval of a proposed text amendment to Institutional Planned Development 1220, submitted by Art In Motion (A.I.M). The Applicant is proposing to amend the text of PD 1220 to add school as a permitted use, to allow for operation of a temporary school use at the subject property in an existing 2 story building.

A copy of the proposed ordinance, planned development statements, and bulk table are attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact Kimberly Morris at kimberly.morris@cityofchicago.org.

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

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO, ILLINOIS 60602