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Legislation Details (With Text)

File #: SO2014-2351
Type: Ordinance **Status:** Passed
File created: 4/2/2014 **In control:** City Council
Final action: 5/28/2014
Title: Zoning Reclassification Map No. 20-F at 8522 S Lafayette Ave - App No. 18014
Sponsors: Misc. Transmittal
Indexes: Map No. 20-F
Attachments: 1. O2014-2351.pdf, 2. SO2014-2351.pdf

Date	Ver.	Action By	Action	Result
5/28/2014	1	City Council	Passed as Substitute	Pass
5/22/2014	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
4/2/2014	1	City Council	Referred	

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SUBSTITUTE ORDINANCE

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 M2-2 (light industry district) District symbols and indications as shown on Map No. 20-F in the area bounded by:

The South line of West 85th Street; South Lafayette avenue; a line 596.16 feet North of West 87th Street; a line 503.51 feet West of South Lafayette Avenue; a line 647.88 feet North of West 87th Street as measured along the West line of South Lafayette Avenue; The Westerly Right of Way line of South Wentworth Avenue as extended where no street exists.

to those of C3-2 (commercial, manufacturing and employment district) subject to such use and bulk regulations as are set forth in this Plan of Development herewith attached and made a part and to no others.

SECTION 2: Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the C3-2 (commercial, manufacturing and employment district) District symbols and indications as shown on Map No. 20-F in the area bounded by:

The South line of West 85th Street; South Lafayette avenue; a line 596.16 feet North of West 87th Street; a line 503.51 feet West of South Lafayette A venue; a line 647.88 feet North of West

87th Street as measured along the West line of South Lafayette Avenue; The Westerly Right of Way line of South Wentworth Avenue as extended where no street exists.

to those of Commercial Institutional Planned Development No.subject to such use and bulk regulations as are set forth in this Plan of Development herewith attached and made a part and to no others.

SECTION 3: This Substitute Ordinance takes effect after its passage and approval.

Common Property Address: 8522 S. Lafayette, Chicago, IL 60620

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PLANNED DEVELOPMENT NO.

BULK REGULATIONS TABLE

Gross Site Area:

Area in Public Right-of-Way:

Net Site Area:

Maximum Floor Area Ratio: Maximum Building Height: Minimum Number of parking Spaces: Minimum Number of Loading Berths:

Minimum Number of Bicycle Parking Spaces: Minimum Setbacks:

627,931 Square Feet 213,991 Square Feet 413,490 Square Feet 2.2

46'-0"

556 total stalls, entire site; 19 ADA stalls 3

50

As per plans

Applicant: Fellowship Educational & Economic Development Corp.
Address: 8522 South Lafayette Avenue, Chicago Illinois 60620
Date Introduced: April 2, 2014
Plan Commission: May 15, 2014

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Commercial Institutional PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Commercial Institutional Planned Development Number _____, ("Planned Development") consists of approximately six hundred twenty-seven thousand nine hundred thirty-one (627,931) 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, Fellowship Educational & Economic Development Corp.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns. 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.

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8522 S. Lafayette Avenue, Chicago, IL 60620 Unreduced. April 2, 2014
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Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Department of Planning and Development and the Department of 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.

4. This Plan of Development consists of 16 Statements: a Bulk Regulations Table; an Existing Zoning and Land Use Map; a Planned Development Boundary and Property Line Map; a Site Plan; a Master Phase Plan; Main Level Master Floor Plan; Second Level Master Floor Plan, a Landscape Plan; Landscape Analysis & Notes; a Green Roof Plan; Building Elevations (North, South, East and West), including the new roof area to the West of the Building and dated May 15, 2014, submitted herein. 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 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 Property consists of a single 223,000 square foot existing building which shall be divided based upon the Master Phase Plan Exhibit and shall be redeveloped during three (3) separate

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phases: ,

Phase 1A: The First Floor Build-out of the School Phase & Fire Lane;

Phase IB: The Second Floor Build-out of the School, the School Gym, the Service Retail Area, and the Exterior Site Work (Parking Area); and

Phase 2: Church/Auditorium Phase, including a Green Roof meeting the Green Roof requirements of the City of Chicago's Sustainable Development Policy.

6. *The following uses are permitted by right in the area delineated herein as a Planned Development: day care, community center, school, religious assembly, restaurant (limited only), accessory parking, medical service and accessory uses as authorized by the Chicago Zoning Ordinance. Large venues, banquet and meeting hall and retail uses within this Planned Development shall only be permitted as accessory to the religious assembly use. Furthermore, any retail establishment must have a minimum of 7,500 square feet of gross floor area, retail uses smaller than this shall be prohibited.*
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 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 site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the

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definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table

has been determined using a Net Site Area of 413,490 square feet.

10. 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 Housing and Economic 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.
11. The Site improvements on the property and Landscape Plans shall be designed, constructed, renovated and maintained in substantial conformance with the approved Site Plans and Exhibits, 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.
12. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
13. The terms, conditions and exhibits of 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 request of the Applicant, its successors and assigns, and after a determination by the Zoning Administrator that such modification is minor, appropriate, consistent with Section 17-13-0611 of the Chicago Zoning Ordinance and the nature of the development of the property contemplated in this Planned Development ordinance. Any such

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modification shall be deemed to be a minor change in the Planned Development ordinance as contemplated by Section 17-13-0601 of the Chicago Zoning Ordinance.

14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain the project in a manner that promotes, enables and maximizes universal access throughout the property. Plans for the existing building and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities (MOPD) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No building permit shall be issued by the Department of Construction and Permits until the director of MOPD has approved detailed construction drawings for the existing building and any improvements.
15. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain the building in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The distribution of the total required green roof scopes, over what areas they are implemented and during which proposed phases they are implemented has been agreed upon with the representatives of the City of Chicago Department of Planning and Development as shown on the Green Roof Plan and shall consists of 100% of the required green scope amount of 15,954 sq. ft. for the Phase 2 church/community center areas which shall be installed during Phase 2. Due to existing building structural considerations, the remaining 60,940 sq. ft. of required green roof scope for proposed Phase 1A and IB will be distributed over the remainder of the Phase 2 roof, covering it entirely. The remaining difference of 13,079 sq. ft. of green roof will be installed over the central proposed Phase IB roof, thus satisfying the total project green roof requirement of 76,894 sq. ft. at project completion.

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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 Development shall initiate a Zoning Map Amendment to rezone the Property from M2 to C3-2 and then to Planned Development.

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EXISTING ZONING AND LAND-USE MAP

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NORTH LINE OF WEST 87TH STREET -W 87TH ST

PD BOUNDARY AND PROPERTY LINE MAP

APPLICANT: FELLOWSHIP EDUCATIONAL & ECONOMIC DEVELOPMENT CORP. ADDRESS: 8522
SOUTH LAFAYETTE AVENUE INTRODUCTION DATE: FEBRUARY 20,2014

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