



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Text

---

File #: SO2013-4161, Version: 1

---

## FINAL FOR PUBLICATION

^SLIBSXITUTE ORDINANCE

INSTITUTIONAL PLANNED DEVELOPMENT NO.

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

SECTION 1. Title 1.7 .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

## FINAL FOR PUBLICATION

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.

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

**FINAL FOR  
PUBLICATION**

**INSTITUTIONAL PLANNED DEVELOPMENT NO. BULK**

**REGULATION TABLE**

**Gross Site Area: Area in Public Way: Net Site Area:**

**Maximum Floor Area Ratio:**

**Maximum Number of Dwelling Units:**

**Minimum Number of Accessory Off-Street Parking Spaces:**

**Bicycle Rack Parking:**

**Minimum Number of Off-Street Loading Berths:**

**Minimum Building Setbacks:**

**Maximum Building Height:**

**345,762 square feet 99,985 square feet 245,777 square feet 0.54**

**0 units**

On-Site = 263 spaces Shared = 67 spaces Total = 330 spaces

50 spaces

1 berth

In accordance with Site Plan. 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

**FINAL FOR  
PUBLICATION**

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 -ifc.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.

**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:** June 18, 2015

## FINAL FOR PUBLICATION

- 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. Two (2) 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.

**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:** June 18, 2015

**FINAL FOR  
PUBLICATION**

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.

**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:** June 18, 2015

**FINAL FOR**

## PUBLICATION

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.

**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: June 18, 2015

# FINAL FOR PUBLICATION

CL  
<

.iss  
j&ka

to  
CO t-  
1- 0  
O OJ CU  
O  
M  
O  
2 l- CO X LU  
in -r-  
tz > >  
c c  
-3 -3

<  
'Q  
o t= 2 l;  
E-S  
O 5

UJ 2 ^ CL

so  
a: /ug  
en < d  
c "C  
2i  
Q o  
l co O r-  
O co c, 1  
05 S  
- CO O CO  
S to  
S -Q- S  
Is o  
£ W  
S S  
S «°  
TM CO  
FU CD < OI  
:= CO CO CO

<u

CO

CO CO 3 <

c c £ o  
sz t3 t3  
£= -  
CC O  
LL CO  
^ S  
°5;  
9- ^  
<C ∞  
O " "  
3 CO  
t^ a,  
v 3 S3  
COO  
COCO o  
COO  
CO a  
CO CO =  
CO CO -  
ft M  
O ∞  
CL "D  
^ ^

FINAL FOR  
PUBLICATION

UJ , W u- O <  
Q 5 1 3 S, o  
UJ 110 < a D  
cr cc o 2 u uj

:=]

\_it=j -p-™P rm"  
LLLL

' ; ! ; L - x x ! ! ! i i

1 ii 11 ---  
lcc e-1

# 353 r-

m  
CO T-  
F-o  
5  
O Z  
t- CO  
X LU  
m-i-  
CJ CD  
8 C  
3 ZS

O O J C M - CO

< O

O CO

O O Z

a)

§ s  
a: <  
ch CD c c c  
j= CD  
10 A-  
\*  
D\_ £  
w O ° GO

CL

O c ■ 4= a)

O .55

co  
lis  
g n n to o S  
to  
c  
<u 5  
V CD

,11  
" S g  
> <  
CO ro c c ro to  
c  
fJ CO  
c O J > <

-SZ 13  
3 CO  
n S  
■ i= 3  
co E ro  
3 y  
CO oc  
CO CO C  
LL CO  
O CO  
~ IO  
o S g 8 .£  
Q- N CO co -  
4E co co co co

o CO

≡ i £  
^\_ O  
o OJ CM

FINAL FOR  
PUBLICATION

FINAL FOR  
PUBLICATION

FINAL FOR  
PUBLICATION

**FINAL FOR PUBLICATION**

CO t-  
^\_ O  
o OJ CM

LO

m  
CD CD  
^\_ c c  
o OJ CM

- CO

<

O  
CO

O O  
Z  
CD

CO a;  
CE <  
c- b

J= CO  
Q- £  
CO CO  
O co CN CO  
Q.  
O c  
CJ X3 f -  
CL O  
.1 W  
V  
-£=,00  
O co  
CZ ,1  
CO  
O  
CZ CO  
~ 0) Q(O  
= = 3-0  
c ? ec  
CD  
< <  
CO  
-CO  
cdm  
3 .5  
O £  
jz £  
CO o  
LL CO  
O C)  
~ o f)  
c20  
5<»  
-a)  
JZ^Cl^  
co -  
CO  
3 O CO  
CO ±= co  
3 o  
lp O E  
COCO o  
CO o  
<C CO  
O O  
COCO  
O C/3  
Zi 2  
CL T3 CL T3 < <  
COCO

FINAL FOR  
PUBLICATION

FINAL FOR PUBLICATION

O  
£ o Z  
a c  
Q.  
ca o  
CO \*O  
GZ ra \_i  
<  
O \_i  
DI C  
P;  
i  
ro CL

CD

2 = a o S it «  
diss

\*, - CI

£ it. x:

<U 5««  
?! <urox2?  
ro CI \_jCCs-  
o ooooo  
j - a; <ua) < d  
; £ j = a. a. i =

8?.,f o S

jr 5> a)  
CO<sup>10</sup> -ji  
5 c

5"5  
ro J! a. ^ E a  
<u h o u \_ o z  
t lu  
Z Q  
i O co Q  
Z < Q

CO t ID  
^ o C U  
o C U  
oo . co  
in t  
o a  
CZ cz  
D 3  
~3 ->  
  
<  
a



O

LU 5

§1

Z^  
= CI

Co

o.5  
O ■ a

S £ oz <

o j o j  
2 %

O i -  
- 9 °

15 f o cc ch ■ 11

111 m

O cc c  
: gS

CM bo  
O j CO

i 1

§-CO  
< o j S

CO S U E D  
■ < -

ra o  
LL CO

y s

S to  
- « £

~ 3 3 fo -

∞ S ∞  
3 0  
o \_ co co o

O CO  
CO o

FINAL FOR  
PUBLICATION

FINAL FOR  
PUBLICATION

FINAL FOR  
PUBLICATION

FINAL FOR  
PUBLICATION

FINAL FOR  
PUBIXAIION

**FINAL FOR  
PUBLICATION**

FINAL FOR PUBLICATION

*fro hjiB915} -*

0  
r<>

Z  
0  
5  
-1UJ  
'3  
UJ

0

Z  
0

I

J  
UJ  
H 0) UI  
\$5  
LU > - GO LU  
m  
CO r  
o OJ OJ  
T3 C  
CO  
T  
CO  
<  
LU  
in  
CD CD  
5 5

oo

< Q

O

LU 2 O 2 =5 O

I?

E= CL  
£ 3

S S

CC <  
C b CD:

i= CD  
J= CO

C P o j s co  
O I r O  
c o o o  
53  
n - f

2.0  
LU  
,cj)m  
O co  
CMCO  
! 5S  
CM co  
r idco  
CO  
'?-o  
c  
CD un 2 CD  
.ro : c  
• Λ  
e^-  
• oj  
££  
ZJCO  
CO O  
LL CO CO q)  
cj cn co £  
n r~ co oj  
~ co co CO o  
o co o  
\* o  
CL N CO CO =  
<C CO CO CO



# FINAL FOR PUBLICATION

CO LU  
tr  
>- <  
LU  
o  
CM  
: co <  
CO  
LOCO  
< Q  
O

## LU 2 §1 II

c co  
<co  
>r?  
!2o)  
In UJ  
88  
f- CM  
CO ^  
AU OJ  
C C C  
CO OJ  
CO CO  
C C  
TO RO  
TD T3  
C C  
££ ■  
CO^

00 CO  
0  
CO CO  
T3  
C  
CO  
Oj- 2  
J) CD  
O O CO CO  
< -s .St! °  
'ro = ct d  
\_ CD  
CO CO O CO T O  
E. to 3 y  
o -C  
CO CJ  
8 E  
OO - CO CO

O to -1 CD

< <

CITY OF CHICAGO

MEMORANDUM

TO: Alderman Daniel S. Solis  
tn-1  
eyj  
Chairman, City Council Committee on Zoning

FROM: Mooney  
Andrew J. 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)

121 NORTH LASALJK STREET, ROOM 1.000, CHICAGO. ILMNOIS «0602

**Chicago Plan Commission**  
June 18, 2015

**Apostolic Faith Church**

3745-3755 South Indiana Avenue, 3S01-3S57 South Indiana Avenue, 3808-3848 South Indiana Avenue, 201-209 cast Pershing Road, 3800 South Prairie Avenue, and 3804-3858 South Prairie Avenue

**Institutional Planned Development**

Prairie Avenue and 38<sup>th</sup> Street

Indiana Avenue looking South toward 38<sup>th</sup> Street

<

5

FINAL

**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.

1

FINAL

Apostolic Faith Church was established at 30 & 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 3<sup>rd</sup> 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 (31<sup>st</sup>/35<sup>th</sup>), #39 (Pershing) and #43 (43<sup>rd</sup>) bus routes, all having multiple stops located within approximately 1/2-mile of the site; a CTA rail station at Indiana Avenue on the



Green Line; and, the Metra 35<sup>th</sup> 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

2

FINAL

will be reconstructed to meet city standards. Vacant lots west of Indiana Avenue and north of 38<sup>th</sup> 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

4

FINAL

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 facades (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

FINAL

(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

6

FINAL

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 13, 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,

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

FINAL

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:**

Martin Cabrera, Jr. Chairman  
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.

PD No.:  
Approved: June 18, 2015

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

APPLICATION FOR AN AMENDMENT TO THE  
CHICAGO ZONING ORDINANCE

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

3745-3759 SouffiTncTiana 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](mailto:laurie.jordan@afcchicago.org) <<mailto:laurie.jordan@afcchicago.org>> CONTACT PERSON

Laurie Jordan

4. Is the applicant the owner of the property? YES                    X                    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 tinvhinchman(a>.chai-itv-associates.com

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,
- 12. Community Centers, Office, Related Accessory Uses, Accessory Parking and Shared
- 12. 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 14 , 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 ILLINOIS

OF

COOK

STATE

, 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: