



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
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## Legislation Details (With Text)

**File #:** SO2013-3443

**Type:** Ordinance      **Status:** Passed

**File created:** 5/8/2013      **In control:** City Council

**Final action:** 6/26/2013

**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, 1101-1111 E 77th St and 7701-7741 S Greenwood Ave

**Sponsors:** Harris, Michelle A.

**Indexes:** Map No. 18-D

**Attachments:** 1. O2013-3443.pdf, 2. SO2013-3443.pdf

Date	Ver.	Action By	Action	Result
6/26/2013	1	City Council	Passed as Substitute	Pass
6/25/2013	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
5/8/2013	1	City Council	Referred	

**FINAL FOR  
PUBLICATION**

### SUBSTITUTE ORDINANCE

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

SECTION L Title 17, of the Municipal Code of Chicago, the Chicago Zoning Ordinance be amended by changing all the and M1-2 Limited Manufacturing / Business Park District symbols and indications as shown on Map No. 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 76<sup>th</sup> Street; a line from a point 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 76<sup>th</sup> 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 76<sup>th</sup> Place; East 76<sup>th</sup> 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 76<sup>th</sup> Place extended; to a

point, 218.54 feet east of South Greenwood Avenue and 44 south of the north right-of-way line of East 77<sup>th</sup> 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 77<sup>th</sup> Street; to a point, 178.02 feet east of South Greenwood Avenue and 397.73 feet north of East 78<sup>th</sup> Street; a line 397.73 feet north of and parallel to east 78<sup>th</sup> Street; the alley next east of and parallel to South Greenwood Avenue; East 76<sup>th</sup> Place; South Greenwood Avenue; a line 133.58 feet south of the centerline of East 76<sup>th</sup> 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 76<sup>th</sup> Street as measured along South Dobson Avenue and perpendicular thereto; South Dobson Avenue; East 76<sup>th</sup> Street; South Greenwood Avenue; East 75<sup>th</sup> 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 75<sup>th</sup> Place; and South Greenwood Avenue (ToB),

to those of an RS-3 Residential Single-Unit (Detached House) District and a corresponding use district is hereby established in the area above described.

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SECTION 2. Title 17, of the Municipal Code of Chicago, the Chicago Zoning Ordinance be amended by changing all of the RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 18-D in the area bounded by

beginning at the southwesterly 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 76<sup>th</sup> 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 76<sup>th</sup> 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 76<sup>th</sup> Place; East 76<sup>th</sup> 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 76<sup>th</sup> 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 77<sup>th</sup> 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 77<sup>th</sup> Street; to a point, 178.02 feet east of South Greenwood Avenue and 397.73 feet north of East 78<sup>th</sup> Street; a line 397.73 feet north of and parallel to east 78<sup>th</sup> Street; the alley next east of and parallel to South Greenwood Avenue; a line 183.17 feet north of and parallel to east 78<sup>th</sup> Street; South Greenwood Avenue; a line 133.58 feet south of the centerline of East 76<sup>th</sup> 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 76\* Street as measured along South Dobson Avenue and perpendicular thereto; South Dobson Avenue; East 76\* Street; South Greenwood Avenue; East 75\* Place; a line 182.64 feet west of and parallel to South Greenwood Avenue; a line 127.60 feet north of and parallel to East 75\* Place; and South Greenwood Avenue (ToB),

to the designation of Institutional Planned Development Number \_\_\_\_\_, 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 3. This ordinance shall be in force and effect from and after its passage and due publication.

## FINAL FOR PUBLICATION

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addresses of property: 7520-30 S. Greenwood Avenue; 1044-1058 E. 75<sup>th</sup> Place; 7511-65 S. Greenwood Avenue; 1120-48 E. 76<sup>th</sup> Street; 1121-1147 E. 76<sup>th</sup> Street; 1035-1077 E. 76<sup>th</sup> Street; 7556-7564 S. Greenwood Avenue; 7600-7606 S. Greenwood Avenue; 7601-7627 S. Greenwood Avenue; 1101-1127 E. 76<sup>th</sup> Place; 1100-1128 E. 76<sup>th</sup> Place; 7637-7661 South Greenwood Avenue; 1100-1110 E. 77<sup>th</sup> Street; 1101-1111 E. 77\* Street; and 7701-7741 South Greenwood Avenue.

Michelle Harris Alderman, 8<sup>th</sup> Ward

## FINAL FOR PUBLICATION

### PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as an Institutional Planned Development No. ("Planned Development") consists of approximately 9.03 acres, 393,195 SF, of net site area, which is depicted on the attached Planned Development Boundary and Property Line Maps. The property is controlled by the New Life Covenant Oakwood Church (the "Applicant") and The City of Chicago. Alderman Michelle Harris (8th Ward) has submitted this application for an Institutional Planned Development on behalf of New Life Covenant Oakwood Church.

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 Housing and Economic 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.
4. This Plan of Development consists of 15 Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; Planned Development Boundary and Property Line Maps; a Right of Way Adjustment map; Site Plans; Landscape Plans; a Green Roof Plan; Church Building Elevations (North, South, East and West) and Garage Elevations (North, South, East, and West) prepared by Integrated Architecture and dated May 16, 2013, submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Housing and Economic

Applicant: Alderman Michelle Harris (8th Ward) on behalf of New Life Covenant Oakwood Church  
Address: 7520 - 7530 South Greenwood Avenue Introduced Date: April 28, 2012 Plan Commission  
Date: May 16, 2013

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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 and accessory uses, day care, and accessory parking.
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 Housing and Economic 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 Regulations and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a 393,195 square feet Net Site Area.
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 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.
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 Housing and Economic Development. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

Applicant: Alderman Michelle Harris (8th Ward) on behalf of New Life Covenant Oakwood Church  
Address: 7520 - 7530 South Greenwood Avenue Introduced Date: April 28, 2012 Plan Commission Date:  
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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 Environment 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 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 and conserves energy and natural resources. The church building shall be LEED Certified and shall have a green roof of at least 25% of net roof area (approximately 17,440 square feet). Should the cost of renovation of the existing building at 7522 S. Greenwood Avenue for church purposes exceed the building's assessed value by more than 300%, then the renovation shall exceed the ASHRAE 90.1-2004 standards by at least 14% and the building shall have a green roof of 50% of net roof area, unless an engineer's report certifies that the building is structurally insufficient to support such a green roof.
15. 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 Housing and Economic Development shall initiate a Zoning Map Amendment to rezone the property to the underlying RS3 Residential Single-Unit (Detached House) District.

Applicant: Alderman Michelle Harris (8th Ward) on behalf of New Life Covenant Oakwood Church  
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INSTITUTIONAL PLANNED DEVELOPMENT NUMBER BULK  
REGULATION AND DATA TABLE

Gross Site Area: Net Site Area:

Maximum Floor Area Ratio:

Minimum Number of Off-Street Loading Spaces:

Minimum Number of Off-Street Parking Spaces:

Minimum Number of Bicycle Parking Spaces

Maximum Building Height:

Minimum Required Setback: Maximum Percent of Site Coverage:

12.24 acres (533,171 SF) 9.03 acres (393,195 SF) 0.9 \* 1

625 50

7 5 feet (as measured in accordance with the Chicago Zoning Ordinance)

In accordance with the Site Plan

In accordance with the Site Plan

\*Note: There are two existing building on the property:

- o 7522 S. Greenwood Avenue (18,502 square feet) - to be retained
- o 7519 S. Greenwood Avenue (110,000 square feet) - to be demolished.

- 7530 South Greenwood Avenue Introduced Date: April 28, 2012 Plan Commission Date: May 16, 2013

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