



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 #: SO2013-8394
Type: Ordinance
Status: Passed
File created: 11/13/2013
In control: City Council
Final action: 4/2/2014
Title: Zoning Reclassification Map No. 3-F at 141-173 W Oak St, 940-948 N LaSalle St and 931-951 N Wells St - App No. 17880
Sponsors: Misc. Transmittal
Indexes: Map No. 3-F
Attachments: 1. O2013-8394.pdf, 2. SO2013-8394.pdf

Date	Ver.	Action By	Action	Result
4/2/2014	1	City Council	Passed as Substitute	Pass
3/24/2014	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
12/17/2013	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
11/13/2013	1	City Council	Referred	

**FINAL FOR
PUBLICATION**

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 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.

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RESIDENTIAL PLANNED DEVELOPMENT NO. 156, AS AMENDED

BULK REGULATIONS AND DATA TABLE

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

GROSS SITE AREA = NET SITE AREA + AREA OF PUBLIC STREETS AND ALLEYS

97,451.58 S.F. 60,013.30 S.F. 37,438.28 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:
PLAN COMMISSION: MARCH 20, 2014

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

1. The area delineated hereon as a "Residential Planned Development" is owned or controlled by Moody Bible Institute.
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.
4. 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.
6. Use of land will consist of residential dwelling units for the Elderly and Students, off-street 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.

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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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PLAN COMMISSION: MARCH 20, 2014

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RESIDENTIAL PLANNED DEVELOPMENT PROPERTY LINE MAP AND RIGHT OF WAY ADJUSTMENTS

1

W. OAK ST.

108

100.33

100.33

108

W. WALTON ST.

LEGEND

L I PLANNED DEVELOPMENT BOUNDARY

; ':-;X;:X.Xt

• ;;;Viv:'x:i^ ALLEY TO BE VACATED

AD™' ^°73 W^A^:4s N. LASALLE ST . 931-95, N. WELLS ST.. CHICAGO, ILL'-NOIS
1INTRODUCF.D NOVEWBF.R 13.2013
PLAN COMMISSION: MARCH 20, 2014

FINAL FOR PUBLICATIO

RESIDENTIAL PLANNED. DEVELOPMENT EX'STING ZONING
MAP

APPLICANT: MOODY BIBLE INSTITUTE

ADDRESS: 141-173 W. OAK ST., 940-948 N. LASALLE ST., U3'-9b1 N. WELLS ST., CHICAGO, ILLINOIS
INTRODUCED: NOVEMBER 13, 2013
PLAN COWJIISS'ON: MARCH 20, 2014

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RESIDENTIAL PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN

W. OAK ST.

W. WALTON ST.

LEGEND

1" "1
j PLANNED DEVELOPMENT BOUNDARY

K\K^S^ RESIDENTIAL DWELLING UNITS FOR THE ELDERLY AND STUDENTS J^A^A^A^JiX^A^AX^A~^

APPLICANT: ADDRESS: INTRODUCED PLAN COMMISSION:
MCODY BIBLE INSTITUTE
141-173 W. OAK ST., 940-948 N. LASALLE ST , 331-951 N. WELLS ST.. CHICAGO, ILLINOIS NOVEMBER 13. 2G13 MARCH 2.0, 2014