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Legislation Details (With Text)

File #: SO2017-1924
Type: Ordinance
Status: Passed
File created: 3/29/2017
In control: City Council
Final action: 1/23/2019
Title: Zoning Reclassification Map No. 9-K at 3201-3233 N Cicero Ave - App No. 19139
Sponsors: Misc. Transmittal
Indexes: Map No. 9-K
Attachments: 1. SO2017-1924.pdf, 2. O2017-1924.pdf

Date	Ver.	Action By	Action	Result
1/23/2019	1	City Council	Passed as Substitute	Pass
1/17/2019	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
5/9/2017	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
3/29/2017	1	City Council	Referred	

FINAL FOR PUBLICATION ORDINANCE

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

SECTION I. Title 17, of the Municipal Code of Chicago, the Chicago Zoning Ordinance be amended by changing all the B3-1 Community Shopping District and C2-1 Motor Vehicle-Related Commercial District symbols and indications as shown on Map No. 9-K in the area bounded by

a line 374.55 feet north of and parallel to West Belmont Avenue; the alley next east of and parallel to North Cicero Avenue; West Belmont Avenue; and North Cicero Avenue,

to those of a C1-5 Neighborhood Commercial District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the C1-5 Neighborhood

Commercial District symbols and indications within the area herein above described to the designation of an Institutional Business Residential Planned

Development No. _____, 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 herewith attached and made a part thereof and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

3201-3233 North Cicero Avenue

FOR PUBLICATION

INSTITUTIONAL RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT No.

PLAN OF DEVELOPMENT STATEMENTS

The area delineated Development No. _ four hundred and

herein as Institutional Residential-Business Planned , (Planned Development) consists of sixty seven thousand, fifteenth (67,415) square feet or 1.55 acres of property (the Property) as shown on and which is depicted on the attached Planned Development Boundary and Property Line Map (Property).The property is owned and controlled by the Applicant, Chicago Tabernacle of the Assemblies of God.

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 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.

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 easements or any adjustments to 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 this

Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Department 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 Municipal Code of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by CDOT.

Applicant:

Address:

Introduced:

Plan Commission:

Chicago Tabernacle of the Assemblies of God 3201-3233 North Cicero Avenue March 29, 2017 December 20, 2018

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4. This Plan of Development consists of nineteen (19) Statements: a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map, an Existing Land-Use Map, Site Plan, Landscape Plan, Green Roof Plans, Pedestrian/Vehicular Route Map, and Building Elevations(North, South, East and West), prepared by A.C. Alexander Engineers, Architects Ltd. and dated December 20, 2018 submitted herein. 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 allowed in the area delineated herein as Institutional, Residential, Business Planned Development and shall allow the following uses: public and civic uses, such as: religious assembly use, community center, recreational use and similar assembly uses; commercial uses including: offices; meeting halls; retail, general; restaurant, both limited and general; medical service use; food and beverage retail sales; retail sale, general; day care center; children's play center; residential dwelling units; accessory uses; and off-street accessory parking and loading.
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. Off-street parking shall be provided in compliance with this plan of development, 28 off-street parking spaces (on-site) and an additional 87 off-site parking spaces will be provided at 4840-50 West Belmont Avenue, for a total of 115 spaces to be provided for this development. A parking determination was issued by the City on March 21, 2018 establishing the required off-street parking spaces at 61 off-street, vehicular parking spaces for the proposed development.
8. The Applicant may lease up to 52 spaces of the 87 off-street parking spaces located at 4840-4850 West Belmont Avenue through a shared parking arrangement when not in use by the Applicants public and civic uses, such as religious assembly, community center, and any other use authorized by this planned development.

9. For purposes of height of any measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the (FAA) Federal Aviation Administration.

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10. The maximum permitted floor area ratio (F.A.R.) for the Property shall be in accordance with the attached Bulk Regulations and Data Table Exhibit. For the purposes of FAR calculations and measurements, the definition 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 67,415 square feet and a base FAR of 5.0.
11. Upon review and determination, Part II Review, pursuant to section 17-13-0610 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.
12. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any corresponding regulations and guidelines, including Section 17-13-0880. 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.
13. 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 modification by the applicant, its successors and assigns and, if different than the Applicant, the legal titleholders 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. The Applicant will comply with Rules and Regulations for the Maintenance of Stock-Piles Promulgated by the Commissioner of Street and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings pursuant to Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
16. The Applicant acknowledges that 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 maximizes the preservation of natural resources. The development will be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the Department of

Planning and Development.

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17. The Plans are hereby approved in their entirety and no further approvals shall be required under this Planned Development or the Zoning Ordinance for the improvements undertaken in accordance with the Plans, other than Part II approvals under Section 17-13-0102 of the Zoning Ordinance.
18. The Applicant acknowledges that it is the policy of the City to maximize opportunities Minority and Woman-Owned Business Enterprises ("M/WBEs") and city residents to complete for contracts and jobs on construction projects approved through the planned development process. To assist the city promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at three points in the city process. First, the applicant must submit to DPD, as part of its application for Planned Development approval, an M/WBE Participation Proposal. The M/WBE participation proposed must identify the applicant's goals for participation of certified M/WBE firms in the design, engineering and construction of the project, and of city residents in the construction work. The city encourages goals of (i) 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city residents hiring (measured against the total construction hours for the project or any phase thereof). The M/WBE participation Proposal must include a description of the Applicant's proposed outreach plan designed to inform M/WBEs and city residents of jobs and contracting opportunities.

Second, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the applicant must submit to DPD (a) updates (if any) to the Applicant's preliminary outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof, (c) responses to the Applicant's outreach efforts, and (d) updates (if any) to the applicant's M/WBE and city residents participation goals. Third, prior to issuance of a certification of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city residents participation in the project or any phase thereof, and evidence of such participation in the project or any phase thereof, and evidence of such participation. In addition to the foregoing, DPD may request such additional information as the Department determines may be necessary or useful in evaluating the extent to which M/WBEs and residents are informed of utilized in planned development projects. All such information will be provide in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and any city resident in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

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19. This Planned Development shall be governed by Section 17-13-0612. 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 a C1-5 Neighborhood Commercial District.

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INSTITUTIONAL RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT No. BULK REGULATIONS AND DATA TABLE

Gross Site Area: Area in Public R.O.W.: Net Site Area:

Maximum Number of Seats to be provided:

Maximum Floor Area Ratio:

Maximum Residential Units:

Total Number of Off-Street Parking To be provided:

Number of Bicycle Parking Spaces to be Provided:

Number of Off-Street Loading Spaces: Setbacks from Property Line:

Maximum Building Height:

93,792 square feet (2.15 acres) 26,377 square feet (0.60 acres) 67,415 square feet (1.55 acres)

1,609 seats; 725 existing and 884 proposed seats

5.0

42 dwelling units (existing)

115 Accessory parking spaces 28 on-site parking spaces and 87 off-site parking spaces (*)

25 bicycle parking spaces

2 spaces each 10 feet x 25 feet

In substantial compliance with the attached Site Plan.

100 feet 5 inches

(87 off-site parking spaces shall be located and provided as referenced in Statement Number 7 of this Plan of Development document.)*

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