

Office of the City Clerk

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

Legislation Text

File #: SO2013-8394, Version: 1

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.

FINAL FOR PUBLICATION

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 LAND USE Residential DWELLING UNITS FLOOR AREA PERCENTAGE OF Acres Dwelling Units for the Elderly 201 RATIO 2.80 LAND COVERED 25%

and Students, Off-Street Parking and Loading, and Private

Recreation Areas

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

FINAL FOR PUBLICATION

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.

APPLICANT:

MOODY BIBLE INSTITUTE

ADDRESS:

141-173 W. OAK ST., 940-948 N. LASALLE ST., 931-951 N. WELLS ST.,

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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.

APPLICANT: MOODY BIBLE INSTITUTE

141-173 W. OAK ST., 940-948 N. LASALLE ST., 931-951 N. WELLS ST., ADDRESS:

CHICAGO, ILLINOIS

INTRODUCED:

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^:^4_S N. LASALLE ST . 931-95, N. WELLS ST.. CHICAGO, ILL'-NOIS

1NTRODUCF.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 I^^^^; /~^

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