

Sunshine Gospel Ministries
345-79 E. 60th St./6000-50 S. Dr. Martin Luther King Dr./
6001-49 S. Calumet Ave.
Proposed Institutional Planned Development
Narrative

I. Applicant

A. Sunshine Gospel Ministries

Sunshine Gospel Ministries (“SGM”), a 501(c)(3) not-for-profit organization, has been a presence in the City of Chicago for 119 years. Founded in 1905 its focus was serving single mothers in poverty living on the near North Side of the city. Sunshine Gospel Ministries has been a presence in the most challenging communities of Chicago. We have weathered various ups and downs, the race riots of 1919, World War II/Great Depression, the Civil Rights movement, urban renewal, multiple displacements, survived two pandemics (1919 and 2020), and several different iterations of our ministry. Sunshine Gospel Ministries youth and family programming expanded with the development of Cabrini Green housing project and relocated to the South Side of the city with a good majority of families that were displaced with the CHA’s 1999 Plan for Transformation. Sunshine Gospel Ministries eventually found its current home at 500 E. 61st Street in the Woodlawn community (purchased and rehabbed the full block on the north and south side of 61st Street between Eberhart Avenue and Rhodes Avenue), where its programs continue to grow by serving youth and families living in the most challenging of circumstances. The mission of Sunshine Gospel Ministries is to seek the renewal of the city through ministries of discipleship, mercy, and justice. Sunshine Gospel Ministries seeks to engage and empower youth, families, and guests of our community to thrive and lead fruitful, healthy lives through faith, connectedness, and opportunity.

Sunshine Enterprises began as a program of Sunshine Gospel Ministries in 2012 based on our place-based approach of serving in community. In hearing from the Woodlawn community residents and seeking to address the lack of jobs, Sunshine Enterprises was launched to help local entrepreneurs start new businesses and kickstart community renewal. Sunshine Enterprises has been its own fiscal agent since 2017 and is an affiliate of Sunshine Gospel Ministries. The mission of Sunshine Enterprises is to foster economically viable communities through training, coaching, and connecting high potential entrepreneurs. With the addition of the proposed new facility, Sunshine Enterprises will be able to increase its capacity to serve residents of the Washington Park and Woodlawn and other 20th Ward communities and expand opportunities for Pop Up retail in the new Sunshine Community Center facility.

II. Developer

Chicago Neighborhood Initiatives

The Applicants have joined with the highly regarded and well-respected firm of Chicago Neighborhood Initiatives to develop the subject site.

CNI's mission includes coordinating resources to improve economic development and increase neighborhood revitalization in Chicago's low to moderate income neighborhoods. CNI's projects include both large- and small-scale real estate development projects, with a focus on providing residents with much needed access to groceries and retail services as well as affordable housing.

CNI's commitment is clearly evident in its continuing efforts in the long-term revitalization of the historic Pullman neighborhood. CNI's revitalization efforts include developing the North Austin Community Center, the Pullman Community Center, a 135,000 sq. ft. recreation and education complex and Mansueto High School in Brighton Park. CNI is the developer of the new 160,000 sq. ft. North Austin Community Center established in conjunction with By the Hand Club for Kids. CNI was the master developer of Pullman Park, the 180-acre mixed-use site at 111th and I-94, which includes a 150,000 sq. ft. Walmart, Method Home Products, a LEED Platinum certified plant and the Whole Foods 140,000 sq. ft. distribution center.

III. Existing Site Conditions

The subject property is bounded by i. E. 60th Street on the north, ii. E. 61st Street on the south; iii. S. Martin Luther King Drive on the east, and iv. S. Calumet Avenue on the west.

The subject property consists of a net site area of 180,353 sf. (approximately 4.2 acres) and is vacant and unimproved.

The Subject Property is currently zoned RM5 Residential Multi-Unit District and is owned by the City of Chicago.

IV. Proposed Institutional Planned Development

The Applicant is seeking to establish an Institutional Planned Development, in order to construct a community center campus which will include i. a new 3-story building which will operate as the Sunshine Community Center, ii. outdoor multiuse play, athletic, and golf simulation facilities for the use and enjoyment of Applicant's program participants and the community, and iii. Two (2) 45-space surface parking lots for a total of 92 on-site parking spaces. The Subject Property exceeds 2 acres and will be developed with a community center use, a Mandatory Planned Development is required (§17-8-0505 of Chicago Zoning Ordinance).

A. Proposed Planned Development

The Applicant, Sunshine Gospel Ministries, and Developer plan to construct a community center for use by families, seniors and youth that will participate in its after-school programs and athletic programming. The role of the Sunshine Community Center is to foster community engagement among its neighbors. The community center will serve the communities of Washington Park, Woodlawn and surrounding in and near the 20th Ward of Chicago.

The proposed recreation/community center will include a new 3-story building, containing 77,050 sf. The first floor of the proposed building will include access to health and wellness: fitness center, exercise studios, 2 court gymnasium – multiple sport use; a café/restaurant (small entertainment area); community rooms for gathering, meetings, events (public and private); senior room (ages 60 and up) and multiuse space for Pop Up Retail, and healthy cooking demonstrations. The second floor of the proposed building will programming rooms for media and technology, arts - visual and graphic, recording studio/music, youth lounge, youth program rooms, multiuse programming rooms and gym viewing deck. The third floor of the proposed building will include Applicant's administration offices, Sunshine Enterprises administrative offices and office rental space for future tenancy. The zoning height of the proposed building is forty-one feet, with an overall building height of forty-five (45) feet, 6 inches.

The Applicant's proposed development also includes outdoor multipurpose facilities and seating areas for use and enjoyment by its program participants and the community. Two (2) 45-space surface parking lots, for a total of ninety (90) parking spaces, will be provided for the use and enjoyment of employees and visitors of Applicant's proposed community center and outdoor athletic facilities. Although the proposed community center is located within close proximity of public transportation, the Applicant's multipurpose community center necessitates a higher number of parking spaces (90) than that required. (44). The Applicant plans to host athletic tournaments throughout the year, of which the parents and athletes participating in such tournaments will primarily be arriving via automobile, rather than via public transportation. Furthermore, Applicant's community center will

include large gathering areas in which in addition to the Applicant, the community can utilize in order to host special events and programs attended by individuals who drive (e.g., parents and senior citizens), rather than utilize public transportation. The Applicant also plans to provide convenient parking for its staff, Sunshine Enterprises as well as employees of the proposed café and future tenants, a total of which is anticipated to include 130 full-time and part-time employees.

1. Proposed PD uses

The proposed uses include the following, which are either permitted, special or allowed uses under the B3-1 District.

Parks and Recreation; Community Center, Recreation Buildings and Similar Assembly Uses; Office; Restaurant (Limited); Retail; After-school programming; Entertainment and Spectator Sports, Small venues, Medium venues; Banquet or Meeting Halls; Retail; Indoor Sports and Recreation, Participant; Outdoor Sports and Recreation; Participant; Accessory Parking and related uses.

2. Proposed Right of Way Adjustments

As part of its design of its proposed community center development, the Applicant is seeking approval of the following ROW adjustments (ROW Adjustments), under separate application with the Chicago Department of Transportation (CDOT).

- Vacation of a 16-20' wide north-south public alley that bisects the subject property
- Vacation of an 8' wide east-west public alley that bisects the subject property
- Opening of a 16' wide east-west strip along the western half of the southern boundary of the subject property

As a result of discussions with those involved utilities, Applicant has agreed to the reservation of an easement in the ROW Adjustments Ordinance to benefit ComEd. Furthermore, the Applicant has agreed to provide additional sewer improvements at the site in response to concerns raised by the Department of Water Management regarding drainage at the southern end of the site.

3. Community outreach

In 2021, the Applicant began significant community engagement in the Woodlawn and Washington Park communities, after getting permission from Alderwoman Jeanette Taylor and then-State Representative Lamont Robinson identifying significant state funds designated for a community center development project in

the community. Community residents' input was vital in determining how Applicant's proposed community center campus will best meet their needs. Applicant's community engagement efforts include numerous one-on-one conversations with area residents, community pastors and leaders, conducting community chats during which Applicant presented its proposed development plans based on community input and site assessments gathered. Surveys were disseminated, visits to senior buildings to sit and discuss the project, get input from the seniors, and help them complete surveys, as well as, discussions with youth and visits to area food pantries. The Applicant's proposed development plans were shared and discussed with representatives of various community-related organizations, including, but not limited to, Washington Park Chamber of Commerce/President, Washington Park Field House Manager, Washington Park District Advisory Council/President, School Deans/Administrators (Dyett High School, Washington Park CICS, Fiske Elementary, Dulles School, Carter School of Excellence), the South East Chicago Commission, and area athletic coaches. The Applicant has also discussed its plans with various political officials, who represent the Woodlawn and Washington Park communities. The Applicant's project team successfully completed Alderwoman Jeanette Taylor's Economic Development Teams process with a majority community approval vote for the Sunshine Community Center project announced on December 22, 2023. Letters of support have been provided by: Alderwoman Jeanette Taylor, Senator Mattie Hunter, POAH, South East Chicago Commission, State Representative Lamont Robinson/Past Alderman of the 4th Ward, Grand Crossing Park District, 3rd District CPD, Future Ties, St. Edmunds Redevelopment Corporation, and the Woodlawn Chamber of Commerce. The Applicant continues to engage with the community and will throughout every phase of this project and beyond to foster unity and provide impactful, relevant programming and services that will help the community and its residents to thrive and prosper.

4. Transportation (Transit-Served Location)

The Subject Property qualifies as a Transit-Served Location, as it is located within 1,309 ft. of CTA Green Line Station (400 E. 63rd Street) and within 503 feet of King Drive bus corridor.

5. City Funds or Incentives

The property located at 343-59 E. 60th St./6000-36 S. King Dr./6001-49 S. Calumet Ave. is owned by the City of Chicago. The Applicant, Sunshine Gospel Ministries, is in the process of purchasing the property through the City's Negotiated Sale of City Owned Properties.

The Applicant, Sunshine Gospel Ministries, has secured a \$13.5 million grant from the State of Illinois and is in discussions with the City of Chicago regarding potential city financing sources. The Applicant also is raising funds through private philanthropic financing efforts.

It is projected that \$3.75 million in income tax revenue will be generated by the creation of 150 FTE construction jobs, and approximately \$1 million in income tax revenue will be generated annually by Applicant and Sunshine Enterprises' combined staff of 51 full-time and 52 part-time permanent positions. The future leasable office space and café will generate approximately \$51,000 in annual real estate property taxes, and the total estimated sales tax from the proposed café and entrepreneur participant pop-up program is estimated to generate \$50,000 in sales tax annually.

6. Sustainable Development Policy

Applicants and Developer are aware of the City of Chicago's Sustainable Development Policy for Planned Development projects. The Applicants and Developer will identify the options from the Sustainable Strategies Menu that it will utilize (achieving 100 points) and submit prior to presentation of the proposed Planned Development before the Chicago Plan Commission.

7. MBE/WBE Hiring Strategy

Applicant's proposed community center campus will create 150 temporary, full-time construction jobs. Furthermore, the Applicant and Sunshine Enterprises will increase its total combined staff by 50% for a total of 51 FTE and 52 PTE. Future office tenant use and the proposed café is expected to add 30 employees. In total, the proposed community center campus is projected generate 130+ permanent jobs.

The Applicant and Developer are aware of the City's MBE/WBE policy for Planned Development projects. The City has adopted employment goals of 26% MBE, 6% WBE, 50% City Residency, of which 10% would include residents from the 20th ward.

The Applicant and Developer will develop a strategic plan for marketing those jobs and understands that it will be required to submit its plan to Department of Planning & Development prior to presentation of the proposed Planned Development to the Plan Commission.

8. Washington Park Quality of Life Plan and Woodlawn Plan Consolidation Report

The Washington Park Quality-of-Life Plan and Woodlawn Plan Consolidation Report focus on strategies in providing affordable housing, revitalization of commercial corridors and open space & physical realm; and have identified community resources and recreation as needed community assets. As a welcoming and accessible building, Applicant's community center will serve and provide a safe haven for all ages. The community center will fill a void that currently exists by providing a mix of spaces for youth and senior programming and activities, with a focus on health, wellness, and entrepreneurship opportunities.

The Proposed Development focuses on goals set forth by both above plans by invoking several of its key strategies and recommendations to promote a stronger future. By establishing its proposed community center, the Applicant is further solidifying its presence, and that of its affiliate Sunshine Enterprises, in the community, thus building capacity of nonprofit, cultural and faith-based organizations and ensuring that the community residents benefit from its proposed development. As part of its community-based activities, the Applicant plans to organize beautification and clean-up efforts, thus creating an environment where people are safe and accountable.

With its affiliate, Sunshine Enterprises, Applicant shall create a small business/entrepreneurship center, which will provide instruction and facilitation of pop-up retail opportunities for its local small business entrepreneurial candidates. Applicant plans to increase wellness through educational and intergenerational programs on exercise, sports, recreation, and healthy social interaction, not only within the proposed building but within its outdoor athletic areas. In addition to promoting important health and social wellness, the proposed outdoor areas will provide significant open space which will benefit the entire community.

To engage young people, the Applicant will provide programming which will include day and evening programs linked with life skills and values training, as well as promoting organized sports and recreation through sponsored athletic league tournaments. In order to improve attendance and student achievement, the Applicant shall conduct vocational and entrepreneurial training, as well as creative, performing, and fine arts programs.

Also, with a focus on senior community residents, the Applicant will provide space within its proposed community center, in which seniors can socialize and engage with one another by participating in various programs and activities. By providing a social and interactive outlet, the Applicant is promoting seniors' quality of life which unfortunately is often diminished due to inactivity and seclusion.

With the establishment of its offices within the community center, the Applicant can further promote its existing programs, including the Sunshine Housing Equity Initiative which focuses on three (3) areas of emphasis which include retention, ownership and revitalization and is aimed at supporting its neighbors in building assets for their families and investments in its community.

By establishing its proposed community center, the Applicant promises to celebrate the vibrancy of the neighborhood in ways that support and enrich its residents across generations, priorities, and purposes.

STANDARD PLANNED DEVELOPMENT STATEMENTS

The Planned Development Statements describe the legal regulations and conditions that will control the development of the proposed project. The following statements shall be included in the ordinance; any proposed changes to these statements must be discussed and reviewed with the Chicago Department of Planning and Development. Based on the scope of the project, additional statements (listed at the end of this document) may be required. The following statements must be included in the ordinance:

1. The area delineated herein as Planned Development Number TBD, (Planned Development) consists of approximately 180,352 square feet of property (net site area) which is depicted on the attached Planned Development Boundary and Property Line Map (Property) and is owned or controlled by the Applicant, Sunshine Gospel Ministries.
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.
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, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development 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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement (“Agreement”) by and between the Department of Transportation’s Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by the Department of Transportation’s Division of Infrastructure Management:

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Introduced:	June 12, 2024
Plan Commission:	

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

The Perimeter Restoration Agreement must be executed prior to any Department of Transportation and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the Department of Transportation’s Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the Department of Transportation’s Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This Plan of Development consists of 16 Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Sustainability Matrix; Existing Site Plan, Proposed Site Plan; Landscape Plan; Right-of-Way Adjustment Map; Floor Plans; Roof Plan; Pedestrian & Vehicular Access Plan; Building Elevations (North, South, East and West), Streetscape Elevations, Site Axon and Building Axons prepared by Civic Projects Architecture and dated (date of Plan Commission presentation), submitted herein. Full-sized copies of the Site Plan, Landscape Plan and Building 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 Chicago 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 Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as a Planned Development TBD:
(list uses as they are defined in the Chicago Zoning Ordinance)

Parks and Recreation; Community Center, Recreation Buildings and Similar Assembly Uses; Office; Restaurant (Limited); Retail; After-school programming; Entertainment and Spectator Sports, Small venues, Medium venues; Banquet or Meeting Halls; Retail; Indoor Sports and Recreation, Participant; Outdoor Sports and Recreation; Participant; Accessory Parking and related uses.

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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 Chicago 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 Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions 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 180,352 sf square feet and a base FAR of .43.
9. 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.
10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. 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 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, 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.

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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 Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.

15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises (“M/WBEs”) and city residents to compete for contracts and jobs on construction projects approved through the planned development process. To assist the city in 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 approval 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 Proposal 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 resident hiring (measured against the total construction work 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 job 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 resident participation goals. Third, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents 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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16. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Zoning Administrator shall initiate a Zoning Map Amendment to rezone the property to RM5 Residential Multi-Unit District.

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**PROPOSED INSTITUTIONAL PLANNED DEVELOPMENT
BULK REGULATIONS AND DATA TABLE**

Gross Site Area:	239,874 square feet
Area to be Vacated in the Public Way:	11,383 square feet
Area to be Opened for Public Way:	2,404 square feet
Area of Public Right of Way:	57,118 square feet
Net Site Area:	180,352 square feet.
Maximum Floor Area Ratio:	.43
Allowed Uses:	All uses identified in Statement Number 5
No. of Off-street Parking Spaces:	Total: 90 parking spaces <ul style="list-style-type: none">• Surface lot A: 45• Surface lot B: 45
Bicycle Parking:	44
No. of Loading Berths	1 (10' x 50')
Maximum Building Height:	41 ft. (zoning height)* 45 ft. 6 in. (overall height)
Minimum Setbacks:	In accordance with Site Plan

**Administrative relief for increase in height incorporated into PD per Section 17-13-1003 L(3) of Chicago Zoning Ordinance.*

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Date Introduced: June 12, 2024
Plan Commission:



Sunshine Community Center

6000-50 S. King Dr
Chicago IL 60637

ISSUED FOR: PLANNED DEVELOPMENT

06.12.24

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ARCHITECT
CIVIC PROJECTS
 ARCHITECTURE
 610 South Dearborn Ave
 Chicago, IL 60605
 INFO: 312.467.1000
 WWW.CIVICPROJECTS.COM

Agency
Sunshine Gospel Ministries
 3479 East 66th St
 Chicago, IL 60637
 INFO: 773.486.1111
 WWW.SUNSHINEGOSPEL.COM

Date Issued:
 June 12, 2024
 For Comments

Revisions	
REV	DESCRIPTION
DATE	DATE

DATE PRINTED: 06/12/24

Sheet Name
COVER

PDO.0

Architect
CIVIC PROJECTS
 ARCHITECTURE
 610 South Dearborn Ave
 Chicago, IL 60605
 info@civicprojects.com

Applicant
Sunshine Gospel Ministries
 34579 East 60th St
 Chicago, IL 60648
 773.486.1111
 Chicago, IL 60648

Date Issued/Last
 June 12, 2024

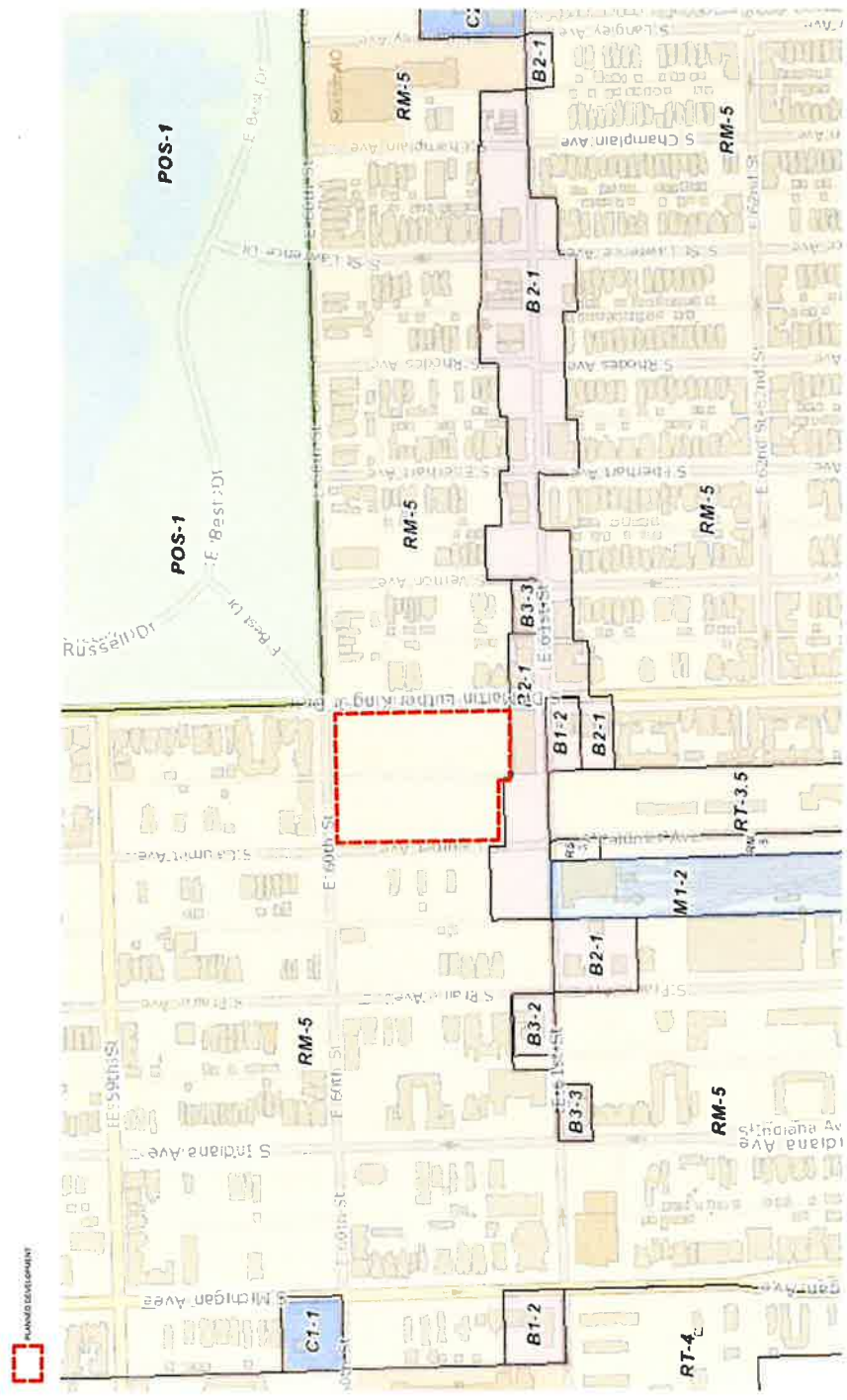
Plan Commission

REVISION	DESCRIPTION	DATE

DATE PRINTED: 06/12/24

Sheet Name
EXISTING ZONING MAP

PDO.1



PLANNED DEVELOPMENT

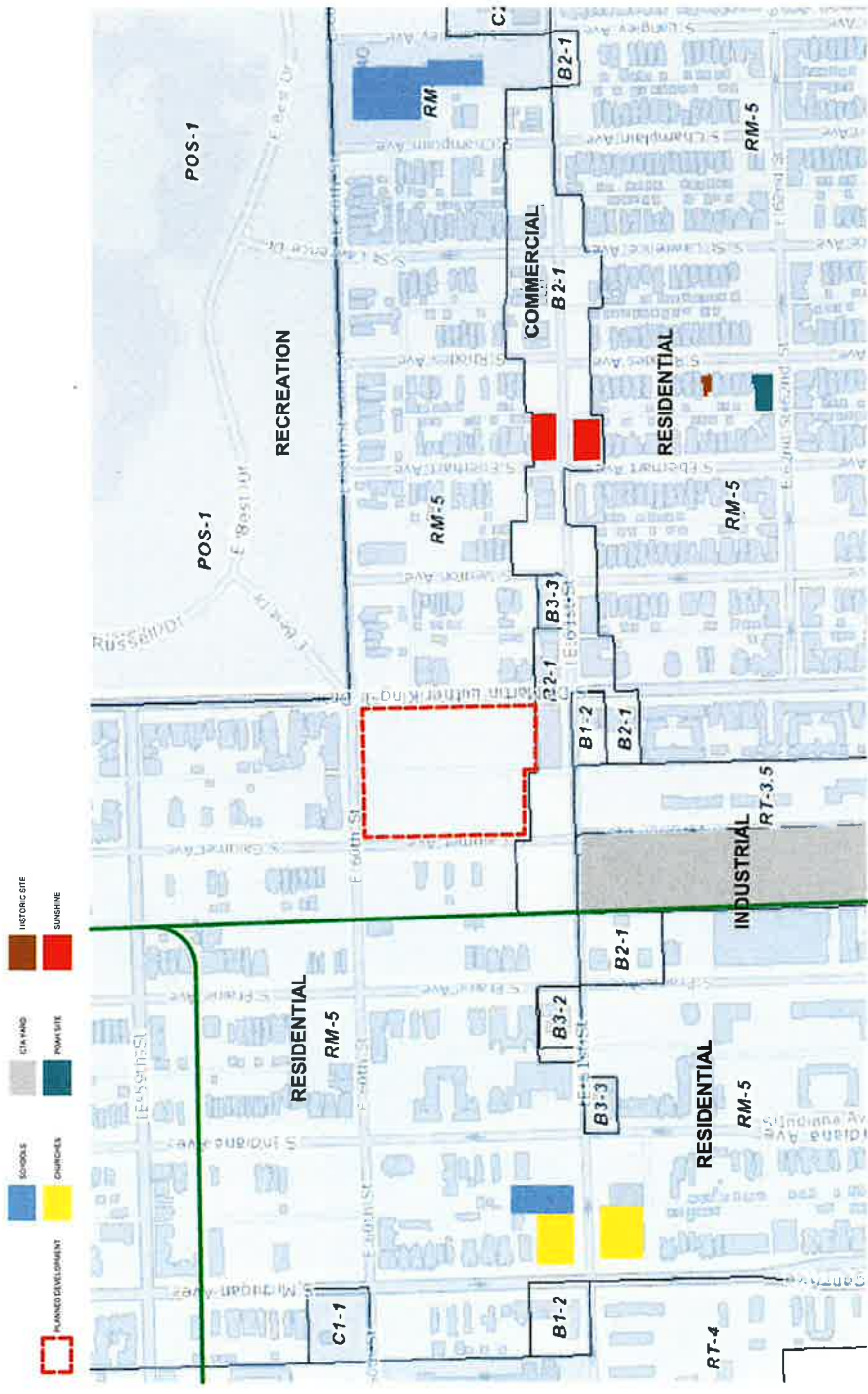
EXISTING ZONING MAP



REV	DESCRIPTION	DATE

DATE PRINTED: 6/12/24

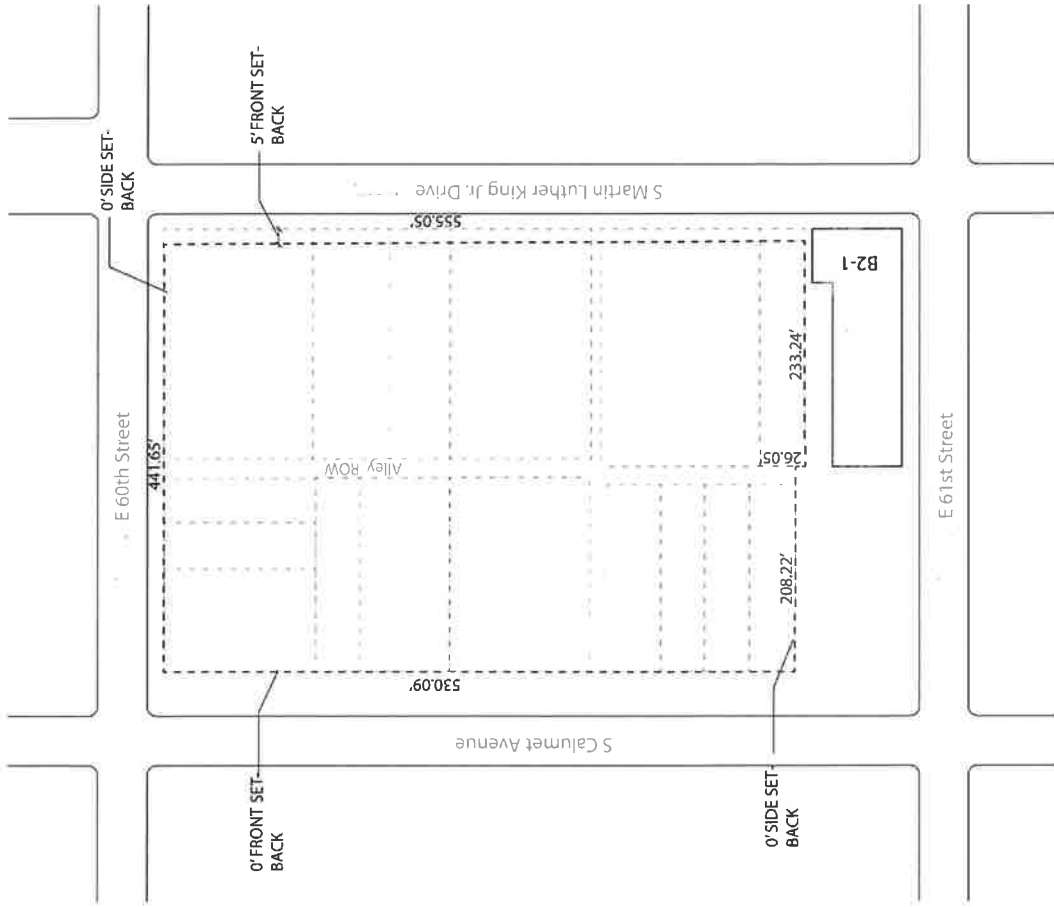
LAND USE MAP
PDO.2



EXISTING LAND USE MAP



PLANNED DEVELOPMENT



Architect
CIVIC PROJECTS
 ARCHITECTURE
 6101 South Boulevard Ave
 Chicago, IL 60637
 info@civicprojects.com

Applicant
Sunshine Gospel Ministries
 3442 79th East 60th St
 60649 65th Street Dr
 Chicago, Illinois 60637

Date modified
 June 12, 2024

Plan Commission

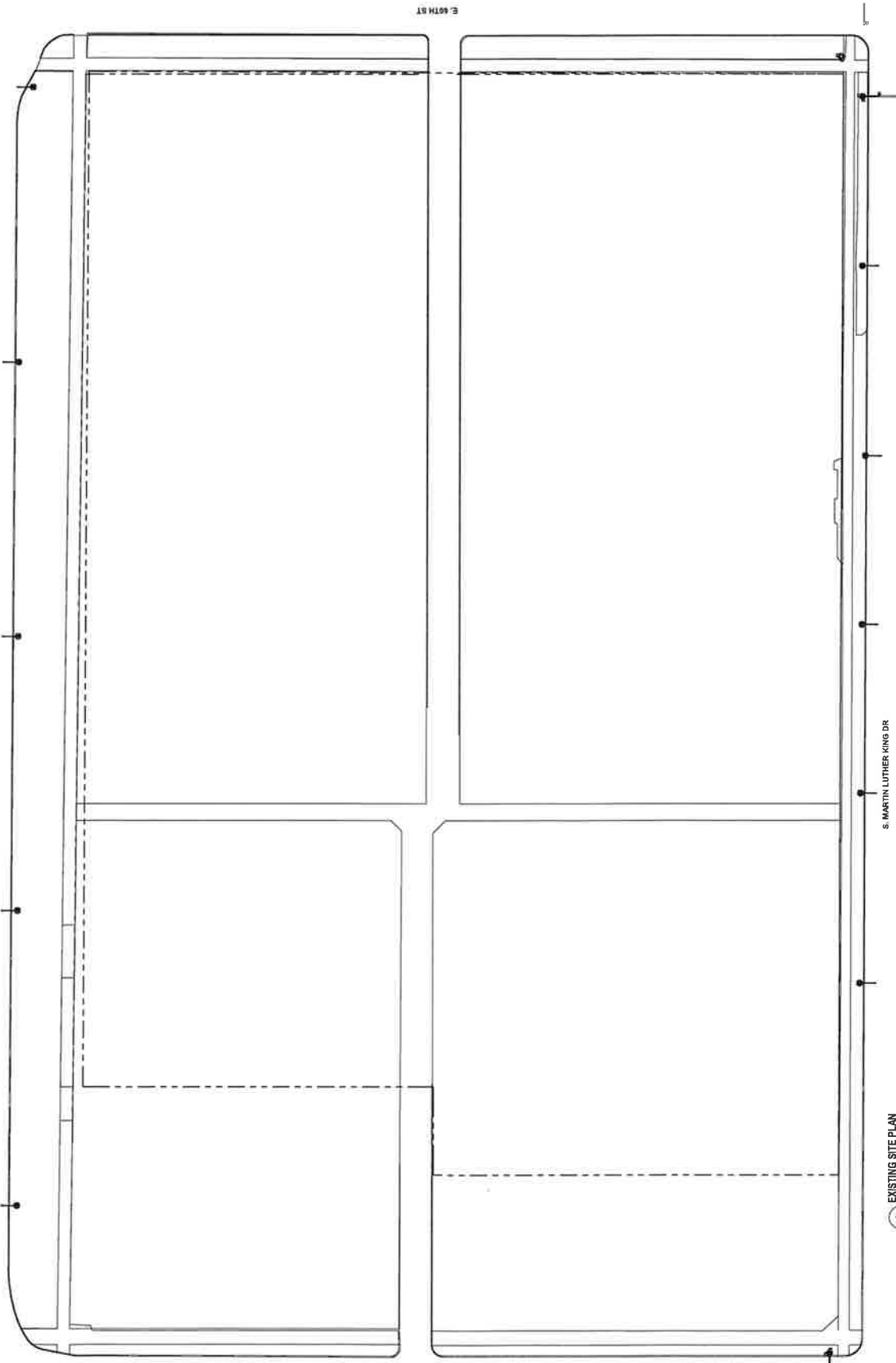
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DATE PRINTED: 06/12/24

Sheet Name:
PD BOUNDARY MAP
PDO.3

PD BOUNDARY MAP
 1/8" = 1'-0"

S. CALUMET AVE



1 EXISTING SITE PLAN
3/64" = 1'-0"

S. MARTIN LUTHER KING DR

E. 61ST ST

E. 60TH ST

ARCHITECT
CIVIC PROJECTS
 ARCHITECTURE
 6100 South Blackstone Ave
 Chicago, Illinois 60637
 info@civicprojects.com

Applicant
Sunshine Gospel Ministries
 3457 N. East 62th St.
 6000 S. South Dr., Main Lower Reg. D
 Chicago, Illinois 60637
 (773) 486-6867

City/Project/Case
 June 13, 2024
 Park Commission

REV	DESCRIPTION	DATE

DATE PRINTED: 06/12/24

Sheet Name
EXISTING SITE PLAN

PD1.0

Architect
CIVIC PROJECTS
 ARCHITECTURE
 6100 South Buckwheat Ave
 Denver, CO 80231
 (303) 733-8887
 info@civicprojects.com

Client
Sunshine Gospel Ministries
 34579 East 60th St
 Greenwood Village, CO 80120
 (303) 755-1111
 info@sunshinegospel.com

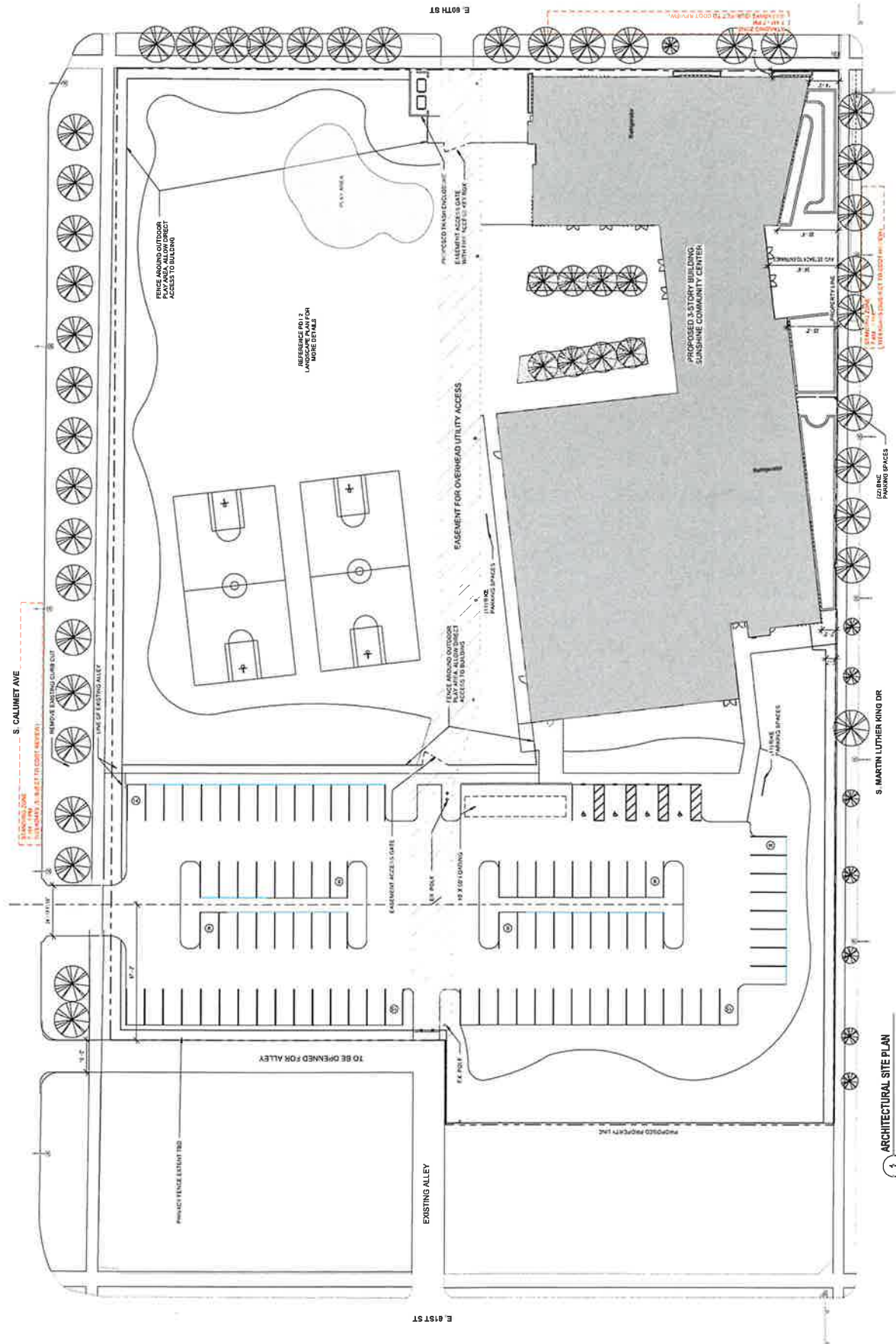
Date Issued:
 June 12, 2024
 Plan Commission

REV	DESCRIPTION	DATE

DATE PRINTED: 06/12/24

Sheet Name
SITE PLAN

PD1.1



1 ARCHITECTURAL SITE PLAN
 3/64" = 1'-0"

CIVIC PROJECTS

ARCHITECT
CIVIC PROJECTS
 ARCHITECTURE
 6100 South Blackstone Ave
 Chicago, Illinois 60637
 info@civicprojects.com

Sunshine Gospel Ministries

APPLICANT
 34579 East 60th St
 6000 S. South Dr. Maria Luther King Dr
 6304-45 South Calumet Ave
 Chicago, Illinois 60621

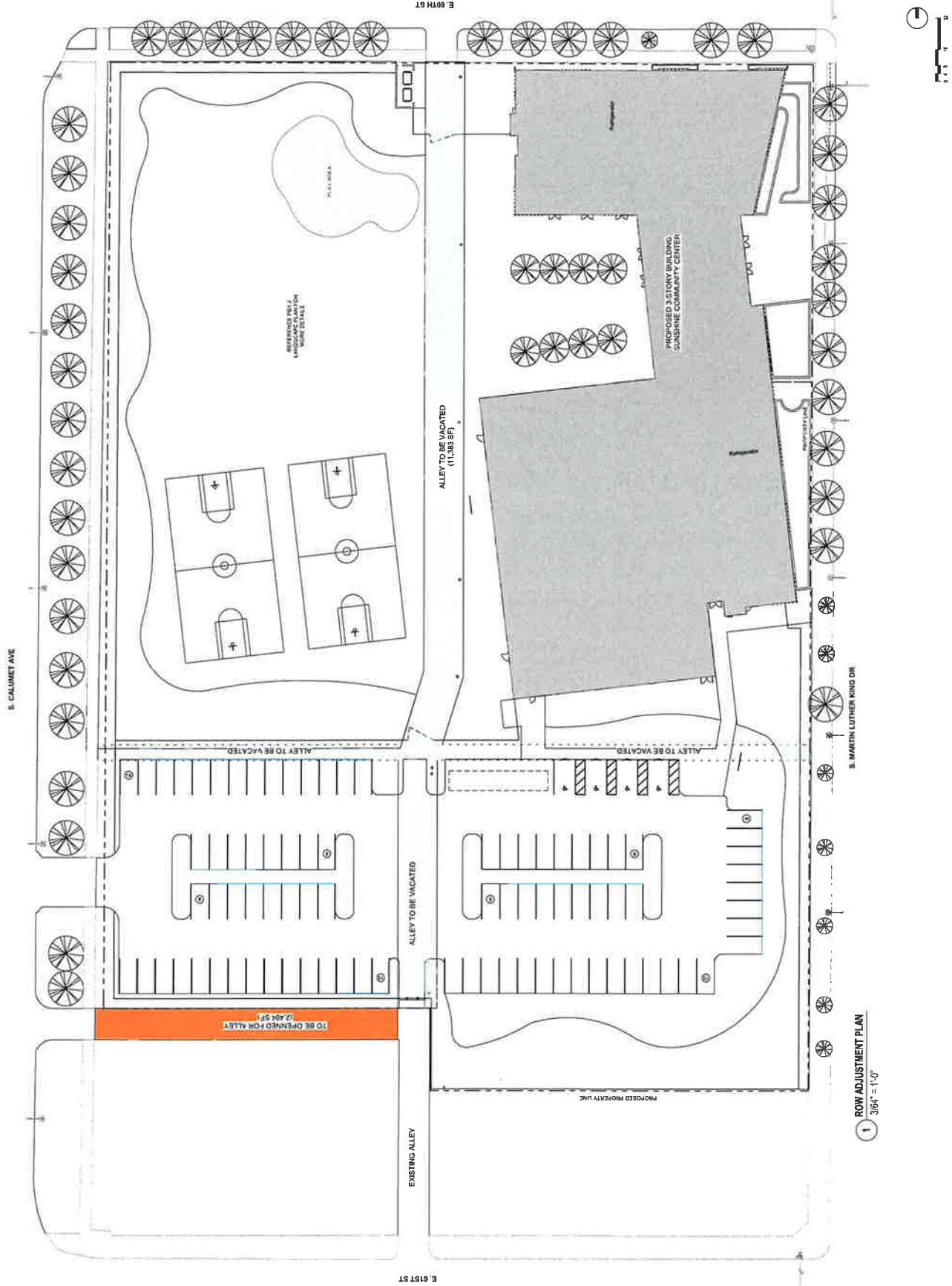
Date modified: June 12, 2024
 Plan Commission

REV	DESCRIPTION	DATE

DATE PLOTTED: 06/12/24

Sheet Name
ROW ADJUSTMENT PLAN

PD1.3



1 ROW ADJUSTMENT PLAN
 3/6" = 1'-0"

CIVIC PROJECTS
 ARCHITECTURE
 6101 South Blackstone Ave
 D-103 - Suite 10307
 Englewood, CO 80150

Sunshine Gospel Ministries
 Applicant
 345 79 East 63rd St.
 6006 S1 South Dr. Mount Laurel, NJ
 08054-1004
 (609) 261-1887

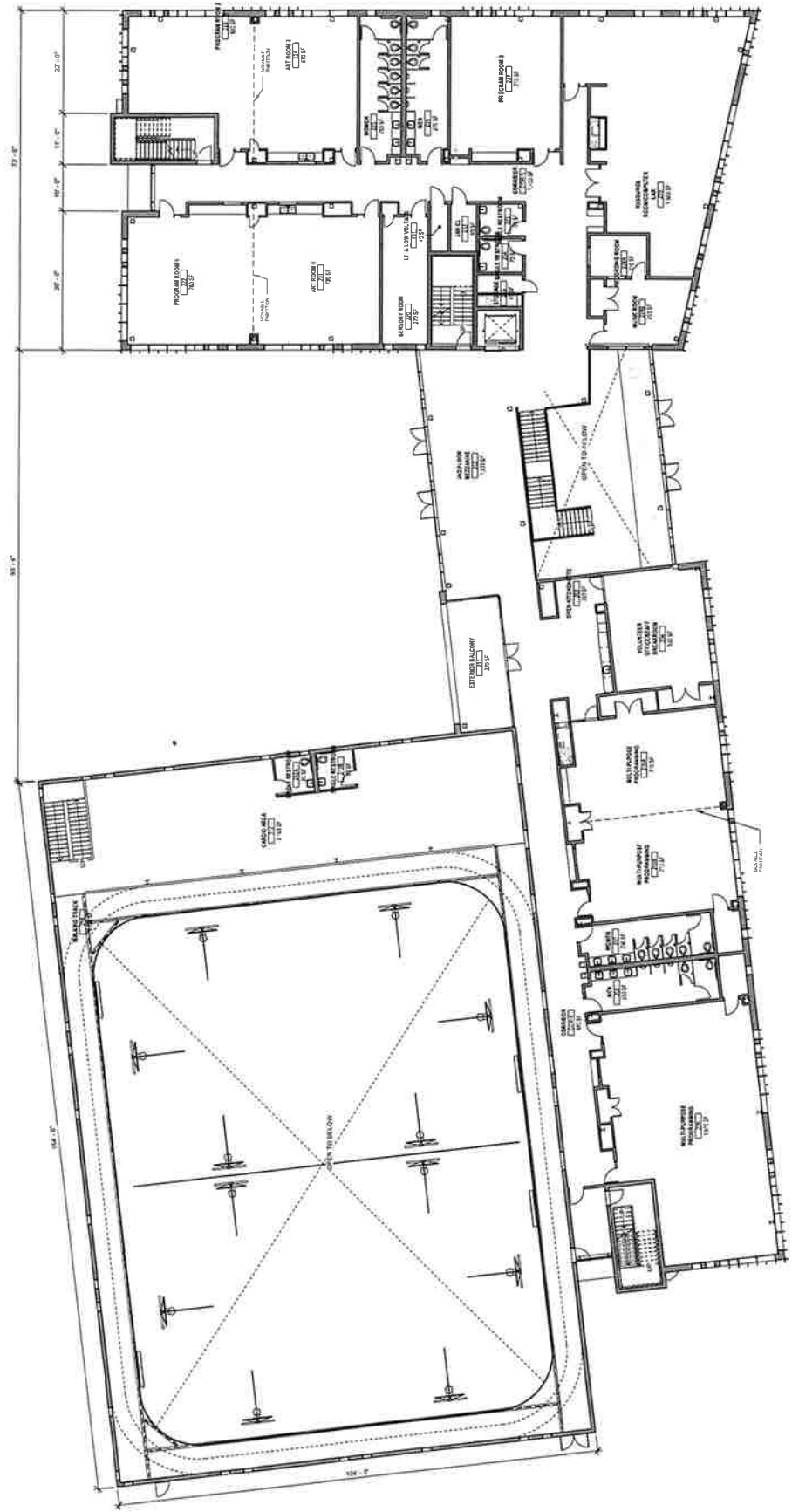
DATE: 06/14/2018
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 PER: Commission

REV	DESCRIPTION	DATE

DATE PRINTED: 06/12/18

Sheet Name
2ND FLOOR PLAN

PD2.1



1 SECOND FLOOR PLAN
 Not To Scale

Architect
CIVIC PROJECTS
 ARCHITECTURAL
 670 Clark Boulevard Ave
 Chicago, IL 60635-3507
 Tel: 312.467.4400
 www.civicprojects.com

Applicant
Sunshine Gospel Ministries
 342 79 East 67th St
 60635-3500
 8000 55th Street, Main Level King Dr
 Chicago, IL 60637

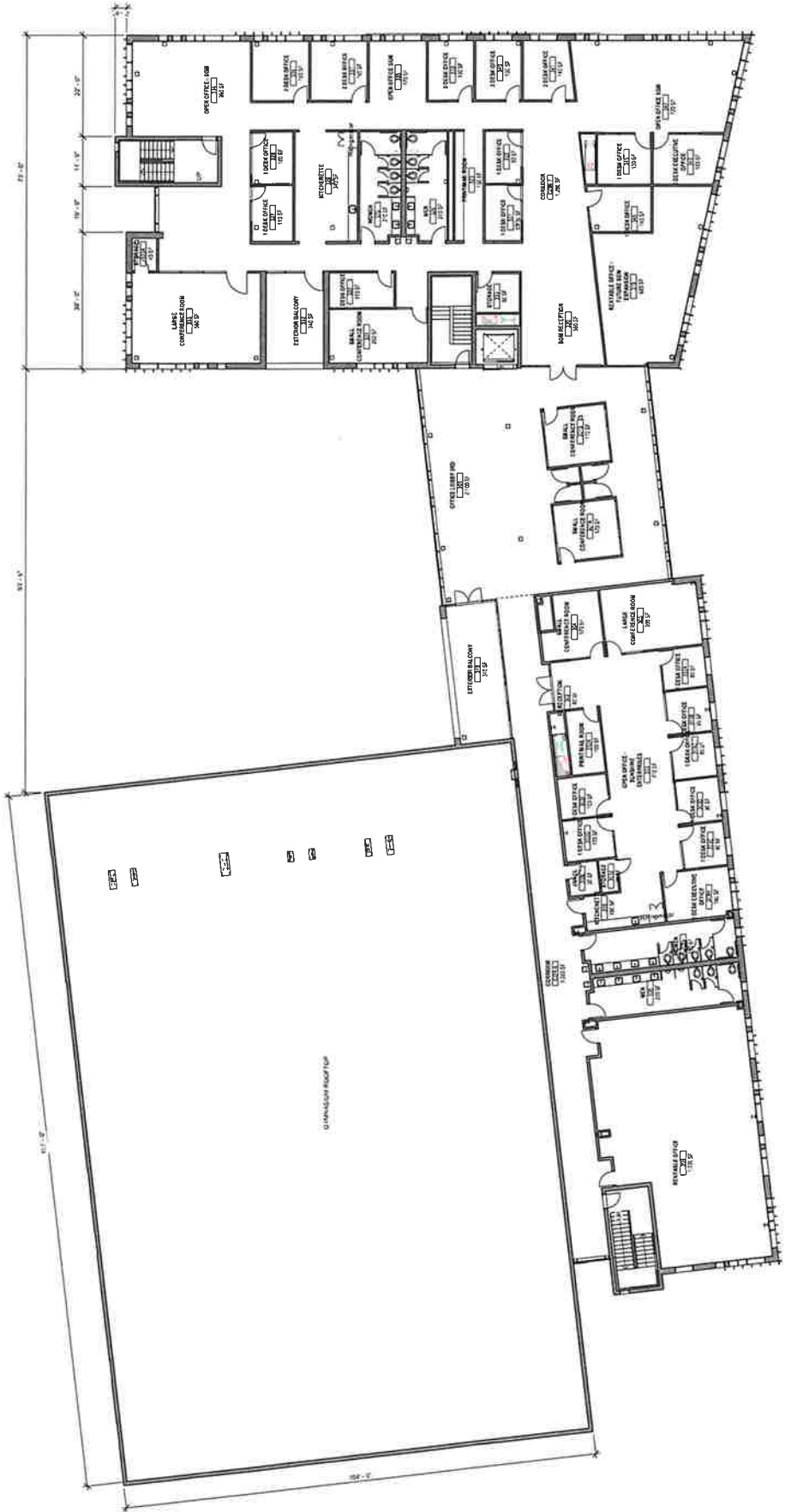
Prepared by
 J.P. 12.2024
 Plan Commission

REV	DESCRIPTION	DATE

DATE PRINTED: 08/12/24

Sheet Name
3RD FLOOR PLAN

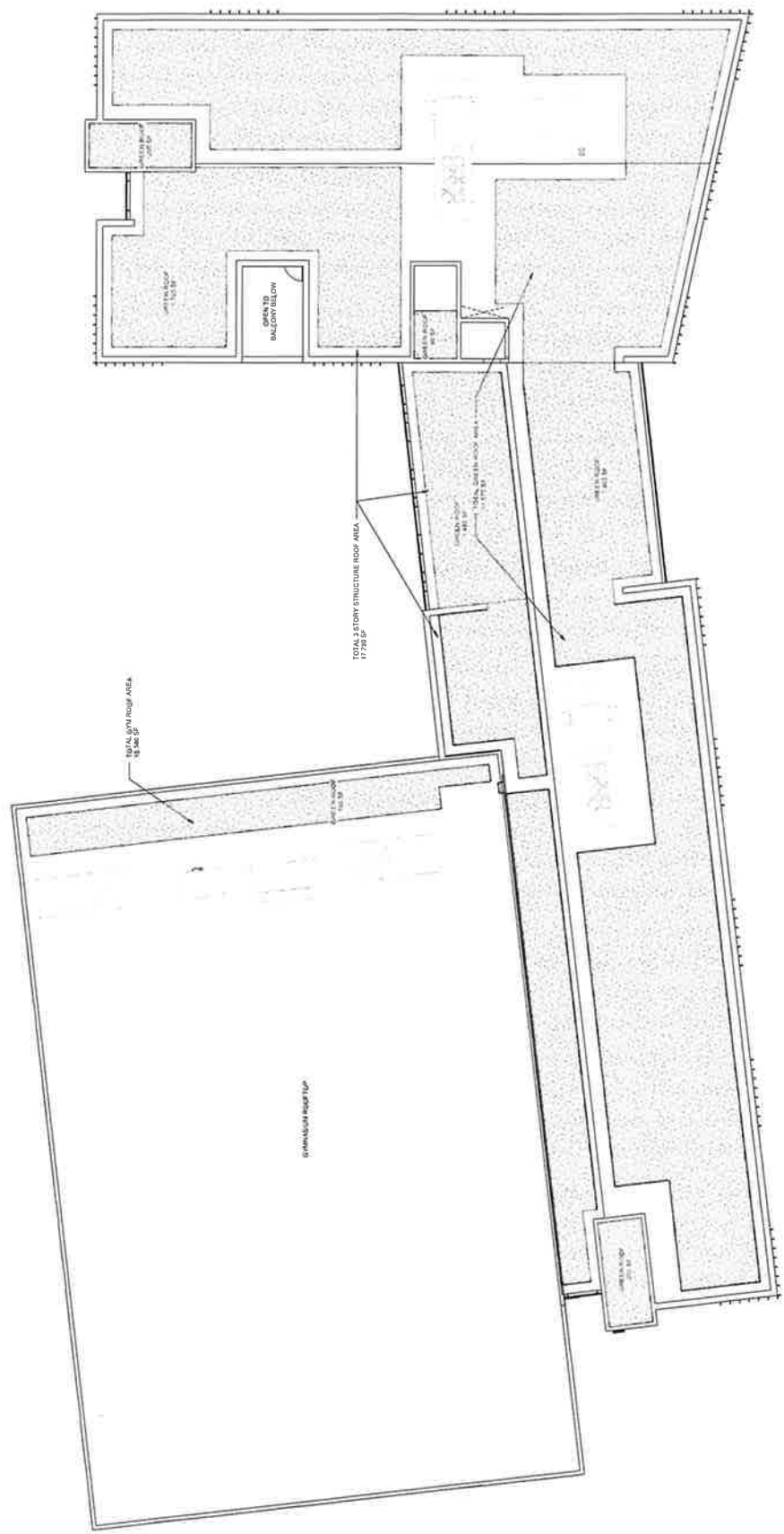
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1 THIRD FLOOR PLAN
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REV	DESCRIPTION	DATE

DATE PRINTED: 06/12/24



1 04 ROOF PLAN.PD
 Not To Scale

Architect
CIVIC PROJECTS
 ARCHITECTURE
 6100 South Blueburn Ave
 Chicago, Illinois 60637
 info@civic-projects.com

Applicant
Sunshine Gospel Ministries
 345 79 East 67th St.
 5306 59 South Dr. Main, Linden Park Dr.
 6043 93 South Calumet Ave
 Chicago, Illinois 60637

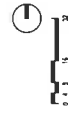
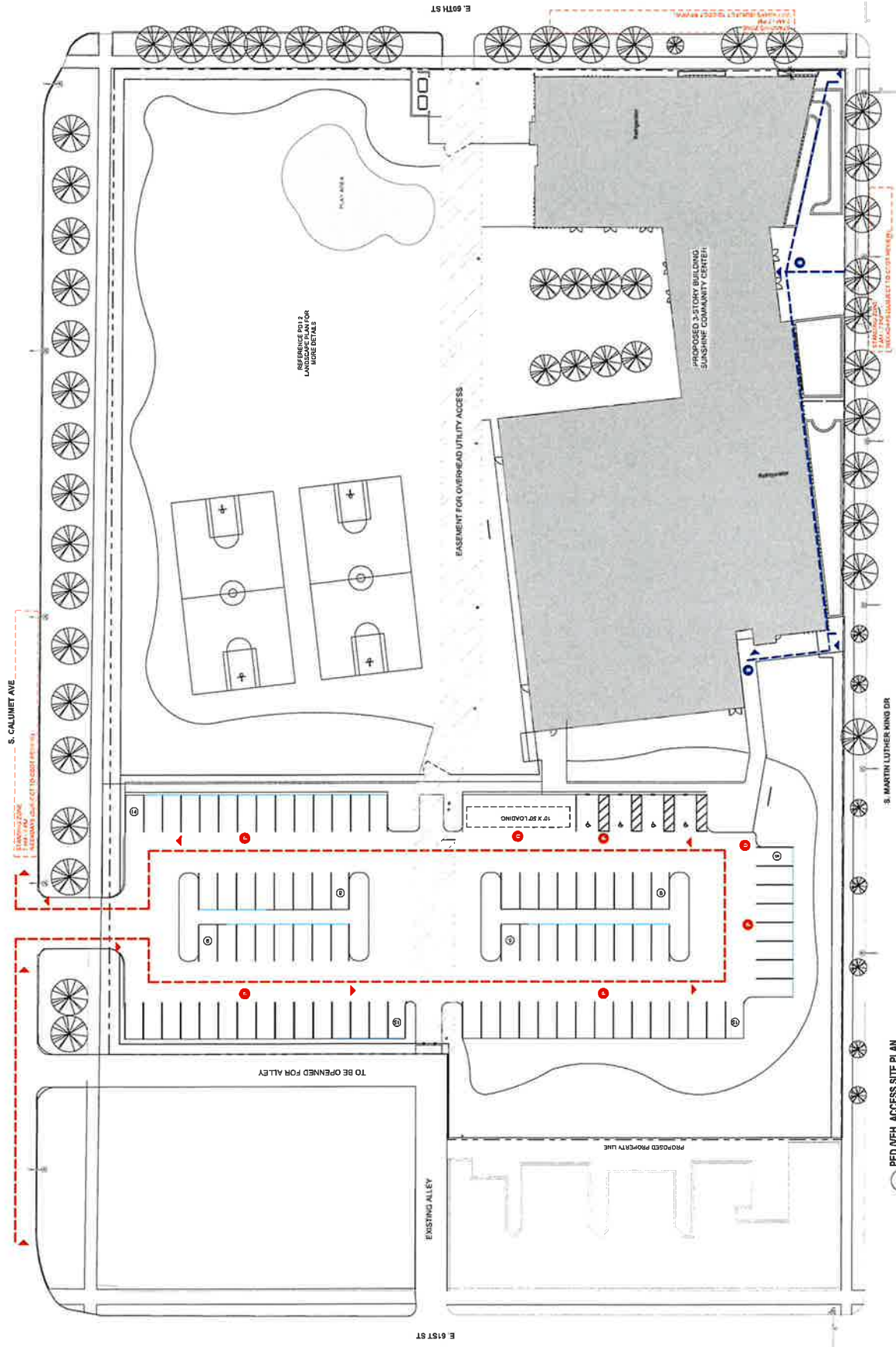
Date enclosed
 June 12, 2024
 Plan Commission

REV	DESCRIPTION	DATE

DATE PRINTED: 06/12/24
 Sheet Name

SITE PLAN - PED/VEH ACCESS

PD2.4



- 1** 3/8" = 1'-0"
- PED/VEH. ACCESS SITE PLAN**
- ACCESS LEGEND**
- VEHICLE ACCESS
 - - - PEDESTRIAN ACCESS
 - BUILDING ENTRY
 - PARKING
 - DROP OFF ZONE

REFERENCE PLAN 2 FOR MORE DETAILS

EASEMENT FOR OVERHEAD UTILITY ACCESS

PROPOSED 3-STORY BUILDING - SUNSHINE COMMUNITY CENTER

10' X 30' LOADING

TO BE OPENED FOR ALLEY

PROPOSED PROPERTY LINE

E 61ST ST

S. CALUMET AVE

S. MARTIN LUTHER KING DR

E 60TH ST

ARCHITECT
CIVIC PROJECTS
 ARCHITECTURE

6101 South Blackstone Ave
 Chicago, IL 60637
 (773) 442-2000
 cps@cps-projects.com

APPARATUS
Sunshine Gospel Ministries

31677 East 82nd St
 Suite 100, Willow Springs, IL
 60090
 (708) 439-1000
 Chicago, IL 60553

DATE: 06/14/24
 JOB #: 2024

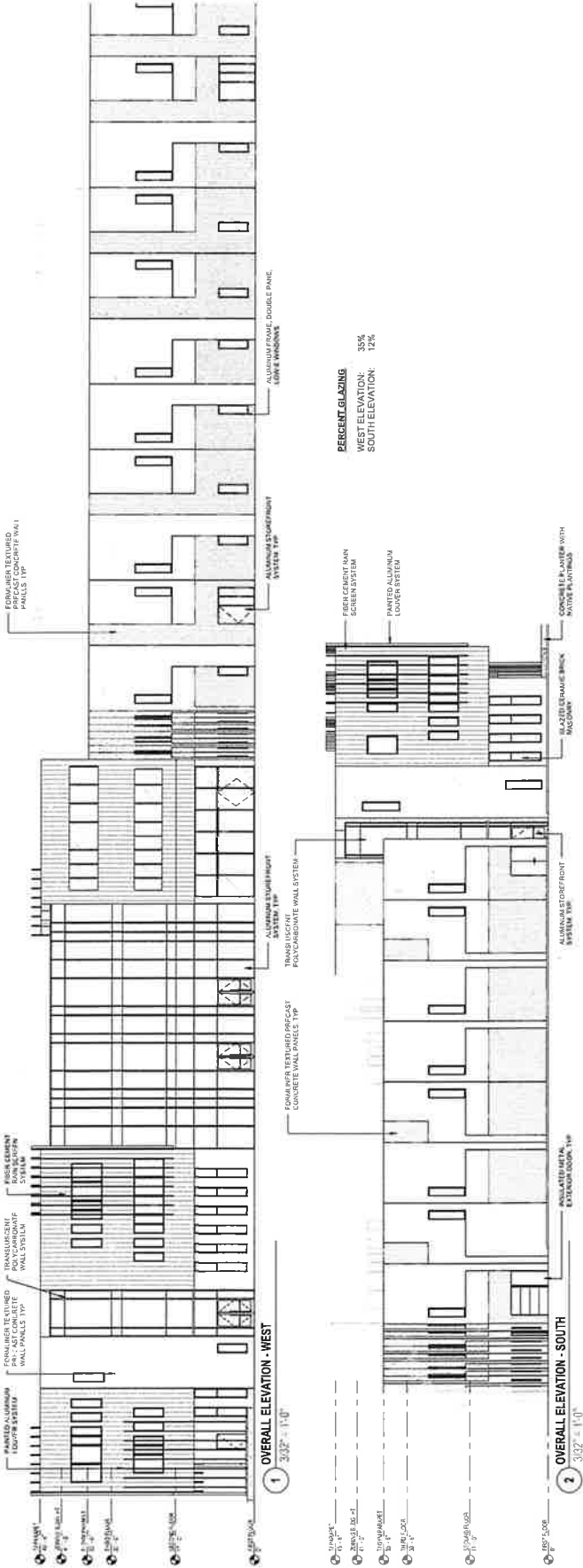
PLAN COMMUNICATOR

REV	DESCRIPTION	DATE

DATE PRINTED: 06/12/24

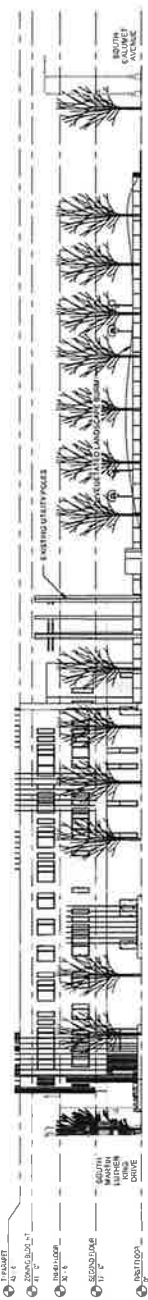
PROJECT NAME:
BUILDING ELEVATIONS

PD3.1





1 STREET ELEVATION - EAST
Not To Scale



2 STREET ELEVATION - NORTH
Not To Scale

Architect
CIVIC PROJECTS
 ARCHITECTURE
 610 SOUTH BURNHAM AVE
 CHICAGO, IL 60605
 info@civicprojects.com

Applicant
Sunshine Gospel Ministries
 34279 East 66th St
 60655-1505
 773.487.1000
 Chicago, Illinois 60637

Drawn/Checked
 June 18, 2018

Per City/Agency

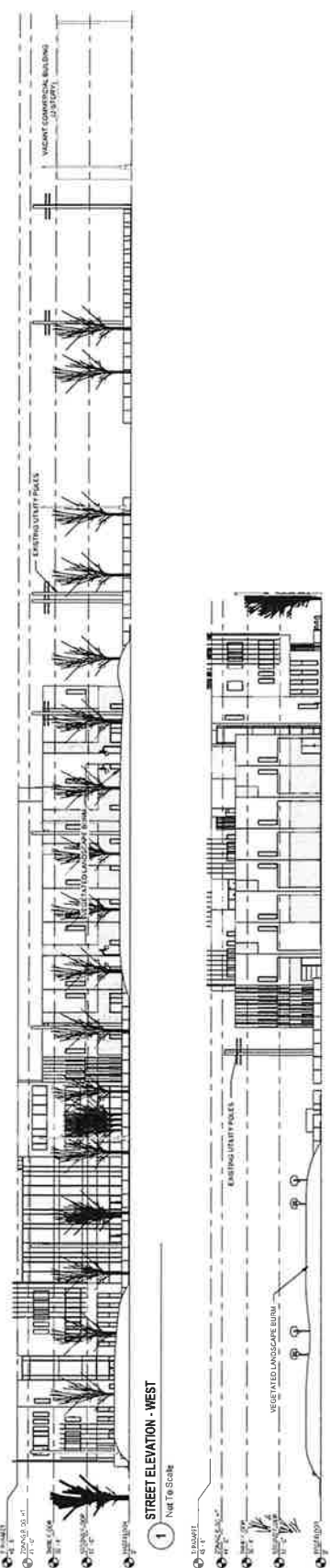
REV	DESCRIPTION	DATE

DATE PLOTTED: 06/12/18

Sheet Name
STREETSCAPE ELEVATIONS

PD3.2





1 STREET ELEVATION - WEST
Not To Scale

2 STREET ELEVATION - SOUTH
Not To Scale

Architect
CIVIC PROJECTS
 ARCHITECTURE
 810 South Buckhorn Ave
 Fort Worth, TX 76104
 info@civicprojects.com

Applicant
Sunshine Gospel Ministries
 34079 East 8th St
 60604-1435 Sun Prairie, WI 53188
 608.785.8800
 info@sunshinegospel.com

Date Issued:
 JUNE 18, 2024
 Per Commission

REV	DESCRIPTION	DATE

DATE PRINTED: 06/18/24

Sheet Name
STREETSCAPE ELEVATIONS

PD3.3





2 RENDERING VIEW AT MAIN ENTRY

CIVIC PROJECTS
 ARCHITECTURE
 6100 West 12th Avenue
 Denver, CO 80202
 info@civicprojects.com

Sunshine Gospel Ministries
 3457 West 68th St
 Denver, CO 80221
 600-43 Southgate Ave
 Denver, CO 80221

DATE RENDERED
 APR 12, 2024

Per Commission

REV	DESCRIPTION	DATE

DWG PRINTED ON 12/4

Sheet Name
EXTERIOR RENDERING
PD9.0



2 RENDERING VIEW AT SOUTH ENTRY

ACTIVE
CIVIC PROJECTS
ARCHITECTURE
610 South Bascom Ave
Suite 200
Palo Alto, CA 94301

Project #1
Sunshine Gospel Ministries
3137 Sycamore St
San Jose, CA 95128
3101 Alameda Ave, Suite 400
Chicago, IL 60637

Site Model
June 12, 2024

Pen Gammisch

REV	DESCRIPTION	DATE

DATE PRINTED: 28.12.24

Site Name

EXTERIOR RENDERING

PD9.1

Architect:
CIVIC PROJECTS
 Architecture
 6100 South Loop West, Suite 200
 Dallas, Texas 75216
 info@civicprojects.com

Applicant:
Sunshine Gospel Ministries
 1917 W. Elm Street
 Dallas, Texas 75224
 800 South Lamar Ave
 Dallas, Texas 75215
 Design # 103 6837

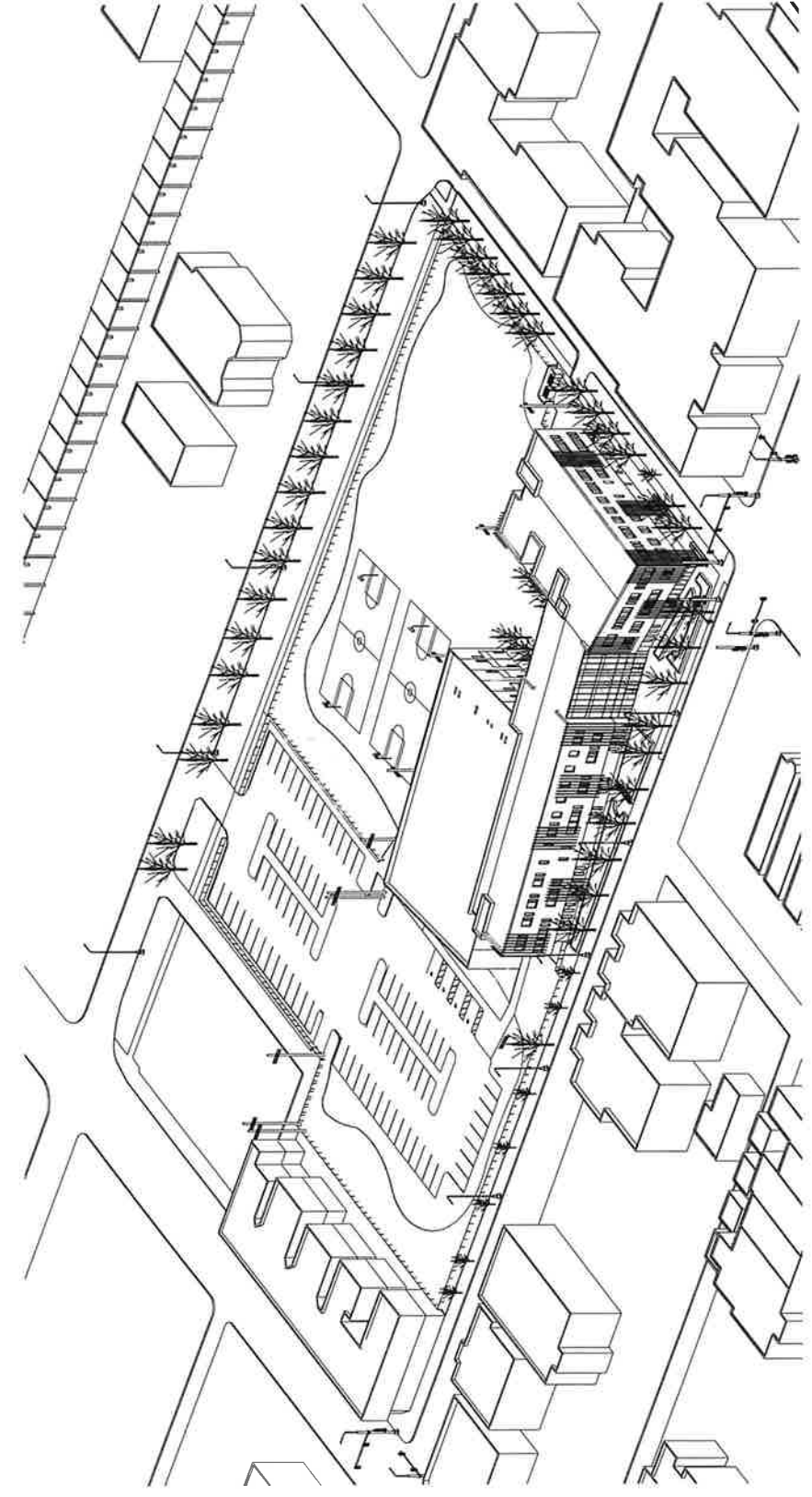
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 Per Commission

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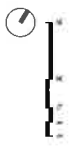
DATE PLOTTED: 28.12.24

Sheet Name:
SITE AXON

PD9.2



1 PD SITE AXON
 Not To Scale



Architect
CIVIC PROJECTS
ARCHITECTURE
6119 South Bluemore Ave
Chicago, Illinois 60637
info@civicprojects.com

Applicant
Sunshine Gospel Ministries
34579 East 62nd St.
60009 South D. Merrill Luther King Dr
630145 South Calumet Ave
Chicago, Illinois 60637

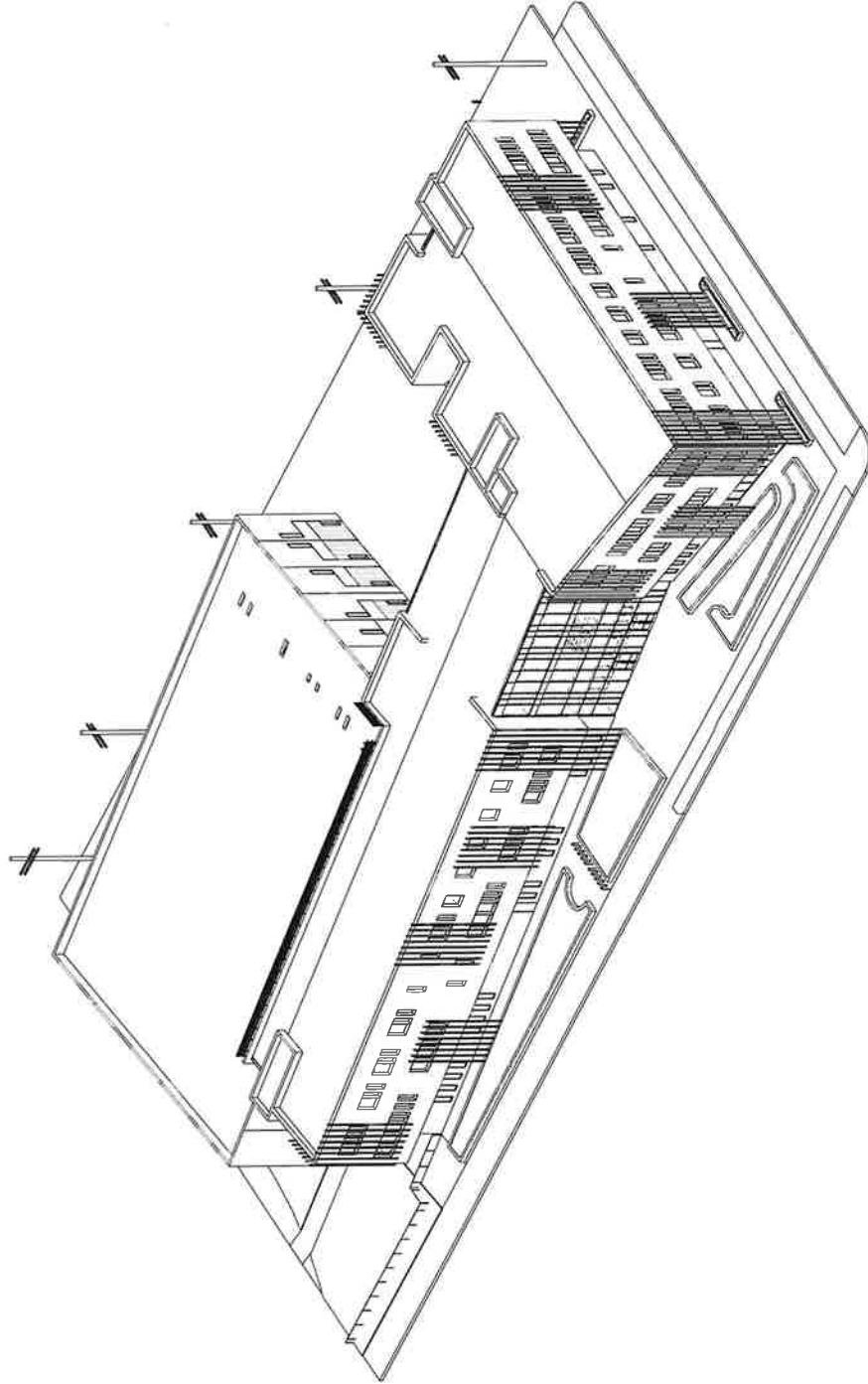
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June 12, 2014
Plan Commission

REV	DESCRIPTION	DATE

DATE PRINTED: 06/12/14

Sheet Name
BUILDING AXON NW

PD9.3



1 PD_BUILDING AXON NW
Not To Scale

