

A-8266

45908

JOURNAL--CITY COUNCIL--CHICAGO

3/29/2017

Reclassification Of Area Shown On Map No. 8-G.
(Application No. A-8266)
(Common Address: W. 31st St. And S. Halsted St.)

B3-2

[O2016-8733]

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 of the Institutional Planned Development Number 1045 District symbols and indications as shown on Map Number 8-G in the area bounded by:

a line 75 feet south of and parallel to West 31st Street; South Halsted Street; a line 183 feet north of and parallel to West 33rd Street; and the alley next west of and parallel to South Halsted Street,

to those of a B3-2 Community Shopping District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

~~*Reclassification Of Area Shown On Map No. 9-G.*
(As Amended)
(Application No. 19060)
(Common Address: 3911 To 3925 N. Sheridan Rd.
And 943 To 957 W. Dakin St.)~~

~~[SO2016-8638]~~

~~*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 of the B1-2 Neighborhood Shopping District and C1-2 Commercial Shopping District symbols and indications as shown on Map Number 9-G in the area bounded by:~~

~~West Dakin Street; the alley next east of North Sheridan Road; a line 155.42 feet south of the south line of West Dakin Street; and North Sheridan Road,~~

~~to those of a B3-5 Community Shopping District.~~

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map Number 8-G.
(As Amended)*

(Application Number A-7043) IPD 1045

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B1-2 Neighborhood Shopping District and B3-2 Community Shopping District symbols and indications as shown on Map Number 8-G in the area bounded by:

a line 75 feet south of and parallel to West 31st Street; South Halsted Street; a line 183 feet north of and parallel to West 33rd Street; and the alley next west of and parallel to South Halsted Street,

to B1-2 Neighborhood Shopping District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B1-2 Neighborhood Shopping District symbols in the area described in Section 1 to Institutional Planned Development Number 1045, which is hereby established in the area above described, subject to such use and Bulk Regulations as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

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

Plan of Development Statements referred to in this ordinance read as follows:

Institutional Planned Development Number 1045.

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development consists of approximately one hundred sixteen thousand six hundred

95538

JOURNAL--CITY COUNCIL--CHICAGO

A-7043
12/13/2006

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map Number 8-G.
(As Amended)*

(Application Number A-7043) IPD 1045

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B1-2 Neighborhood Shopping District and B3-2 Community Shopping District symbols and indications as shown on Map Number 8-G in the area bounded by:

a line 75 feet south of and parallel to West 31st Street; South Halsted Street; a line 183 feet north of and parallel to West 33rd Street; and the alley next west of and parallel to South Halsted Street,

to B1-2 Neighborhood Shopping District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B1-2 Neighborhood Shopping District symbols in the area described in Section 1 to Institutional Planned Development Number 1045, which is hereby established in the area above described, subject to such use and Bulk Regulations as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

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

Plan of Development Statements referred to in this ordinance read as follows:

Institutional Planned Development Number 1045

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development consists of approximately one hundred sixteen thousand six hundred

ninety-three (116,693) square feet (two and sixty-seven hundredths (2.67) acres) net site area which is depicted on the attached Planned Development Boundary, Property Line and Right-of-Way Adjustment Map (the "Property") and which is owned or controlled by the Public Building Commission of Chicago ("Applicant").

2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this planned development. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or their successors, assignees or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this planned development shall be binding upon the Applicant, its successors and assigns, grantees and Lessees, if different than the Applicant, the legal titleholders or 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 titleholder or any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this planned development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property and any ground lessors.
4. This planned development consists of fifteen (15) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan and Landscape Plan; and Building Elevations prepared by Wight and Company, Architects, dated November 16, 2006. Full size sets of the Site and Landscape Plans and Building Elevations are on file with the Department of Planning and Development. The planned development is applicable to the area delineated herein and these and no other zoning controls shall apply.

The planned development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the

requirements thereof, and satisfies the established criteria for approval as a planned development.

5. The uses permitted within the area of delineated herein as "Institutional Planned Development" shall be police station, detention facilities, community rooms, accessory parking and other accessory uses, including a telecommunication tower and associated equipment facilities.
6. Identification and other necessary signs, including temporary construction signs, may be permitted within the area delineated herein as "Institutional Planned Development", subject to the review and approval by the Department of Planning and Development.
7. Off-street parking and off-street loading facilities shall be provided in compliance with this planned development, subject to review and approval of the Departments of Transportation and Planning and Development. A minimum of two percent (2%) of all parking spaces shall be designated for parking for the handicapped.
8. Service drives or other means of ingress or egress, including for emergency vehicles shall be adequately designed and paved in accordance with the Municipal Code and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking within such paved areas or fire lanes. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development.
9. In addition to the maximum height of any building or any appurtenance thereto, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
11. Improvements of the Property, including landscaping, all entrances and exits to the parking area, shall be designed and installed in substantial conformance with the Site and Landscape Plans, Building Elevations and the Bulk Regulations and Data Table attached hereto and made a part hereof. In addition, parkway trees and other landscaping shall be installed

and maintained at all times in accordance with the attached Site and Landscape Plans.

12. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall design, construct and maintain the building located within this planned development consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. The Applicant will incorporate a partial green roof, and use recycled materials with the goal of obtaining L.E.E.D., Gold level certification. The Applicant shall install a vegetative (green) roof on at least fifty percent (50%) of the gross area of the police station roof totaling approximately twelve thousand (12,000) square feet.
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 ("M.O.P.D.") 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 terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor in nature, appropriate, and consistent with the nature of the improvements contemplated in this planned development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Statement by the Commissioner shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
15. Unless substantial new construction on the property has commenced within six (6) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire and the zoning of the Property shall automatically revert to its prior B1-2 Neighborhood Shopping District and B3-2 Community Shopping District designations.

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Site and Landscape Plans; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 95543 through 95551 of this *Journal*.]

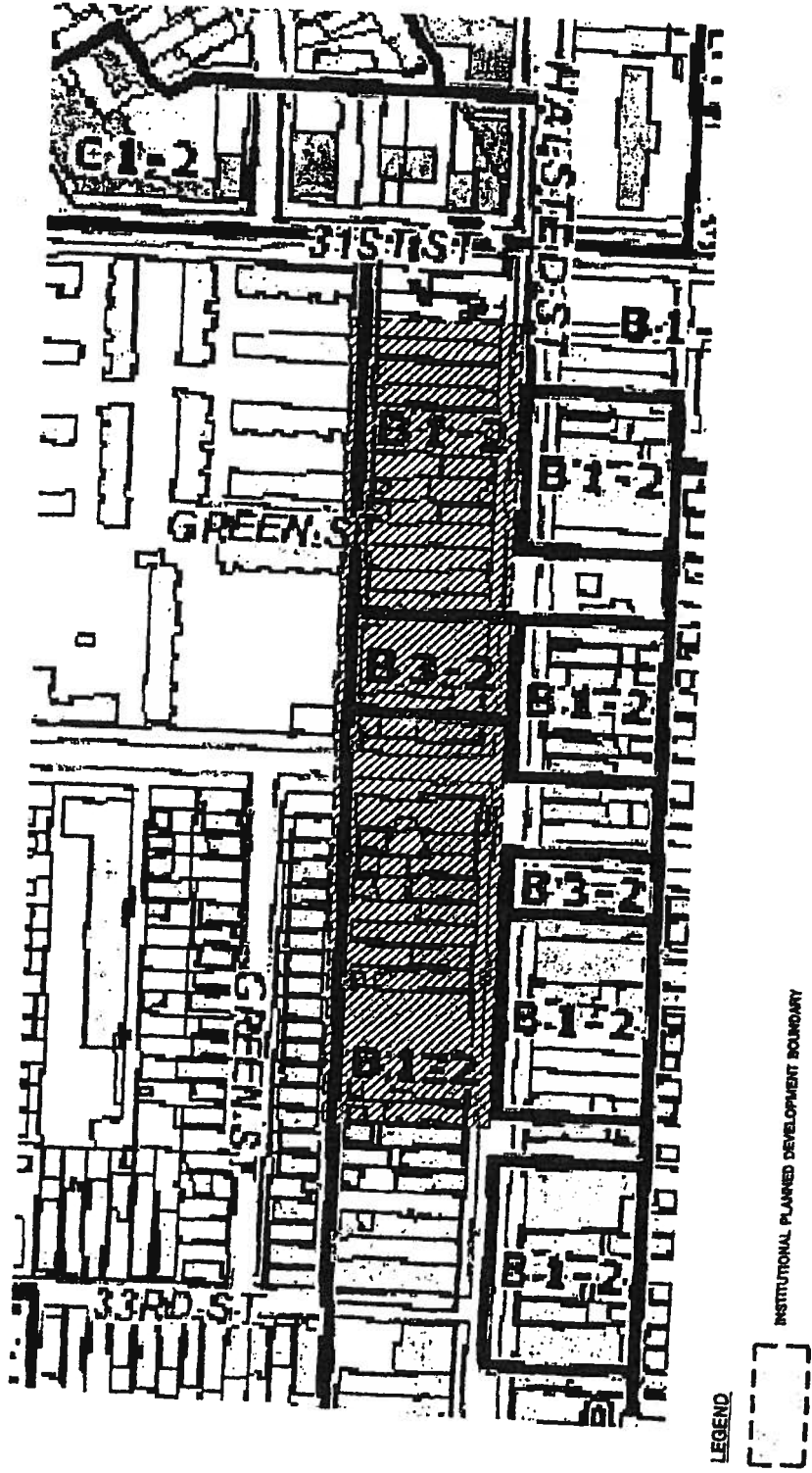
Bulk Regulations and Data Table referred to in these Plan of Development Statements read as follows:

Institutional Planned Development Number 1045.

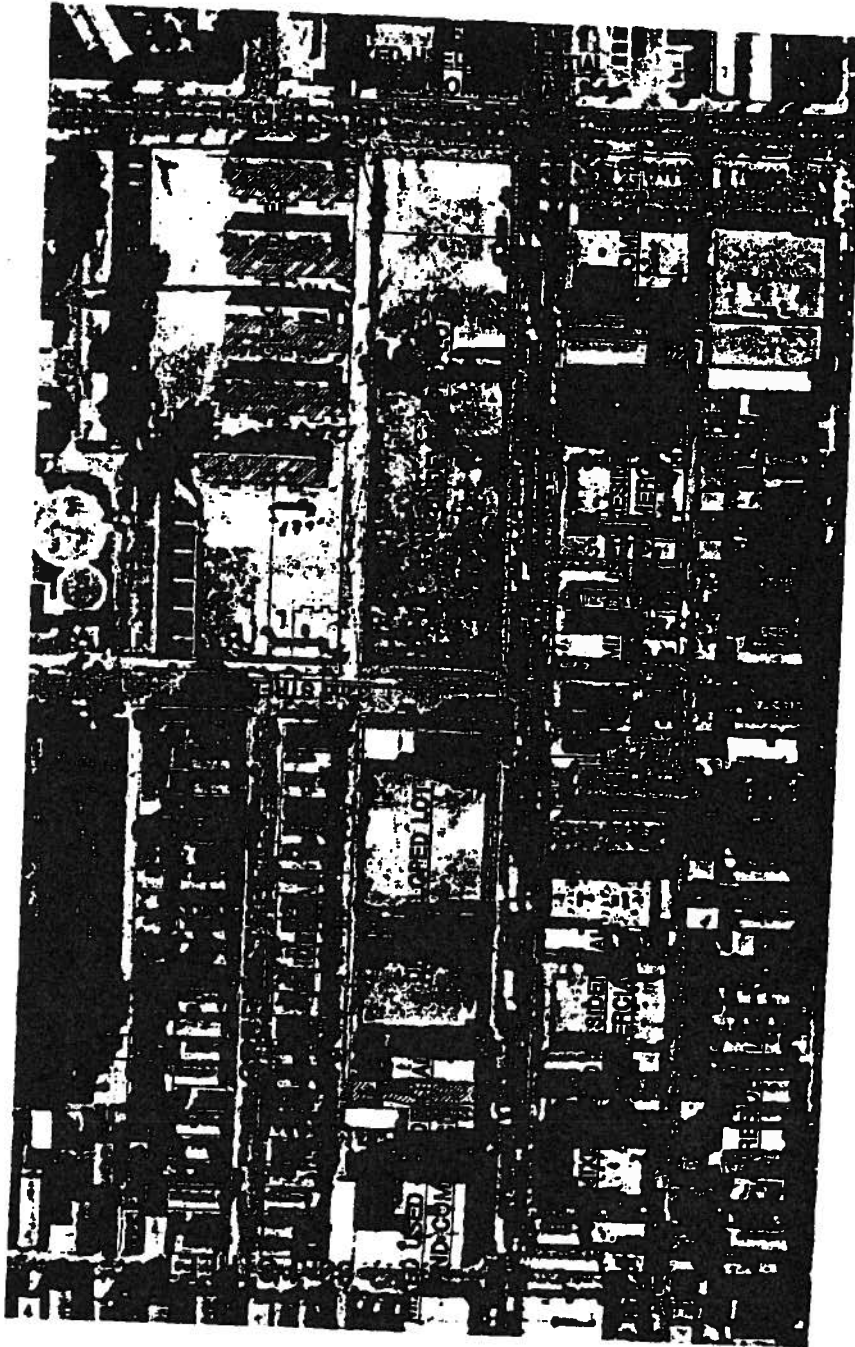
New 9th District Police Station Bulk Regulations And Data Table.

Net Site Area:	116,693.02 square feet (2.67 acres)
Gross Site Area:	153,778.65 square feet (3.53 acres)
Public Area Right-of-Way:	37,085.63 square feet (.8513 acres)
Maximum Floor Area:	2.2
Minimum Number of Off-Street Loading Spaces:	1 at 10 feet by 25 feet
Minimum Number of Off-Street Parking Spaces:	250
Maximum Building Height:	32 feet (excluding mechanical equipment, screening and communication tower)
Minimum Required Setback:	In accordance with the Site Plan
Maximum Percent of Site Coverage:	In accordance with the Site Plan

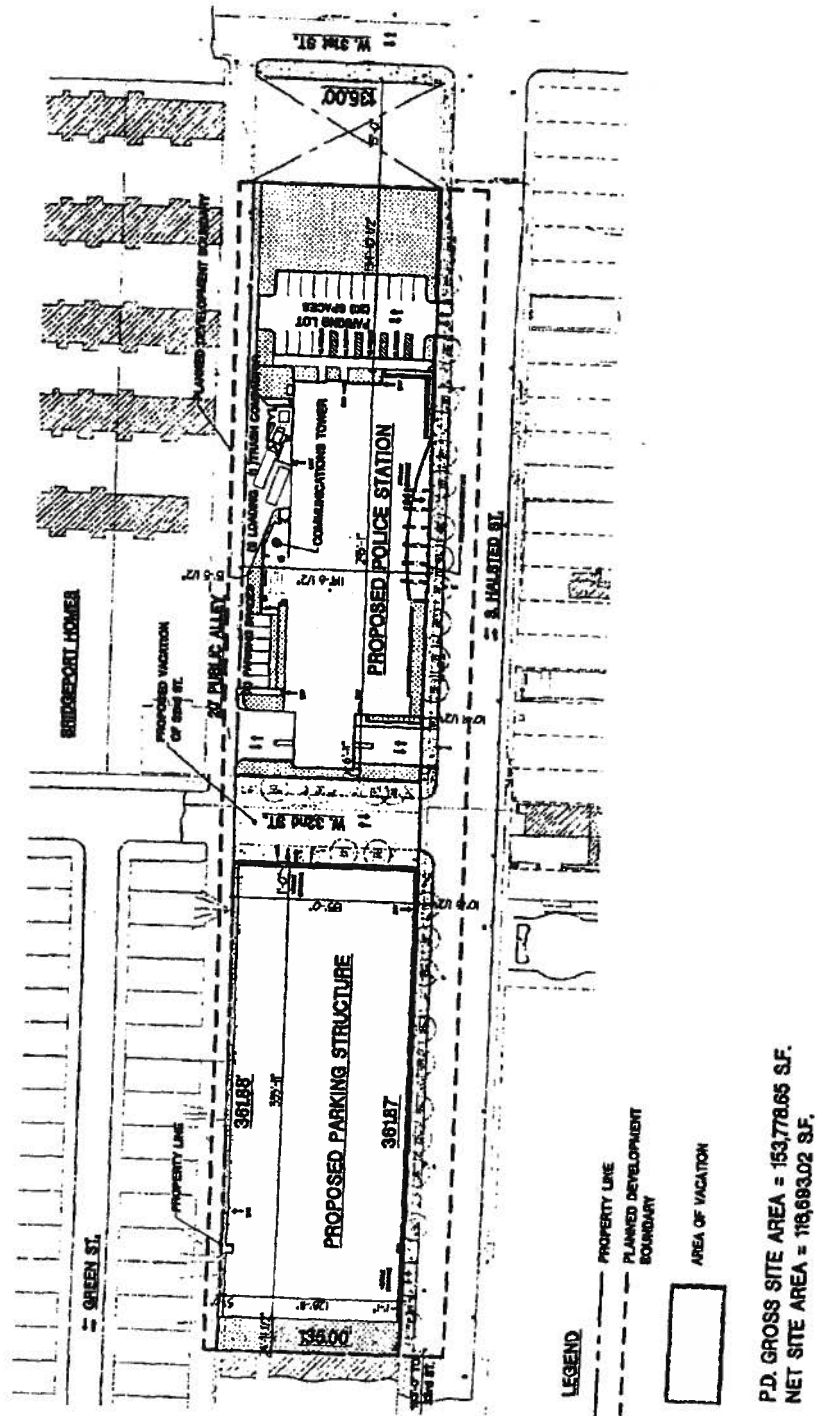
Existing Zoning Map.



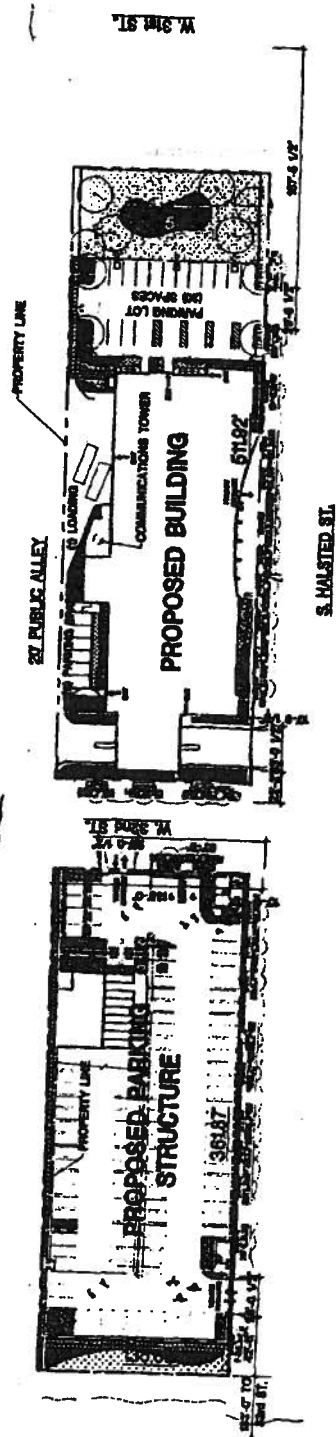
Existing Land-Use Map.



Planned Development Boundary, Property Line
And Right-Of-Way Adjustment Map.












Site And Landscape Plan.

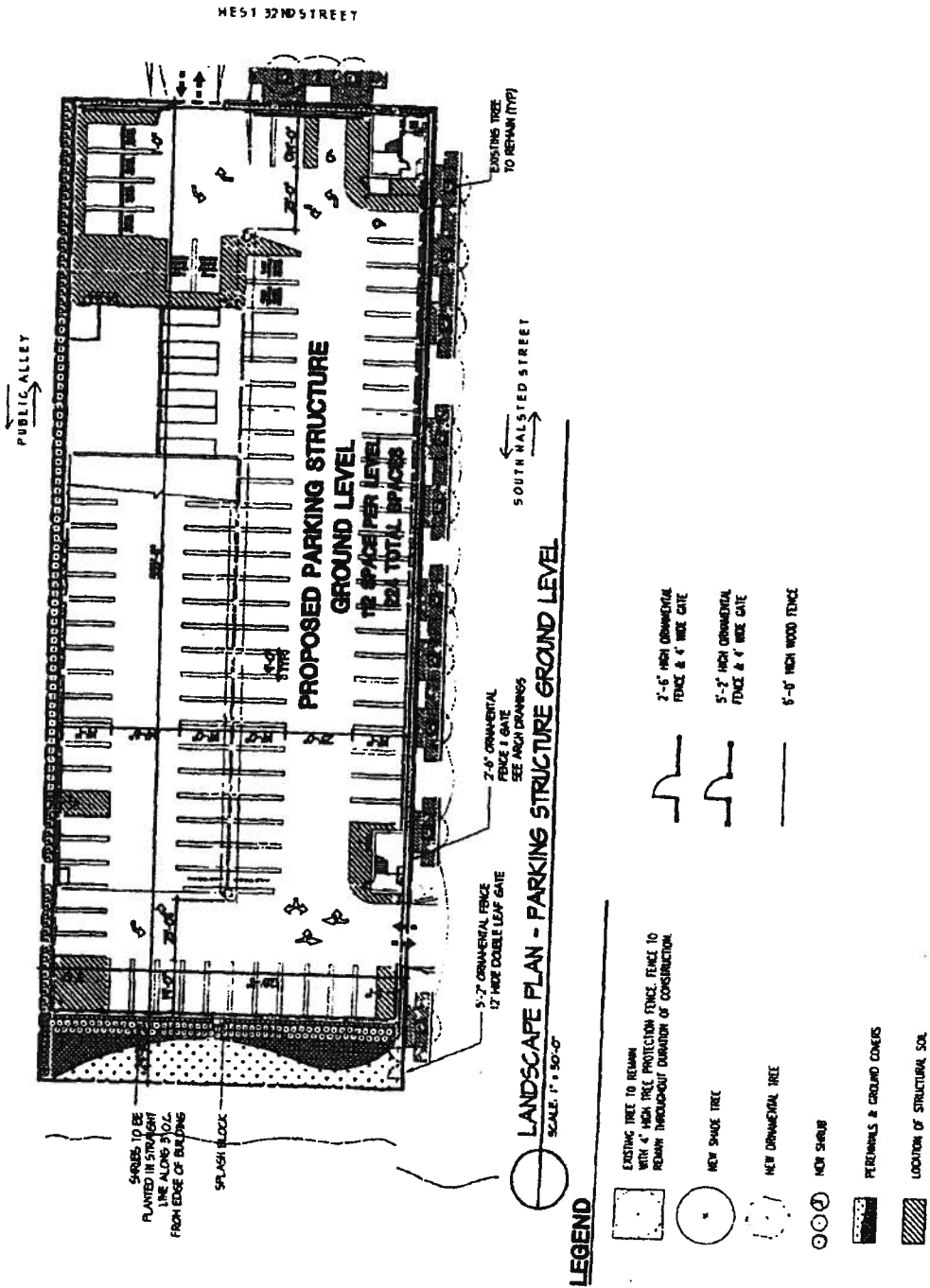


SITE AND LANDSCAPE PLAN
 SCALE: 1" = 100'-0"

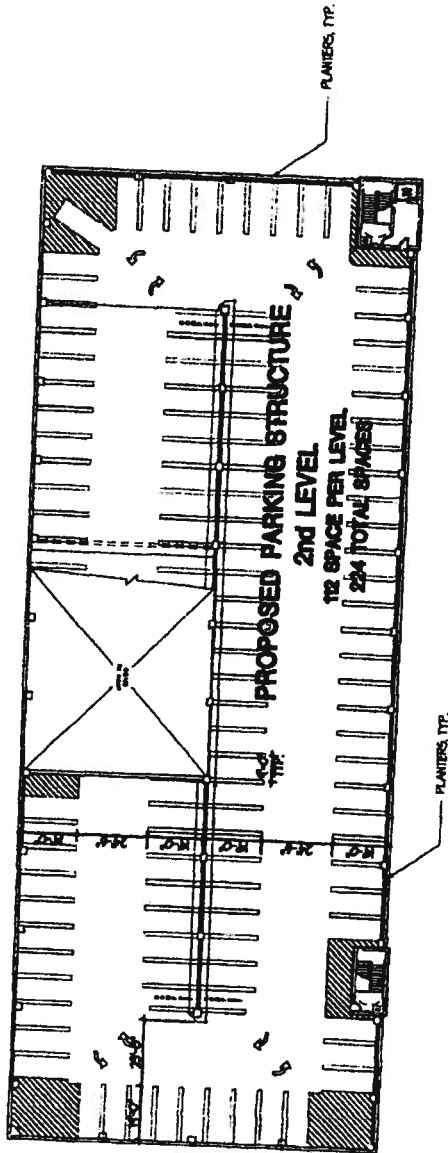
LEGEND

-  EXISTING TREE TO REMAIN WITH 4' HIGH TREE PROTECTION FENCE TO REMAIN THROUGHOUT DURATION OF CONSTRUCTION
-  NEW SHADE TREE
-  NEW ORNAMENTAL TREE
-  NEW SHRUB
-  PERENNIALS & GROUND COVERS
-  LOCATION OF STRUCTURAL SWR
-  7'-0" HIGH ORNAMENTAL FENCE & 4' WIDE GATE
-  5'-0" HIGH ORNAMENTAL FENCE & 4' WIDE GATE
-  6'-0" HIGH WOOD FENCE

Landscape Plan -- Parking Structure Ground Level.












Landscape Plan -- Parking Structure Second Level.



LANDSCAPE PLAN - PARKING STRUCTURE 2ND LEVEL
 SCALE: 1" = 50'-0"

LEGEND

-  EXISTING TREE TO REMAIN WITH 4' HIGH TREE PROTECTION FENCE. FENCE TO REMAIN THROUGHOUT DURATION OF CONSTRUCTION
-  NEW SHADE TREE
-  NEW ORNAMENTAL TREE
-  NEW SHRUB
-  PERENNIALS & GROUND COVERS
-  LOCATION OF STRUCTURAL SOIL
-  2'-6" HIGH ORNAMENTAL FENCE & 4' WIDE GATE
-  5'-2" HIGH ORNAMENTAL FENCE & 4' WIDE GATE
-  6'-0" HIGH WOOD FENCE

