

# PD 1058

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3/14/2007

REPORTS OF COMMITTEES

A-7101  
101245

*Reclassification Of Area Shown On Map Number 14-M.  
(Application Number 16001)*

*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 RS2 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 14-M in the area bounded by:

a line 251.55 feet north of and parallel to West 57<sup>th</sup> Street; South Massasoit Avenue; a line 201.55 feet north of and parallel to West 57<sup>th</sup> Street; and the public alley next west of and parallel to South Massasoit Avenue,

to those of an RS3 Residential Single-Unit (Detached House) District.

SECTION 2. This ordinance takes effect after its passage and approval.

*Reclassification Of Area Shown On Map Number 15-H.*

(As Amended)  
(Application Number A-7101)

IPD 1058

*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 symbols and indications as shown on Map Number 15-H in the area bounded by:

West Glenlake Avenue; North Clark Street; West Peterson Avenue; a line 188 feet west of and parallel to West Clark Street; a line 111.08 feet north of West Peterson Avenue; the alley next west of and parallel to North Clark Street; a line 290 feet north of and parallel to West Peterson Avenue; a line 191 feet west of and parallel to West Clark Street; a line 266 feet south of and parallel to West Glenlake Avenue; a line 114 feet west of and parallel to North Clark Street; a line 118 feet south of and parallel to West Glenlake Avenue; and a line 125 feet west of and parallel to North Clark Street,

to Institutional Planned Development Number 1058, 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 2. 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 1058*

*Plan Of Development Statements.*

1. The area delineated herein as an Institutional Planned Development consists of approximately one hundred thousand nine hundred seventy-three and twenty-two hundredths (100,973.22) square feet (two and three-tenths (2.3) 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) may be made by any party who is authorized by the Applicant, its successors and assigns to seek approval of any amendment, change or modification to this planned development.
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 Bauer Latoza Studio, Architects dated February 15, 2007. 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 fire station and other emergency public service uses including but not limited to: apparatus storage rooms and bays for fire department, medical (ambulances) and other City equipment, sleeping quarters (bunk rooms), dining and cooking facilities, offices and workout facilities for City personnel, indoor and outdoor training facilities, towers and cabinets for drying hoses, command center, emergency communication rooms and other associated and accessory uses relating thereto.
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 accessible parking.
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 covering thirty-three percent (33%) of the net roof area (approximately three thousand eight hundred fifteen (3,815) square feet), install twenty (20) solar panels on the roof for heating hot water to be used on site and use recycled materials with the goal of obtaining L.E.E.D. Silver level certification.
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, this planned development shall expire and the zoning of the Property shall automatically revert to its prior B1-2 Neighborhood Shopping District.

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101249

[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line and Right-of-Way Adjustment Map; Site and Landscape Plans -- Fire Station and Training Area; and Building Elevations referred to in these Plan of Development Statements printed on pages 101250 through 101258 of this *Journal*.]

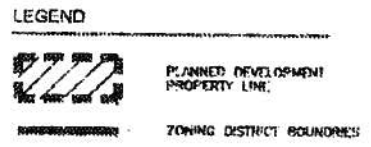
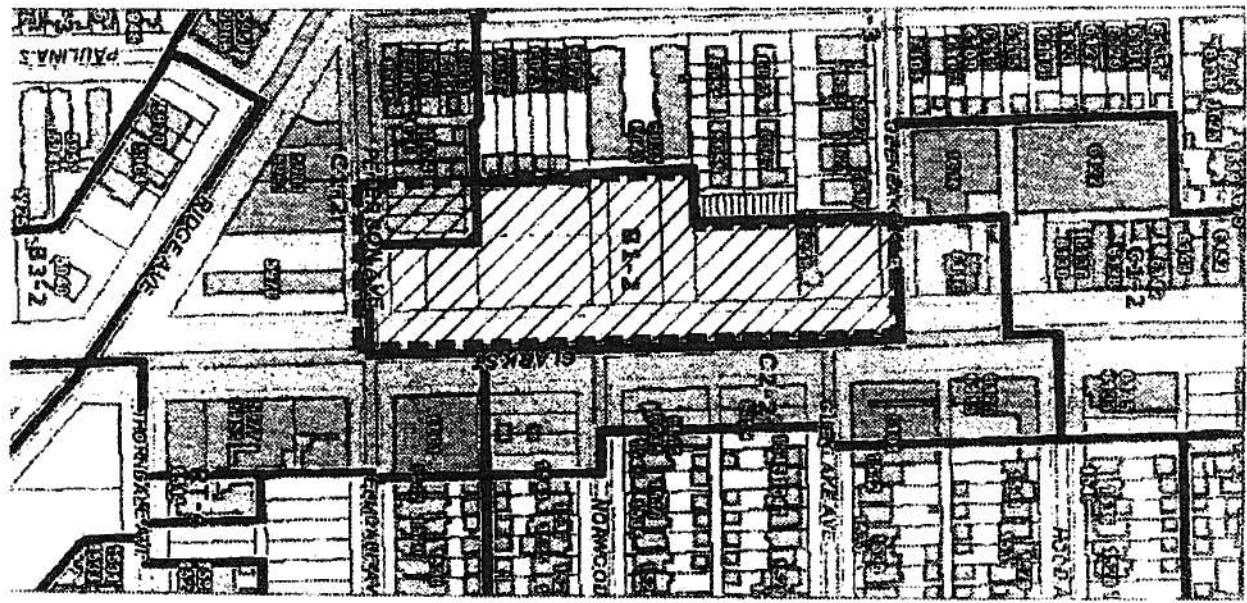
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Institutional Planned Development Number 1058.*

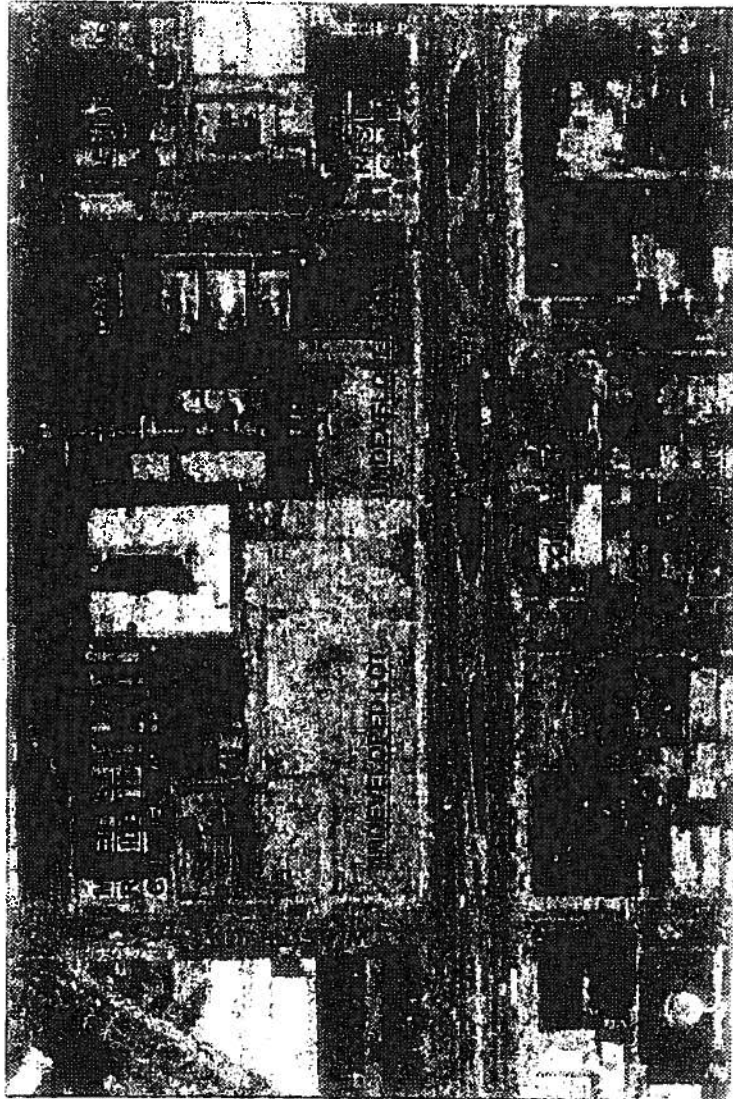
*New Engine 70 Fire Station Bulk Regulation  
And Data Table.*

Gross Site Area:	166,198 square feet (3.8 acres)
Net Site Area:	100,973.22 square feet (2.3 acres) After alley vacation and dedication completed
Public Area Right-of-Way:	65,224.70 (1.2 acres) After alley vacation and dedication completed
Maximum Floor Area:	1.0
Minimum Number of Off-Street Loading Spaces:	0
Minimum Number of Off-Street Parking Spaces:	42 (including 3 accessible spaces)
Minimum Number of Bicycle Parking Spaces:	5
Maximum Building Height:	30 feet (excluding mechanical equipment, screening and poles)
Minimum Required Setback:	In accordance with the Site Plan
Maximum Percent of Site Coverage:	In accordance with the Site Plan

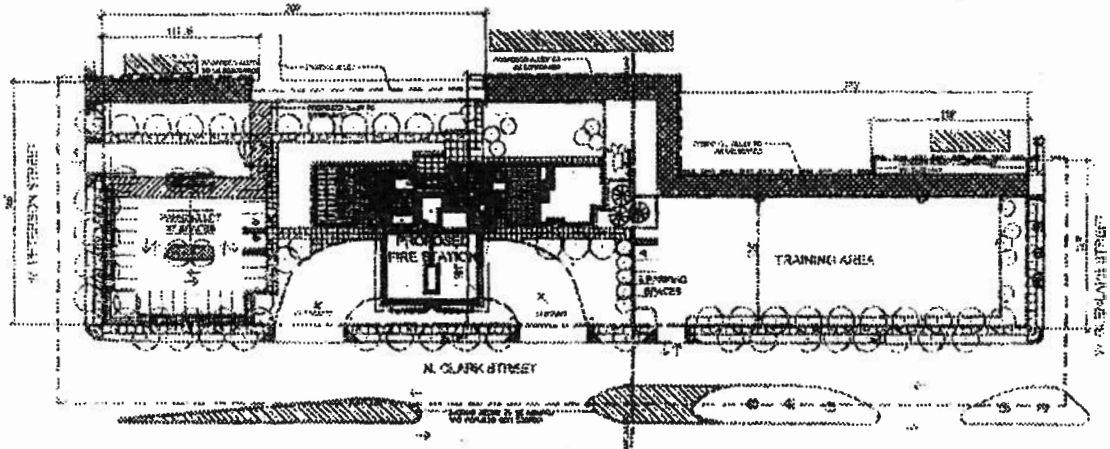
Existing Zoning Map.



Existing Land-Use Map.



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

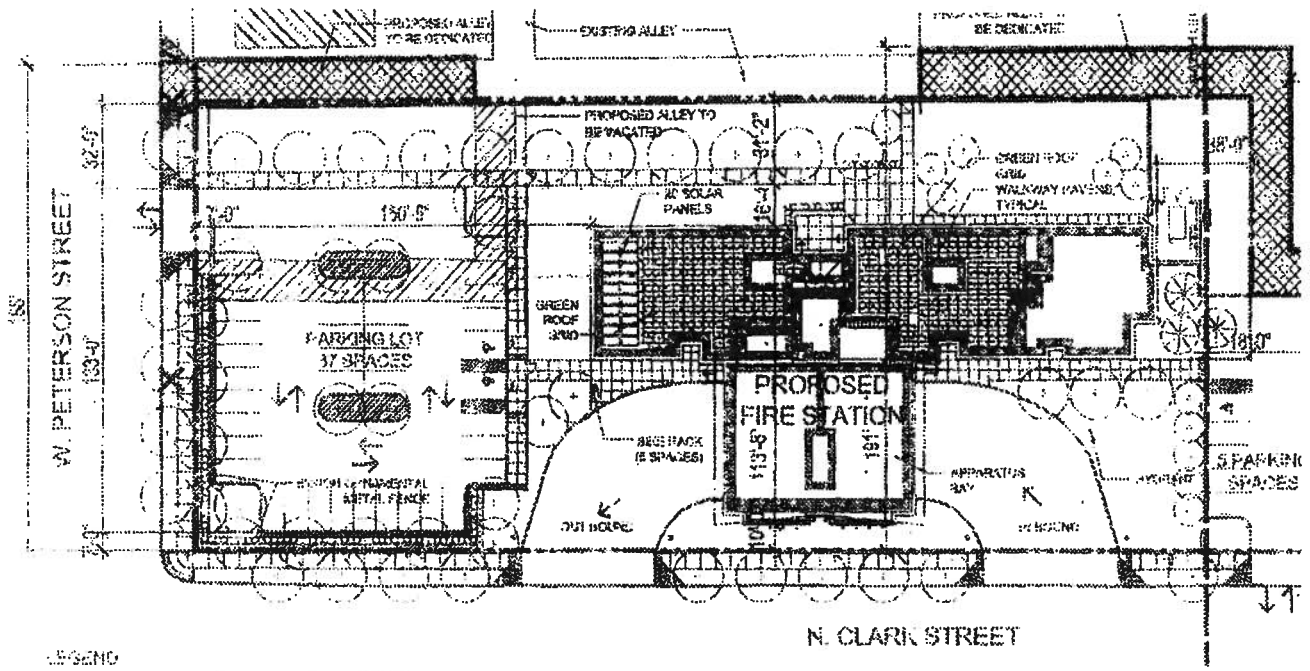


LEGEND:

- PROPERTY LINE
- PLANNED DEVELOPMENT BOUNDARY
- ▨ RIGHT-OF-WAY
- ▩ NET AREA

PD NUMBER: 101252 (P.D. 101252)  
 NET AREA: 10,000 SF (P.D. 101252)

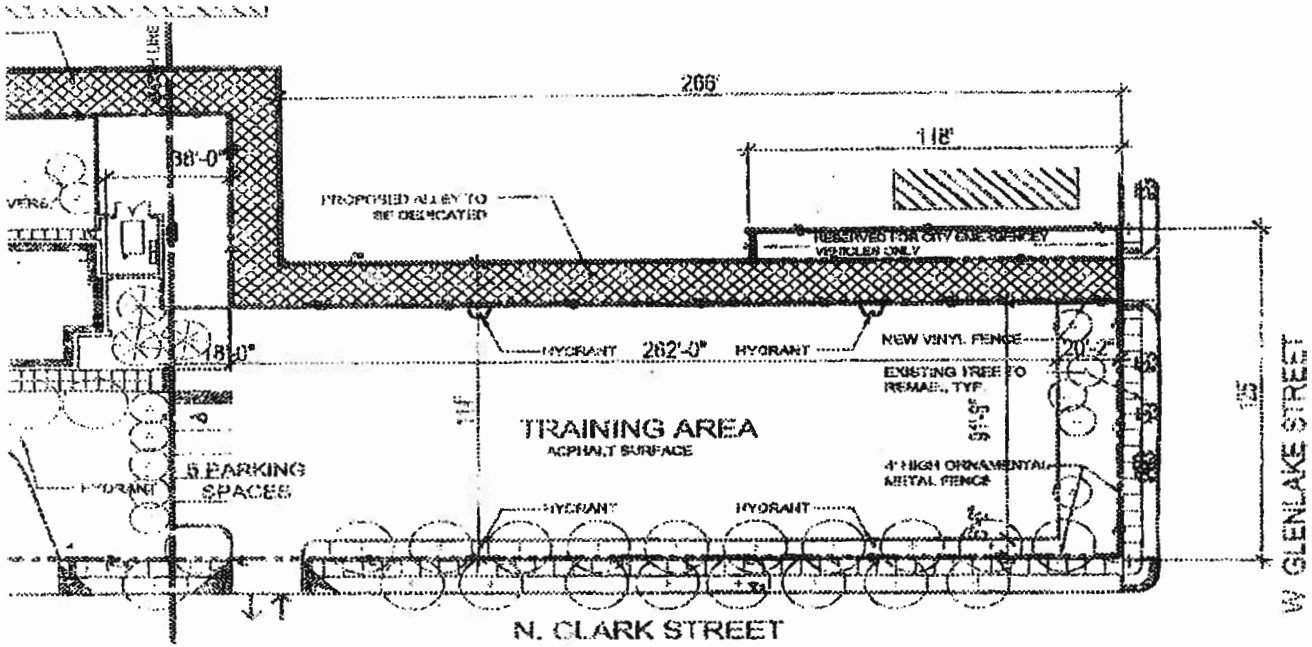
Site And Landscape Plan -- Fire Station.



LEGEND

- |                                       |  |   |
|---------------------------------------|--|---|
| PROPERTY LINE AFTER DEMARCATION       | NEW SHADE TREE WITH 5' OR SMALLER DBH  | EXISTING TREE TO BE PRESERVED DURING CONSTRUCTION |
| PROPERTY LINE BEFORE DEMARCATION      | NEW SHADE TREE 6' TO 12' DBH           | EXISTING TREE TO BE REMOVED                       |
| PROPOSED CONC. DRIVE                  | NEW ORNAMENTAL TREE                    | EXISTING DRIVE                                    |
| 6" WIDE ORNAMENTAL METAL PIPE CULVERT | NEW ORNAMENTAL SLIDING GATE            | NEW DRIVE   |
| NEW KERB EDGE                         | 12" WIDE ORNAMENTAL DRIVE UNLESS NOTED | PERENNIALS & GRASS COVERS                         |
|                                       |  | CURB RAMP   |

Site And Landscape Plan -- Training Area.



LEGEND

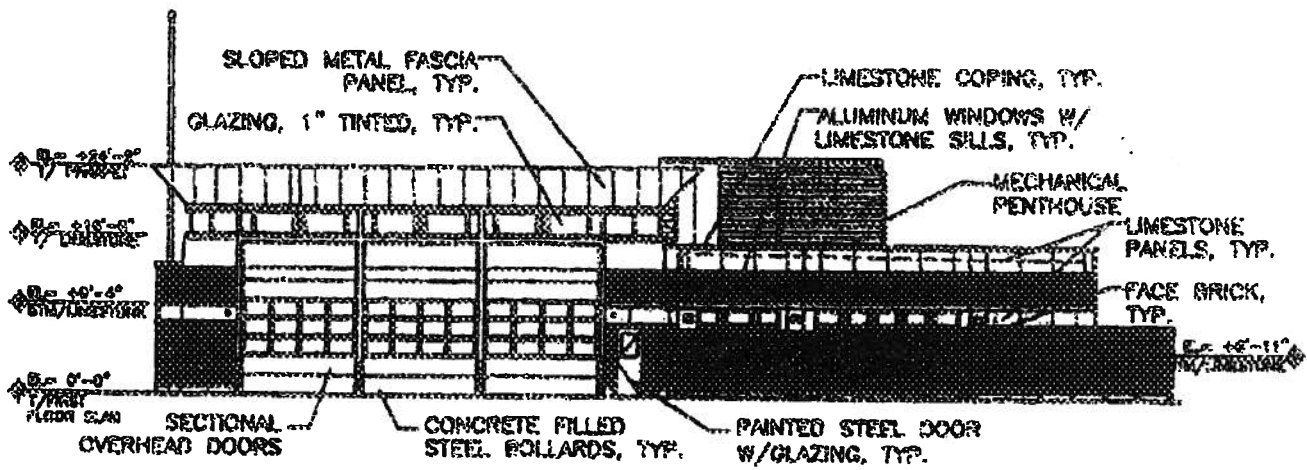
- |                                 |   |   |
|---------------------------------|---|---|
| PROPERTY LINE AFTER DEDICATION  | NEW SHADE TREE WITH 5' DIA. CANOPY OF 10'-0". | EXISTING TREE TO BE PROTECTED DURING CONSTRUCTION |
| PROPERTY LINE BEFORE DEDICATION | NEW ORNAMENTAL TREE                           | EXISTING TREE TO BE REMOVED                       |
| PROPOSED CONC. WALK             | NEW ORNAMENTAL SLIDING GATE                   | NEW SHRUB   |
| 4' HIGH ORNAMENTAL METAL FENCE  | 4' WIDE ORNAMENTAL GATE UNLESS NOTED          | NEW VINES   |
| NEW VINYL FENCE                 |   | PERENNIALS & GRASSING COVERS                      |
|                                 |   | CURB RAMP   |

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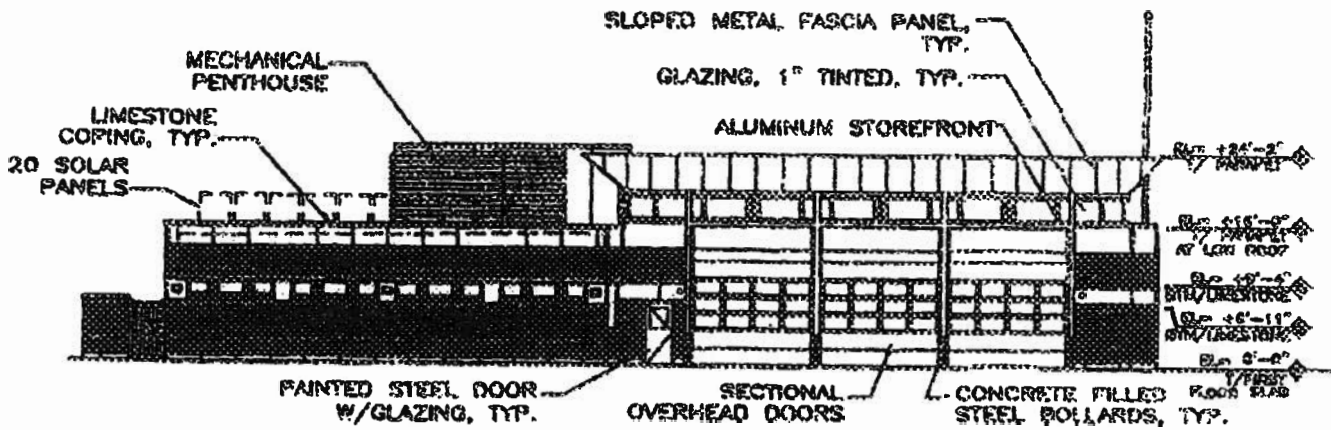
REPORTS OF COMMITTEES

101255

North Elevation.  
(Glenlake Avenue)



South Elevation.  
(Peterson Avenue)

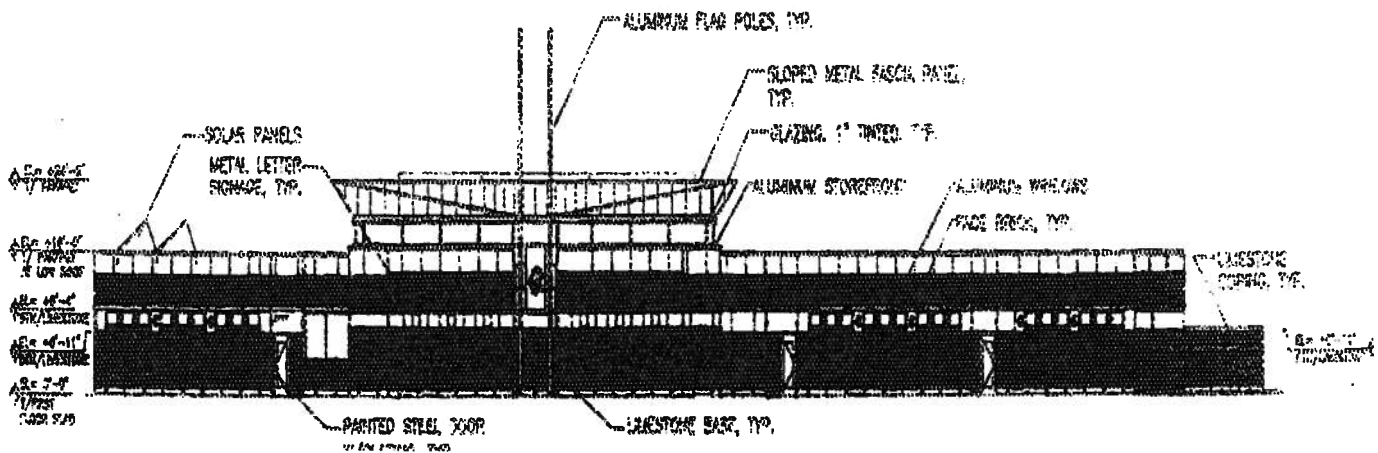


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East Elevation.  
(Clark Street)



West Elevation.

