



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

January 4, 2023

John Harkins
Office of The Sheriff of Cook County
Criminal Courts Building, Room 504
Chicago, IL 60608

Subject: Minor change to Planned Development #119

To Mr. Harkins:

Please be advised that your request for a minor change to Institutional Planned Development No. 119 (“PD #119”) has been considered by the Department of Planning and Development (“DPD”) pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement Number 12 of PD #119.

You have requested a minor change to convert building 9 (as identified on the attached map), located in the former “boot camp” in Subarea B of the planned development, into a pizza kitchen. This kitchen will support the Cook County Sheriff’s Recipe for Change program that offers training to detainees in the culinary arts, small business entrepreneurship and life skills. Building 9 will be used to prepare pizzas to be sold to the public outside the Cook County Court facility located on S. California Ave. via a food truck. The justification for this minor change is that the Recipe for Change program provides a rehabilitative service to detainees, consistent with the permitted uses in Subarea B, and utilizes an existing kitchen in the mess hall of the former boot camp area, which is now operated as a mental health facility.

Based on the conditions of your request, the Department of Planning and Development has determined that the proposed modification will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, consistent with the criteria for a minor change. Pursuant to the authority granted by the Chicago Zoning Ordinance and PD #119, I hereby approve the foregoing minor change, but no other changes to this Planned Development.

This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

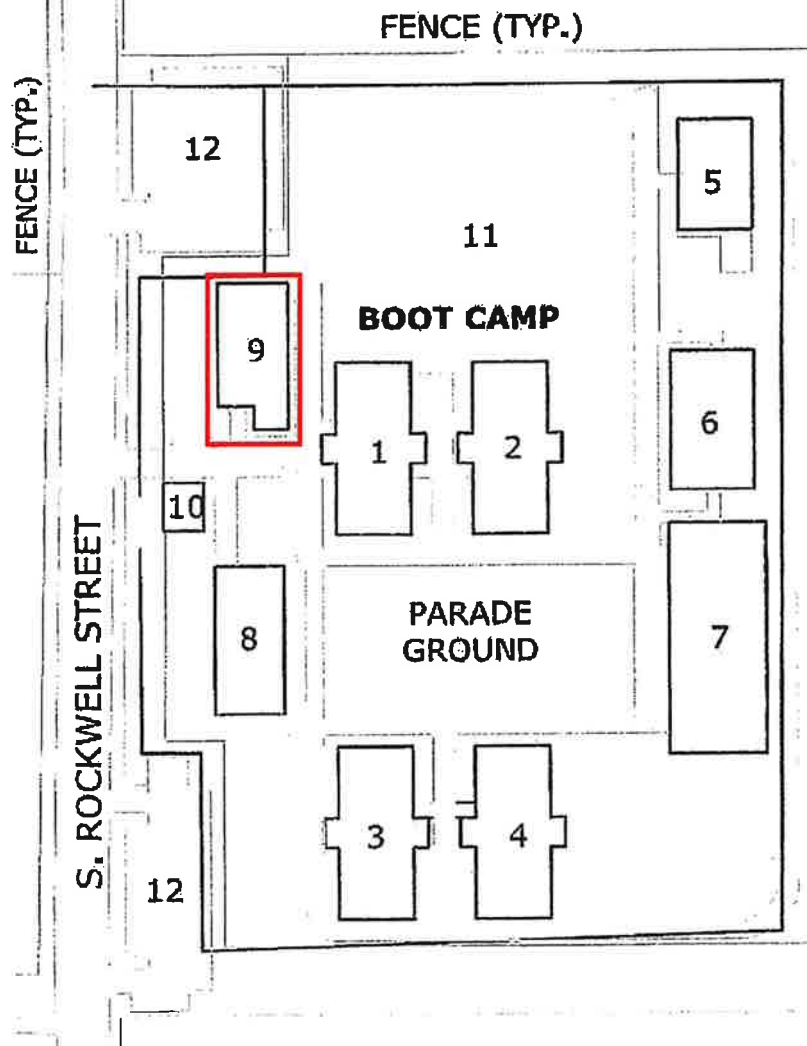
Sincerely,

Noah Szafraniec
Assistant Commissioner
Department of Planning and Development

Cc: Erik Glass, Brian Hacker, Michael Marmo, PD Main File

BOOT CAMP LEGEND

- | | |
|-----------------------|----------------------------|
| 1. Dorm 1 | 7. Gymnasium |
| 2. Dorm 2 | 8. Administration Building |
| 3. Dorm 3 | 9. Mess Hall |
| 4. Dorm 4 | 10. Guard House |
| 5. Dorm 5 | 11. Recreation Field |
| 6. Education Building | 12. Parking Lot(s) |



4/13/94

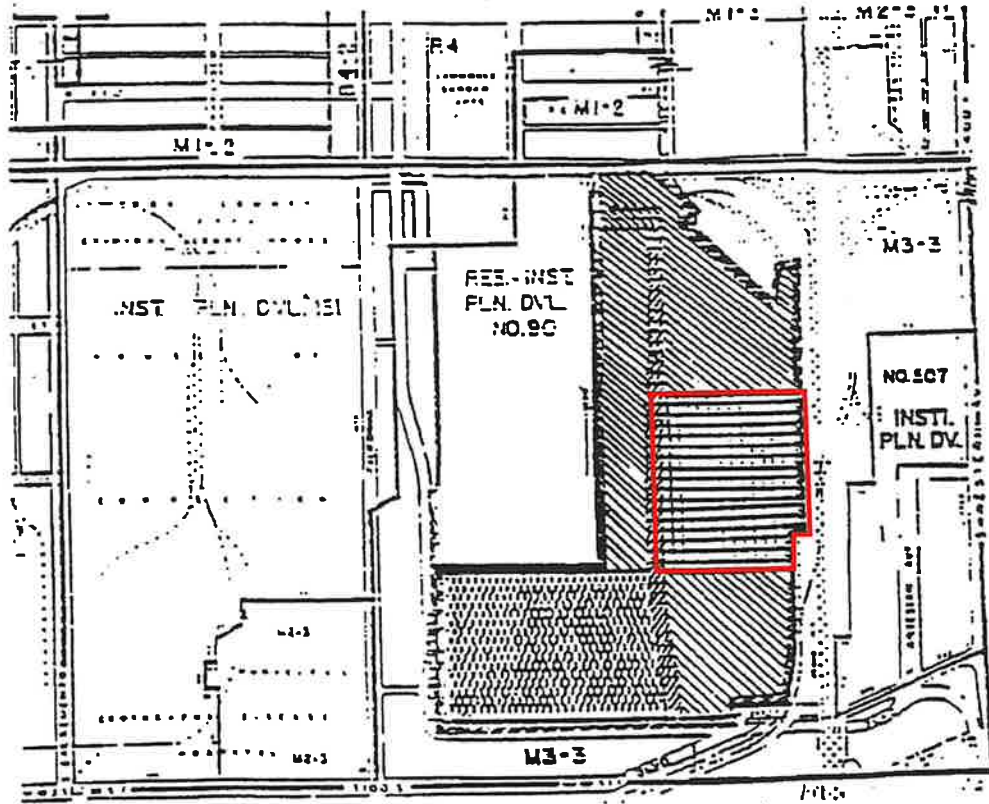
UNFINISHED BUSINESS

49233



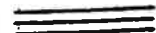

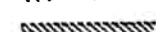
Generalized Land Use Map.

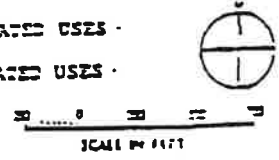
INSTITUTIONAL PLANNED DEVELOPMENT
NO. 119, AS AMENDED

GENERALIZED LAND USE PLAN



LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  SUBAREA A CORRECTIONAL FACILITIES AND RELATED USES
-  SUBAREA B CORRECTIONAL FACILITIES AND RELATED USES
-  SUBAREA C MANUFACTURING AND RELATED USES
-  RIGHT OF WAY



APPLICANT: BOARD OF COOK COUNTY COMMISSIONERS
 DATE: Feb. 2, 1994 Revised March 10, 1994

11237

4/13/94

UNFINISHED BUSINESS

49221

Reclassification Of Area Shown On Map Number 6-I.

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 R4 General Residence District symbols and indications as shown on Map No. 6-I in the area bounded by:

a line 328 feet south of West 25th Street; the alley next east of and parallel to South Troy Street; a line 376 feet south of West 25th Street; and South Troy Street,

to those of a C1-2 Restricted Commercial District and a corresponding use district is hereby established in the area above described.

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 6-I.
(As Amended)*

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

PD 119 A.A.

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Institutional/Industrial Planned Development No. 119 symbols and indications as shown on Map No. 6-I in the area bounded by:

West 26th Street; the west line of the right-of-way of the Pittsburgh, Cincinnati, Chicago and St. Louis Railway and the west line of the Chicago and Illinois Western Railroad; West 31st Street; West 31st Boulevard; South California Boulevard; a line 1,600 feet south of the south line of West 26th Street; and a line 760 feet east of the east line of South California Boulevard,

to be designated hereinafter as an Institutional/Industrial Planned Development No. 119, as amended, which is hereby established in the area above described, subject to the use and bulk regulations set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

Plan of Development attached to this ordinance reads as follows:

*Institutional/Industrial Planned Development Number 119.
(As Amended)*

Plan Of Development Statements.

1. The area delineated herein as "Institutional/Industrial Planned Development Number 119", consisting of approximately 43.37 acres is owned and controlled by the applicant, the Board of Cook County Commissioners.
2. This Plan of Development consists of twelve statements; an Existing Zoning and Preferential Street Map; a Property Line and Planned Developed Boundary Map; a Right-of-Way Adjustment Map; a Generalized Land Use Map; and a Table of Use and Bulk Regulations and Related Controls, all prepared by the County of Cook and dated March 10, 1994. The Planned Development Amendment is applicable to the area delineated hereto and these and no other zoning controls shall apply.

The Planned Development conforms to the intent and purposes of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago and all requirements thereof, and satisfies the established criteria for approval as a planned development.

3. Subarea A: Uses of land permitted are correctional facilities including dormitories, administrative facilities, inmate services, recreational facilities, and related off-street parking. Subarea B: Uses of land permitted are correctional facilities including boot camp, dormitories, administrative facilities, inmate services, recreational facilities, and related off-street parking. Subarea C: Uses of land permitted are outdoor storage, industrial, and manufacturing related uses as authorized by the Chicago Zoning Ordinance, correctional facilities including boot camp, dormitories, administrative facilities, inmate services, recreational facilities, and related off-street parking.
4. Off-street parking and loading facilities will be provided in compliance with the Table of Use and Bulk Regulations attached hereto and shall be subject to the review and approval of the Department of Planning and Development and the Bureau of Traffic Engineering and Operations.

5. All applicable reviews, approvals, or permits associated with this Plan of Development, including street dedications, are required to be obtained by the applicant.
6. Service drives or any other ingress or egress shall be adequately designed and paved in accordance 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 permitted within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago, to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.
7. Identification and other necessary signs shall be permitted, subject to the review and approval of the Commissioner of the Department of Planning and Development.
8. Height restrictions of any building or any appurtenance thereto, shall, in addition to the Table of Use and Bulk Regulations, be subject to:
 - (a) Height limitations as certified on Form FAA-117 or successor forms involved in the same subject matter and approved by the Federal Aviation Administration; and
 - (b) Airport zoning regulations as established by the Department of Planning and Development, Department of Aviation, and Department of Law and approved by the City Council.
9. Improvements on Property within the Planned Development shall be designed, constructed, and maintained in accordance with the Table of Use and Bulk Regulations attached hereto. In addition, future development of boot camps within Subarea B shall be designed, constructed, and maintained in general conformance with the following development standards:

Boot Camps:

 - a) Landscaping shall be installed and maintained to enhance the appearance of the camp from public streets. Landscaping shall consist of grass, ground cover, shrubs, or other living plant materials. All landscaping shall be properly maintained by the owner at all times.

- b) A secure fence will be installed at the perimeter of all correctional facilities which shall be of adequate height and construction for detention of prisoners.
 - c) Building Design and Exterior. The exterior walls of the structures shall be either concrete block, brick, metal, or white nylon material. The walls shall be treated with color, texture, fenestration, landscaping, or windows so as to avoid large expanses of blank walls.
 - d) The density of structures on the Property shall be limited as set forth in the Bulk Regulations and Data Table.
10. The requirements, obligations, and conditions contained within this Planned Development shall be binding upon the successors and assigns of the applicant and the property owners of record title. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property and all portions thereof shall, throughout the period this Planned Development is in effect, be held under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that a single person, corporation, association, or other entity has been designated and authorized by the owner or owners of all of the property as Authorized Agent of the Property for the limited purposes of (1) receiving any and all zoning enforcement-related or other zoning-related communications from the City in relation to and on behalf of the affected property owner or owners; and (2) making application to the City for any subsequent amendment to this Planned Development or any other modification or change thereto (administrative, legislative, or otherwise) on behalf and in the name of the affected owner or owners of the Property. Nothing herein shall be construed to mean that any owner of the Property or any portion thereof is relieved of any obligation thereunder or any rights in relation thereto, or may not receive directly such communications or is not subject to City action pursuant to this Planned Development. Nothing herein shall, however, prohibit or in any way restrict the alienation, sale, or any other transfer of all or any portion of the Property or any rights therein.
11. Unless substantial construction of the proposed correctional facilities within Subarea B has commenced within ten (10) years following adoption of this Planned Development Amendment, and unless completion is thereafter diligently pursued, then the zoning of Subarea B shall automatically revert to that of Planned Development No. 119 as adopted on July 24, 1991.
12. A site plan and elevations, including drawings of all signage for any building to be constructed within Subareas B and C of this Planned

Development shall be submitted to the Department of Planning and Development for site plan and Part II approval pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance. Site plan approval is intended to assure that the development proposal for Subareas B and C is architecturally integrated and otherwise consistent with the remainder of the Planned Development Ordinance and to assist the City in monitoring ongoing development.

If a site plan substantially conforms with the provisions of this Planned Development Ordinance, the Commissioner shall approve the site plan and shall issue written approval thereof to the Applicant within thirty (30) days of submission of the completed application. If the Commissioner determines within said thirty (30) day period that the site plan does not substantially conform with the provisions of this Planned Development Ordinance, the Commissioner shall advise the Applicant in writing regarding the specific reasons for such adverse determination and the specific areas in which the site plan does not conform to the provisions of this Planned Development Ordinance within fourteen (14) days from the expiration of said thirty (30) day period. In the event of an adverse determination by the Commissioner, the Applicant shall have the right to submit a supplemental or revised site plan for approval. The Commissioner shall thereafter review any resubmission within fourteen (14) days and make a final written determination within said period. The failure of the Commissioner to so advise the Applicant in writing within the time periods herein specified shall be deemed the Commissioner's approval of the submitted site plan. Following approval of the site plan by the Commissioner, the site plan shall be kept on permanent file with the Commissioner and shall be deemed to be an integral part of this Planned Development Ordinance. After the Commissioner approves the site plan, the approved site plan may be changed or modified pursuant to the provisions of this Planned Development Ordinance. In the event of any inconsistency between an approved site plan and the terms of the Planned Development Ordinance in effect at the time of approval of such site plan or the modifications thereto, the terms of the Planned Development Ordinance shall govern.

The site plan of any new building to be constructed within Subareas B and C parcel shall, at a minimum, provide the following information:

Building footprint;

Dimensions of all setbacks;

Location and depiction of all driveways (including relevant dimensions);

Location and depiction of all parking spaces and loading berths (including relevant dimensions);

Location and depiction of all signage;

All building elevations; and

Statistics regarding the new building to be constructed, including:

- (1) Floor area and the F.A.R. as presented on submitted drawings;
- (2) Number of parking spaces provided;
- (3) Number of loading berths provided;
- (4) The uses to occur in the building;
- (5) Maximum building height;
- (6) Setbacks and vertical setbacks, required and provided; and
- (7) Traffic Generation Data, if the Chicago Department of Transportation deems it necessary.

[Existing Zoning and Preferential Street Map, Property Line and Planned Development Boundary Map, Right-of-Way Adjustment Map and Generalized Land Use Plan attached to this Plan of Development printed on pages 49230 through 49233 of this Journal.]

Table of Use and Bulk Regulations and Related Controls attached to this Plan of Development reads as follows:

*Institutional/Industrial Planned Development Number 119.
(As Amended)*

*Table Of Use And Bulk Regulations
And Related Controls.*

Overall Site Area:

1,893,610 square feet (43.47 acres).

4/13/94

UNFINISHED BUSINESS

49227

Net Site Area of Subarea A: 765,301 square feet (17.5689 acres).
Net Site Area of Subarea B: 457,380 square feet (10.50 acres).
Net Site Area of Subarea C: 670,929 square feet (15.40 acres).

Overall Floor Area Ratio: 1.89.

Subarea A:

Permitted Land Uses: See Statement Number 3.
Maximum Floor Area Ratio: 0.85.
Minimum Number of Parking Spaces (including handicap spaces): 190.
Maximum Building Height: 100 feet.
Minimum Loading Berths: 2.
Maximum Percentage of Building Coverage: In accordance with approved Site Plan.

Subarea B:

Permitted Land Uses: See Statement Number 3.
Maximum Floor Area Ratio: 2.0.
Minimum Number of Off-Street Parking Spaces: 1 space/3 employees plus 1 bus space/100 detainees or 1 van space/50 detainees plus 50 visitor parking spaces.

Maximum Building Height:

Boot Camp: 30 feet.
Other Developments: 65 feet.

**Minimum Number of Off-Street
Loading Berths:**

One berth for buildings containing 10,000 to 100,000 square feet of floor area; one berth for each additional 100,000 square feet or fraction thereof to 500,000 square feet plus one additional loading berth for each 500,000 square feet of floor area or fraction thereof in excess of 500,000 square feet.

Minimum Setbacks:**Boot Camp:**

Periphery building setbacks shall be provided on the Property as follows: 50 feet on north, 50 feet on east, 50 feet on south and 30 feet on west.

Other Developments:

Periphery building setbacks shall be provided on the Property with a minimum of 30 feet setback.

**Maximum Percentage of
Building Coverage:**

50%.

Subarea C:**Permitted Land Uses:**

See Statement Number 3.

Maximum Floor Area Ratio:

3.0.

**Minimum Number of Off-Street
Parking Spaces:**

In accordance with M3-3 District.

Maximum Building Height:

65 feet.

**Minimum Number of Off-Street
Loading Berths:**

In accordance with M3-3 District.

Minimum Setbacks:

Periphery building setbacks shall be provided on the Property with a minimum of 30 feet setback. The setback from 31st Street shall be a minimum of 50 feet.

Maximum Percentage of Building Coverage:

50%.

*Reclassification Of Area Shown On Map Number 7-F.
(As Amended)*

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 B4-2 Restricted Service District symbols and indications as shown on Map No. 7-F in the area bounded by:

a line 350 feet north of and parallel to West Wellington Avenue; North Clark Street; a line 239 feet north of and parallel to West Wellington Avenue; and North Halsted Street,

to those of a B5-2 General Service District and a corresponding use district is hereby established in the area above described.

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 7-G.

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

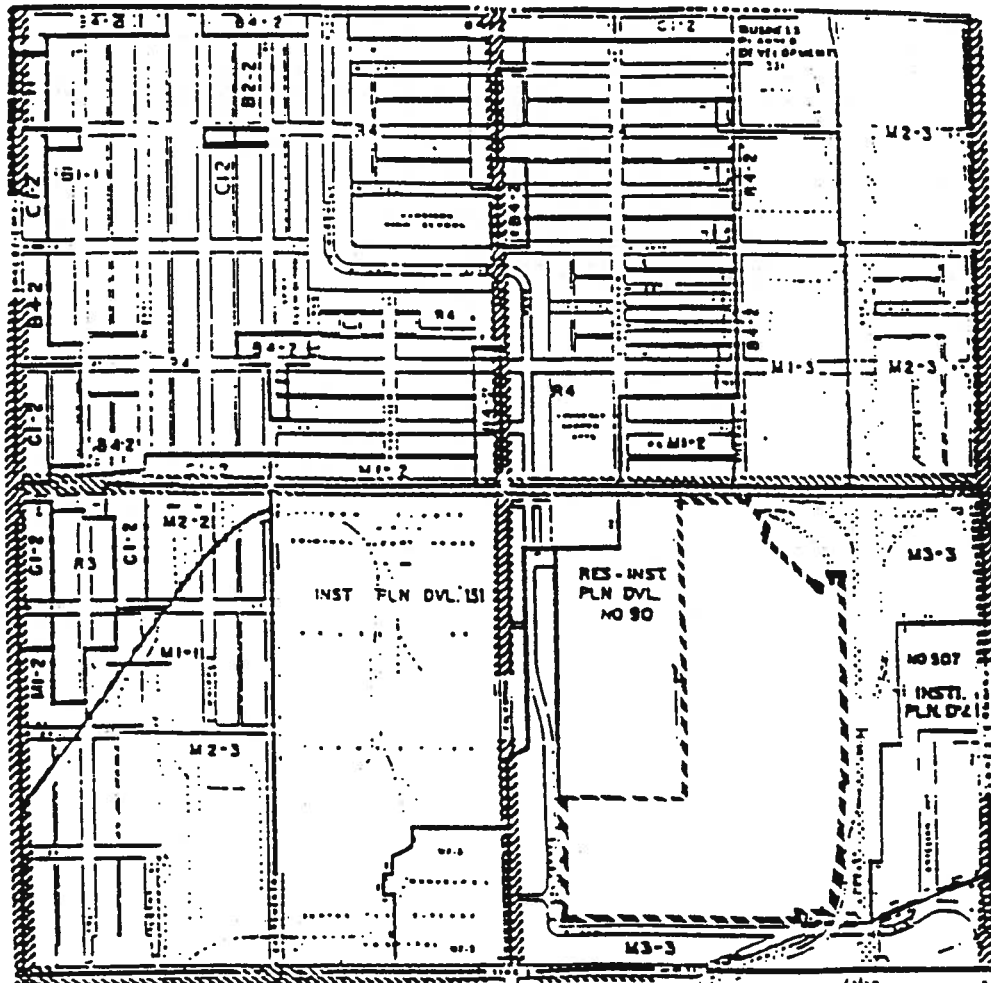
SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 7-G in the area bounded by:

(Continued on page 49234)

Existing Zoning And Preferential Street Map.

INSTITUTIONAL PLANNED DEVELOPMENT
NO. 159 AS AMENDED

EXISTING ZONING AND PREFERENTIAL STREET MAP



LEGEND

 PLANNED DEVELOPMENT BOUNDARY

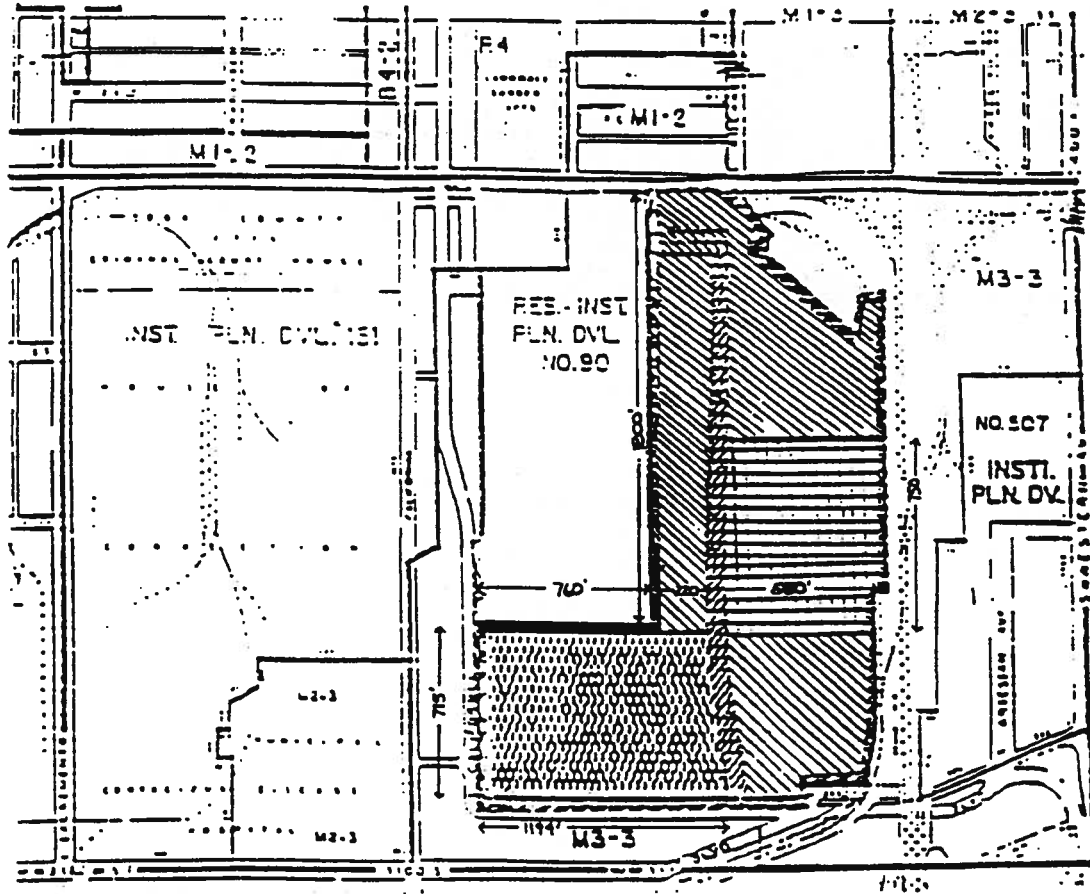
 PREFERENTIAL STREET SYSTEM





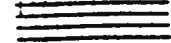
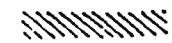
APPLICANT: BOARD OF COOK COUNTY COMMISSIONERS
DATE: Feb. 8, 1994 Revised March 10, 1994

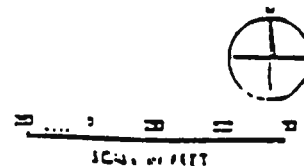
Property Line And Planned Developed Boundary Map.

INSTITUTIONAL PLANNED DEVELOPMENT
NO. 507 AS AMENDED
PROPERTY LINE AND PLANNED DEVELOPED BOUNDARY MAP



LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  SUBAREA A
-  SUBAREA B
-  SUBAREA C

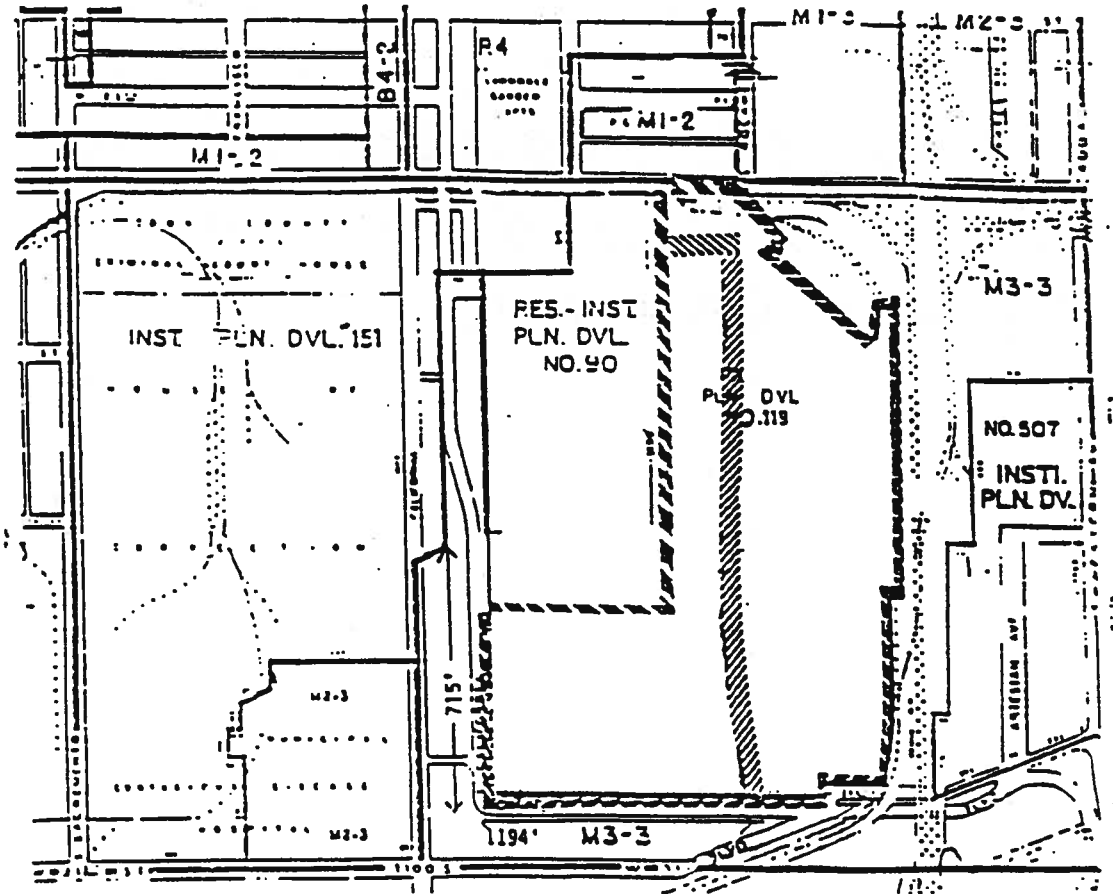


APPLICANT: BOARD OF COOK COUNTY COMMISSIONERS
 DATE: Feb. 8, 1994 Revised March 10, 1994

Right-Of-Way Adjustment Map.

INSTITUTIONAL PLANNED DEVELOPMENT
NO. 119 AS AMENDED

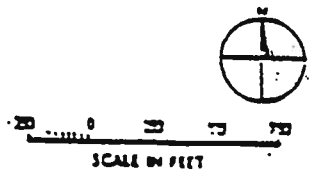
RIGHT OF WAY ADJUSTMENT MAP



LEGEND

 PLANNED DEVELOPMENT BOUNDARY

 RIGHT OF WAY TO BE DEDICATED

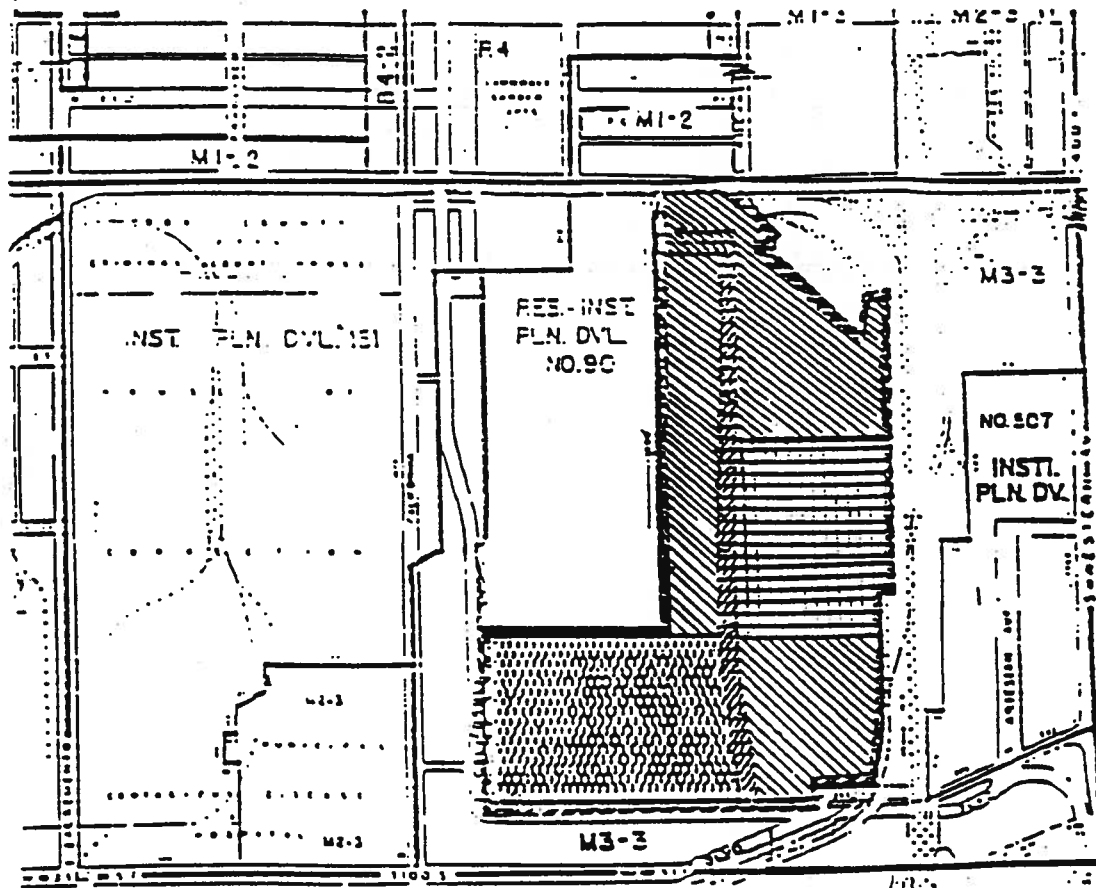


APPLICANT: BOARD OF COCK COUNTY COMMISSIONERS
 DATE: Feb. 8, 1994 Revised March 10, 1994



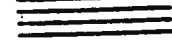


Generalized Land Use Map.

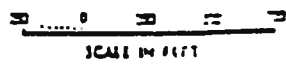
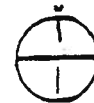
INSTITUTIONAL PLANNED DEVELOPMENT
NO. 119, AS AMENDED

GENERALIZED LAND USE PLAN



LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
- SUBAREA A  CORRECTIONAL FACILITIES AND RELATED USES
- SUBAREA B  CORRECTIONAL FACILITIES AND RELATED USES
- SUBAREA C  MANUFACTURING AND RELATED USES
-  RIGHT OF WAY



APPLICANT: BOARD OF COOK COUNTY COMMISSIONERS
 DATE: Feb. 8, 1994 Revised March 10, 1994

I ask that the record reflect the withdrawal of one application, Number A-2787.

I also request that the record reflect the following:

On Test Amendment Number TAD-043, Alderman Burt Natarus and Alderman Tom Cullerton be recorded as casting a "no" vote; and on Application Number 10773, I wish to be recorded as not voting pursuant to Rule 14.

At this time, I, along with Alderman Ed Smith, move that this report be deferred and published, with the exception of Application Numbers 10773, 10782 and TAD-049 which I move for immediate passage today because "time is of the essence" on these particular matters.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,
Chairman.

On motion of Alderman Banks, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Mazola, Rush, Preckwinkle, Bloom, Steele, Beavers, Dixon, Shaw, Buchanan, Huels, Fary, Madrzyk, Burke, Jones, Coleman, Streeter, Murphy, Troutman, Evans, Garcia, Laski, Miller, Medrano, Gutierrez, Hendon, E. Smith, Burrell, Bialczak, Suarez, Gabinski, Mell, Austin, Wojcik, Banks, Cullerton, Laurino, Doherty, Natarus, Eisendrath, Hansen, Levar, Shiller, M. Smith, Moore, Stone -- 45.

Nays -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

The following is said ordinance as passed:

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 M2-3 General Manufacturing District, Industrial Planned

22
119

Development No. 119 symbols and indications as shown on Map No. 6-I in the area bounded by:

West 26th Street; the west line of the right-of-way of the Pittsburgh, Cincinnati, Chicago and St. Louis Railway and the west line of the Chicago and Illinois Western Railroad; West 31st Street; West 31st Boulevard; South California Boulevard; a line 1,600 feet south of the south line of West 26th Street; and a line 760 feet east of the east line of South California,

to be designated hereinafter as Industrial Planned Development No. 119, as amended, which is hereby established in the area above described, subject to the use and bulk regulations set forth in the Plan of Development herewith attached and made a part thereof and to no others.

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

Plan of Development attached to this ordinance reads as follows:

*Institutional/Industrial Planned Development Number 119
(As Amended)*

Plan of Development Statements.

1. The area delineated herein as "Industrial Planned Development Number 119", consisting of approximately 48.54 acres is owned and controlled by the applicant, the Board of Cook County Commissioners, in part, and City of Chicago, in part.
2. This Plan of Development consists of thirteen statements; an Existing Zoning and Preferential Street Map; a Property Line and Planned Developed Boundary Map; a Generalized Land Use Map; a Table of Use and Bulk Regulations and Related Controls; a Subarea A Site Plan, a Subarea A Landscape Plan and Subarea A Elevations, all prepared by the County of Cook and dated June 13, 1991. Full sized sets of the Subarea A Site Plan, the Subarea A Landscape Plan and Subarea A Building Elevations are on file with the Department of Planning. The Planned Development Amendment is applicable to the area delineated hereto and these and no other controls shall apply. The Planned Development conforms to the intent and purposes of the Chicago Zoning Ordinance, Chapter 192A of the Municipal Code of Chicago and all requirements thereof, and

satisfies the established criteria for approval as a planned development.

3. The subject property consists of two subareas: "Subarea A and Subarea B". Uses of land permitted in Subarea A are correctional facilities, dormitories, administrative facilities, inmate services, recreational facilities, off-street parking, and related facilities; uses of land permitted in Subarea B are industrial and manufacturing related uses as authorized by the Chicago Zoning Ordinance.
4. Off-street parking and loading facilities will be provided in compliance with this Plan of Development and shall be subject to the review and approval of the Commission of Planning and the Bureau of Traffic Engineering and Operations.
5. Any dedication of streets and alleys or adjustments of the rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the applicant and approval by the City Council.
6. All applicable reviews, approvals or permits are required to be obtained by the applicant.
7. Service drives or any other ingress or egress shall be adequately designed and paved in accordance 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 permitted within such paved areas. Fire lanes shall be adequately designed and paved in compliance with the Municipal Code of Chicago, to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas.
8. Identification and other necessary signs may be permitted, subject to the review and approval of the Commissioner of the Department of Planning.
9. Height restrictions of any building or any appurtenance thereto, shall, in addition to the Table of Use and Bulk Regulations, be subject to:
 - (a) Height Limitations as certified on Form FAA 117 or successor forms involved in the same subject matter and approved by the Federal Aviation Administration; and
 - (b) Airport zoning regulations as established by the Department of Planning, Department of Aviation and Department of Law and approved by the City Council.

10. The Planned Development as herein amended shall be subject to the "Rules, Regulations and Procedures in relation to Planned Development Amendments" as promulgated by the Commissioner of Planning.
11. The improvements on Subarea A of the property, including all entrances and exits to the parking and loading areas, shall be designed and constructed in general conformance with the Subarea A Site Plan and Elevation Plan. The landscaping (including street trees in the adjacent right-of-way) shall be installed and maintained in conformance with the Subarea A Landscape Plan and the Chicago Zoning Code. One (1) two and one-half (2½ inch caliper tree shall be installed for each twenty-five (25) feet of frontage, subject to and in accordance with the standards of the Department of Streets and Sanitation, Bureau of Forestry and the Department of Public Works, Bureau of Street Traffic and subject to the approval of the Department of Planning. The applicant shall for a period of five years from the adoption of this ordinance, be responsible for watering and fertilizing parkway trees required to be provided by the Subarea A Landscape Plan and for routine care of the parkway lawn. Routine care of the parkway lawn shall include periodic watering, weeding and mowing. The requirements of this statement may be modified administratively by the Commissioner of Planning upon request of the applicant and after a determination by the Commissioner of the Department of Planning that such a modification is appropriate and consistent with the nature of the improvements contemplated in this Planned Development. Such a modification shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3 of the Chicago Zoning Ordinance.
12. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the successors and assigns of the applicant and the property owners of record title. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property and all portions thereof shall, throughout the period this Planned Development is in effect, be held under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that a single person, corporation, association or other entity has been designated and authorized by the owner or owners of all of the property as Authorized Agent of the property for the limited purposes of (1) receiving any and all zoning enforcement-related or other zoning-related communications from the City in relation to and on behalf of the affected property owner or owners; and (2) making application to the City for any subsequent amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) on behalf and in the name of the affected owner or owners of the Property. Nothing

herein shall be construed to mean that any owner of the Property or any portion thereof is relieved of any obligation hereunder or any rights in relation thereto, or may not receive directly such communications or is not subject to City action pursuant to this Planned Development. Nothing herein shall, however, prohibit or in any way restrict the alienation, sale or any other transfer of all or any portion of the property or any rights therein.

13. Unless substantial construction of the proposed correctional facility has commenced within ten (10) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire; provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided by said amendatory ordinance (the first day of which as applied to this Planned Development shall be the effective date of the amendatory ordinance). If this Planned Development expires under the provisions of this section, then the zoning of the property shall automatically revert to that of Planned Development No. 119 as adopted on October 16, 1974.

[Existing Zoning and Preferential Street System Map, Property Line Map and Right-of-Way Adjustment Map, Generalized Land Use Plan and Site Plan and Elevation Drawings attached to this Plan of Development printed on pages 4252 through 4257 of this Journal.]

Use and Bulk Regulations and Data attached to this Plan of Development reads as follows:

*Institutional/Industrial Planned Development Number 119
(As Amended)*

Table Of Use And Bulk Regulations.

Gross Site Area:	2,114,310 square feet (48.54 acres).
Public Right-of-Way: (Rockwell to be dedicated)	220,700 square feet (5.07 acres).

Overall Net Site Area: 1,893,610 square feet (43.47 acres).
Net Site Area of Subarea A: 765,301 square feet (17.5689 acres).
Net Site Area of Subarea B: 1,128,309 (25.9024 acres).
Overall Floor Area Ratio: 2.116.

Subarea A

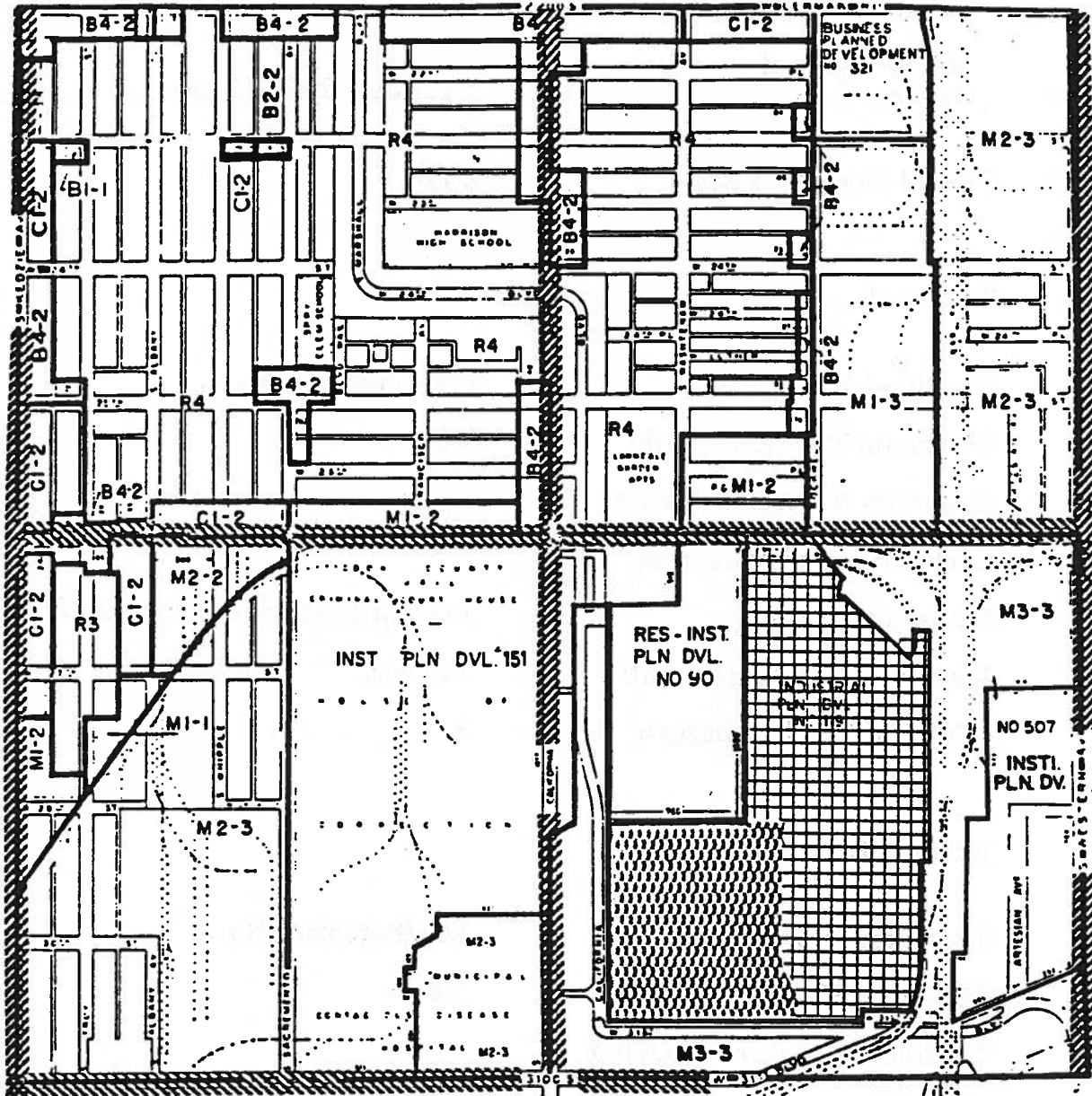
Permitted Land Uses: See Statement No. 3.
Maximum Floor Area Ratio: .85.
Minimum Number of Parking Spaces:
(including handicap spaces) 190.
Minimum Setbacks: In accord with Subarea A Site Plan.
Maximum Building Height: 100 feet.
Minimum Loading Berths: 2.

Subarea B


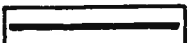


Permitted Land Uses: See Statement No. 3.
Maximum Floor Area Ratio: 3.0.
Minimum Number of Parking Spaces: In accordance with M3-3 District.
Minimum Setbacks: In accordance with M3-3 District.
Minimum Loading Berths: In accordance with M3-3 District.
Maximum Percentage of Building Coverage: 54%.

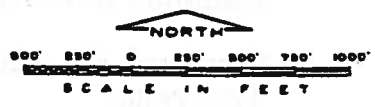
INSTITUTIONAL / INDUSTRIAL PLANNED DEVELOPMENT
NO. 119 AS AMENDED

EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



LEGEND

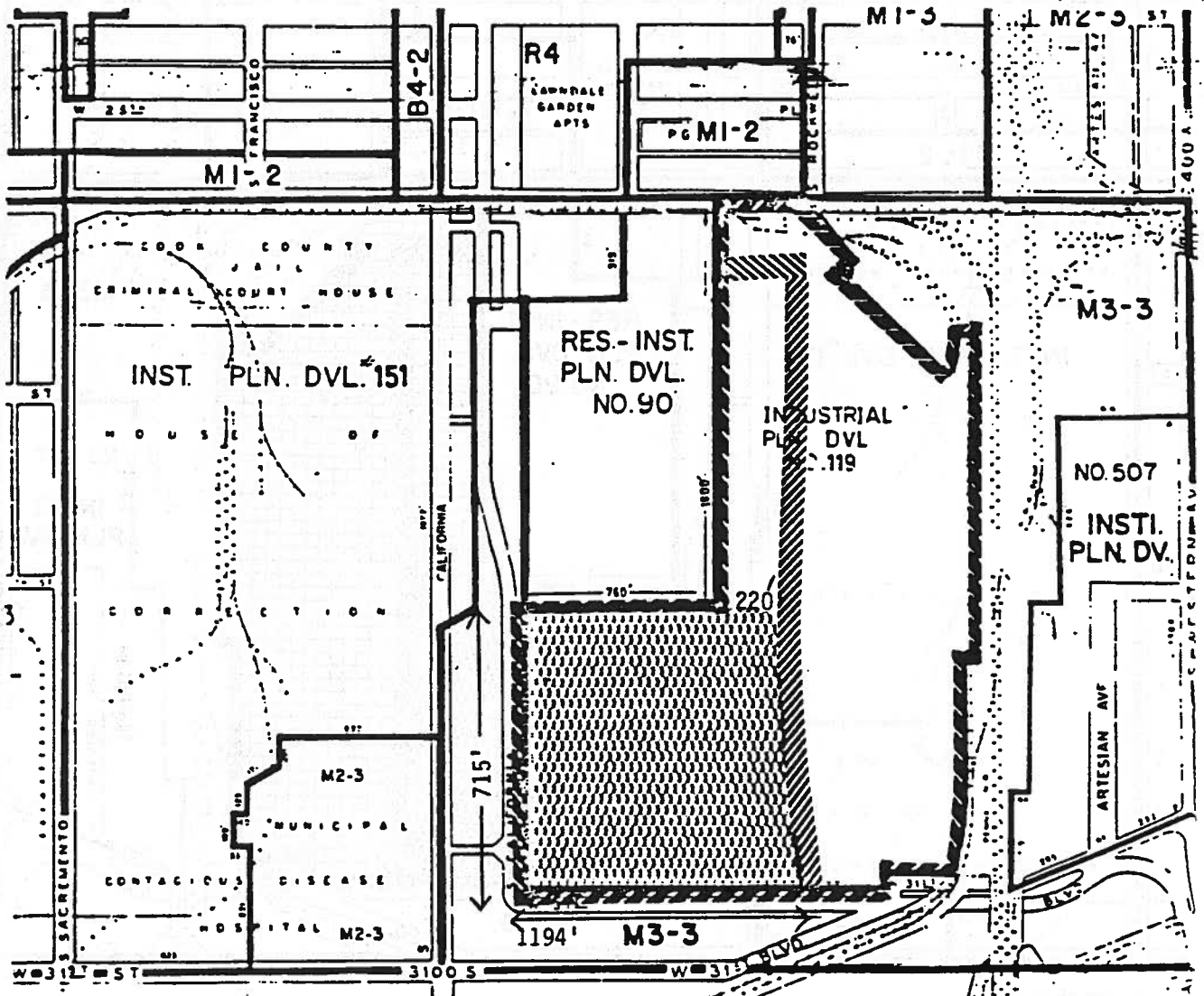
-  PLANNED DEVELOPMENT
-  ZONING DISTRICT BOUNDARIES
-  PREFERENTIAL STREET SYSTEM
-  SUBAREA A






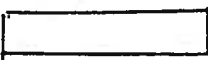
APPLICANT: BOARD OF COOK COUNTY COMMISSIONERS
 DATE: MAY 10, 1991, Revised JUNE 13, 1991

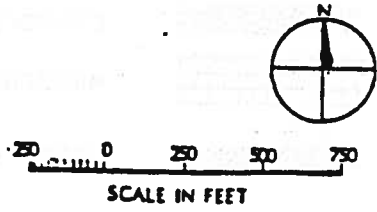
INSTITUTIONAL / INDUSTRIAL PLANNED DEVELOPMENT
NO. 119 AS AMEDND

PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENT



LEGEND

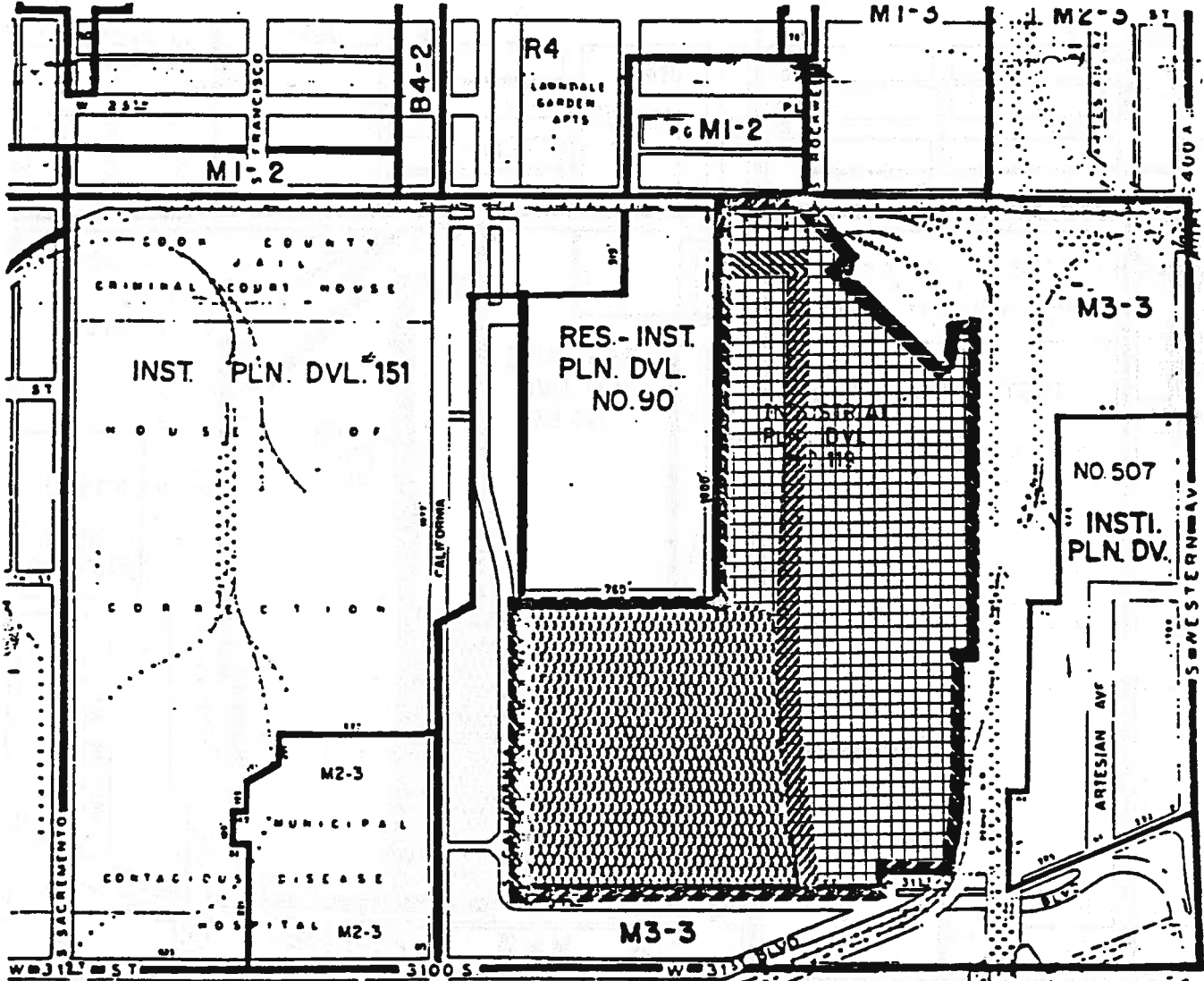
-  PLANNED DEVELOPMENT BOUNDARY
-  SUB AREA A
-  RIGHT OF WAY TO BE DEDICATED
-  SUBAREA B



APPLICANT: BOARD OF COOK COUNTY COMMISSIONERS
 DATE: MAY 10, 1991, REVISED JUNE 13, 1991

INSTITUTIONAL / INDUSTRIAL PLANNED DEVELOPMENT
NO. 119, AS AMENDED

GENERALIZED LAND USE PLAN



LEGEND



PLANNED DEVELOPMENT BOUNDARY



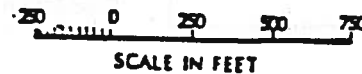
CORRECTIONAL FACILITIES AND RELATED USES



MANUFACTURING AND RELATED USES



RIGHT OF WAY TO BE DEDICATED

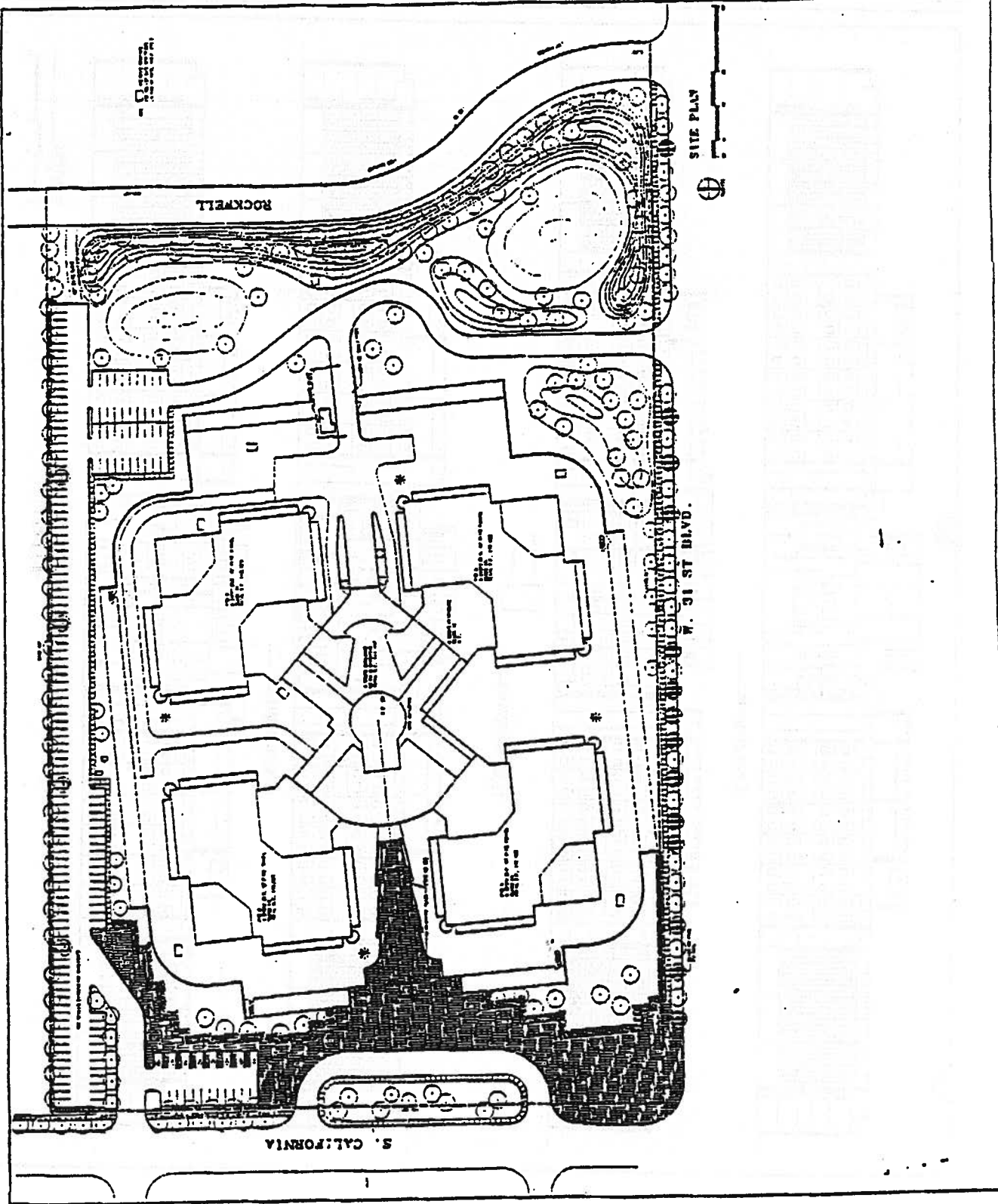


APPLICANT: BOARD OF COOK COUNTY COMMISSIONERS

DATE: MAY 10, 1991, REVISED JUNE 13, 1991

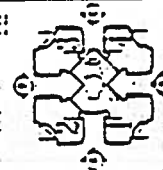
Site Plan.

<p>KNIGHT 1000 G Street, N.W. Washington, D.C. 20004 (202) 462-1000</p>	<p>RA 1000 G Street, N.W. Washington, D.C. 20004 (202) 462-1000</p>	<p>PSA 1000 G Street, N.W. Washington, D.C. 20004 (202) 462-1000</p>	<p>KNIGHT 1000 G Street, N.W. Washington, D.C. 20004 (202) 462-1000</p>	<p>NO. 01</p>
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Elevation Drawing.

FOR INFORMATION ONLY



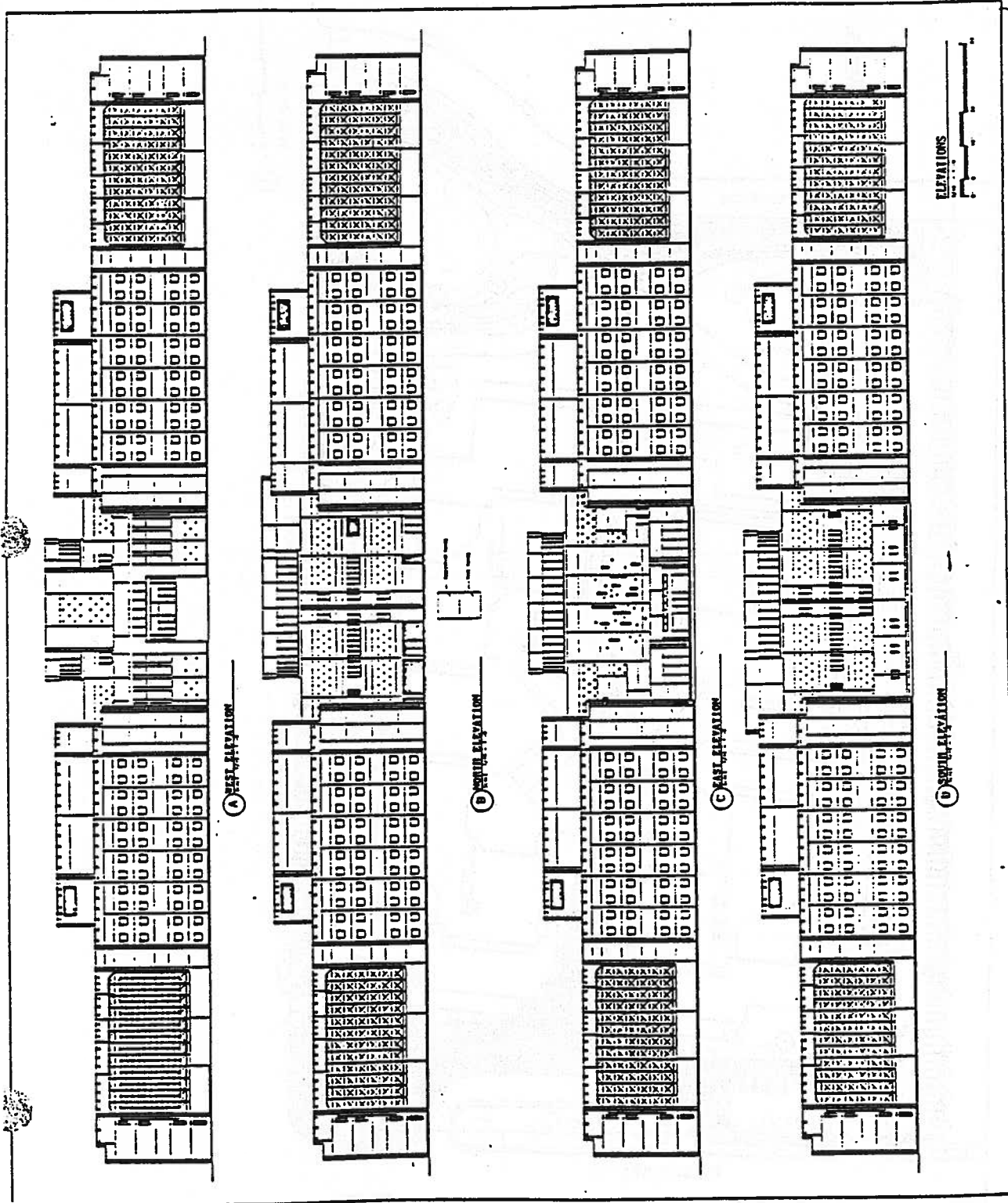
KNIGHT
ARCHITECTS
111 N. LAUREL ST. CHICAGO, ILL. 60602
TEL. 312.427.1111

RA
REGISTERED ARCHITECT
111 N. LAUREL ST. CHICAGO, ILL. 60602
TEL. 312.427.1111

PSA
REGISTERED ARCHITECT
111 N. LAUREL ST. CHICAGO, ILL. 60602
TEL. 312.427.1111

KNIGHT
REGISTERED ARCHITECT
111 N. LAUREL ST. CHICAGO, ILL. 60602
TEL. 312.427.1111

EXTERIOR BUILDING ELEVATIONS
A2.01



Applicant: Board of Cook County Commissioners
 Date: June 13, 1991

7/24/91

REPORTS OF COMMITTEES

4257

Elevation Drawing.

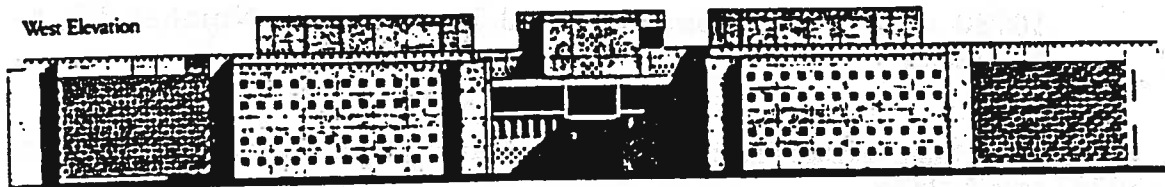
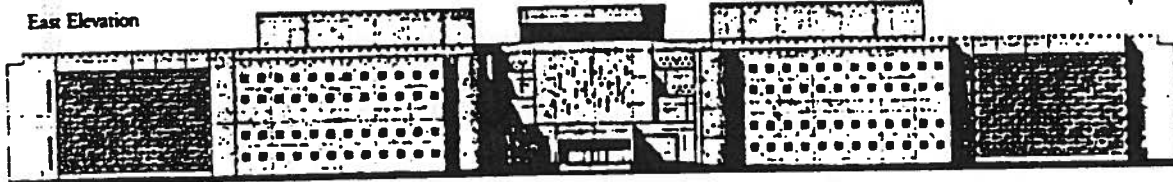


Roula Associates Architects, Chtd.
Architects

Lester B. Knight, Inc.
Engineers & Project Managers

Phillips Swager Associates, Inc.
Security Consultants

**The Cook County
Department of Corrections,
Division 11,
Maximum Security Facility**



APPLICANT: BOARD OF COOK COUNTY COMMISSIONERS
DATE: June 13, 1991

(continued from page 9067)

The following is said ordinance as passed:

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

SECTION 1. That the City Comptroller is authorized to execute on behalf of the City of Chicago, a renewal lease from Seymour Gagerman (Owner) for approximately 2,500 square feet in one-story brick building at Nos. 4348-4350 W. 16th Street, an additional 450 square feet of store space, for a total of 2,950 square feet; for use as an Infant Welfare Station by the Chicago Board of Health; such lease to be approved by the Commissioner of the Board of Health, and to be approved as to form and legality by the Corporation Counsel in the following form:

[Lease attached to this ordinance printed on page 9071 of this Journal]

SECTION 2. This ordinance shall be effective from and after the date of its passage.

Chicago Zoning Ordinance Amended to Reclassify Particular Areas.

On motion of Alderman Fitzpatrick the City Council took up for consideration the report of the Committee on Buildings and Zoning deferred and published in the Journal of Proceedings of September 19, 1974, page 8897, recommending that the City Council pass eight proposed ordinances (under separate committee reports), for amendment of the Chicago Zoning Ordinance to reclassify particular areas.

Alderman Fitzpatrick moved to *Concur In* the committee's recommendations and each of the eight proposed ordinances was *Passed*, by yeas and nays as follows:

Yeas—Aldermen Barnett, Kenner, Evans, Sawyer, Jones, Cousins, Adduci, Vrdolyak, Bilandic, Kwak, Madrzyk, Burké, Lawlor, Langford, Shannon, Hines, Fitzpatrick, Kelley, Stewart, Stemberk, Rhodes, Marzullo, Ray, Washington, Cross, Filippini, Gabinski, Frost, Laskowski, Aiello, Casey, Cullerton, Laurino, Simon, Pucinski, Natarus, Singer, Simpson, Fifielski, Cohen, Hoellen, Hedlund, Stone—43.

Nays—None.

Said ordinances, as passed, read respectively as follows (the *Italic* heading in each case not being a part of the ordinance):

Reclassification of Area Shown on Map No. 1-G.

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 C2-4 General Commercial District symbols and indications as shown on Map No. 1-G in the area bounded by

N. Ogden Avenue, a line passing through both a point along the east line of N. Ogden Avenue 369 feet northeasterly from the intersection of N. Ogden Avenue and W. Madison Street and a point 209 feet north of W. Madison Street on

the west line of the alley next southeast of and parallel to N. Ogden Avenue, the alley next southeast of and parallel to N. Ogden Avenue, a line 103 feet north of W. Madison Street, a line 150 feet west of N. Bishop Street, W. Madison Street

to those of Institutional Planned Development, and a corresponding use district is hereby established in the area above described.

[Plan of Development printed on pages 9072 to 9076 of this Journal]

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. 4-G.

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 R4 General Residence District and B5-2 General Service District symbols and indications as shown on Map No. 4-G in the area bounded by

W. Maxwell Street; S. Peoria Street; W. 14th Street; S. Sangamon Street; the alley next north of and parallel to W. 14th Street; and the alley next east of and parallel to S. Sangamon Street

to those of a C3-2 Commercial Manufacturing District, and a corresponding use district is hereby established in the area above described.

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. 6-I.

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 M3-3 (Heavy Manufacturing) and M2-3 (General Manufacturing) symbols and indications as shown on Map No. 6-I in the area bounded by

W. 26th Street; the west line of the right of way of the Pittsburgh, Cincinnati, Chicago and St. Louis Railway and the west line of the Chicago and Illinois Western Railroad as detailed in the legal description attached hereto; W. 31st Street; W. 31st Boulevard; S. California Boulevard: a line 1600 feet South of the south line of W. 26th Street; and a line 760 feet East of the east line of S. California Boulevard

to the designation of an Industrial Planned Development 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 hereof and to no others.

[Plan of Development printed on pages 9077 to 9081 of this Journal]

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

(continued on page 9082)

P.D.
119

October 16, 1974

UNFINISHED BUSINESS

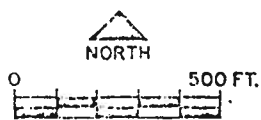
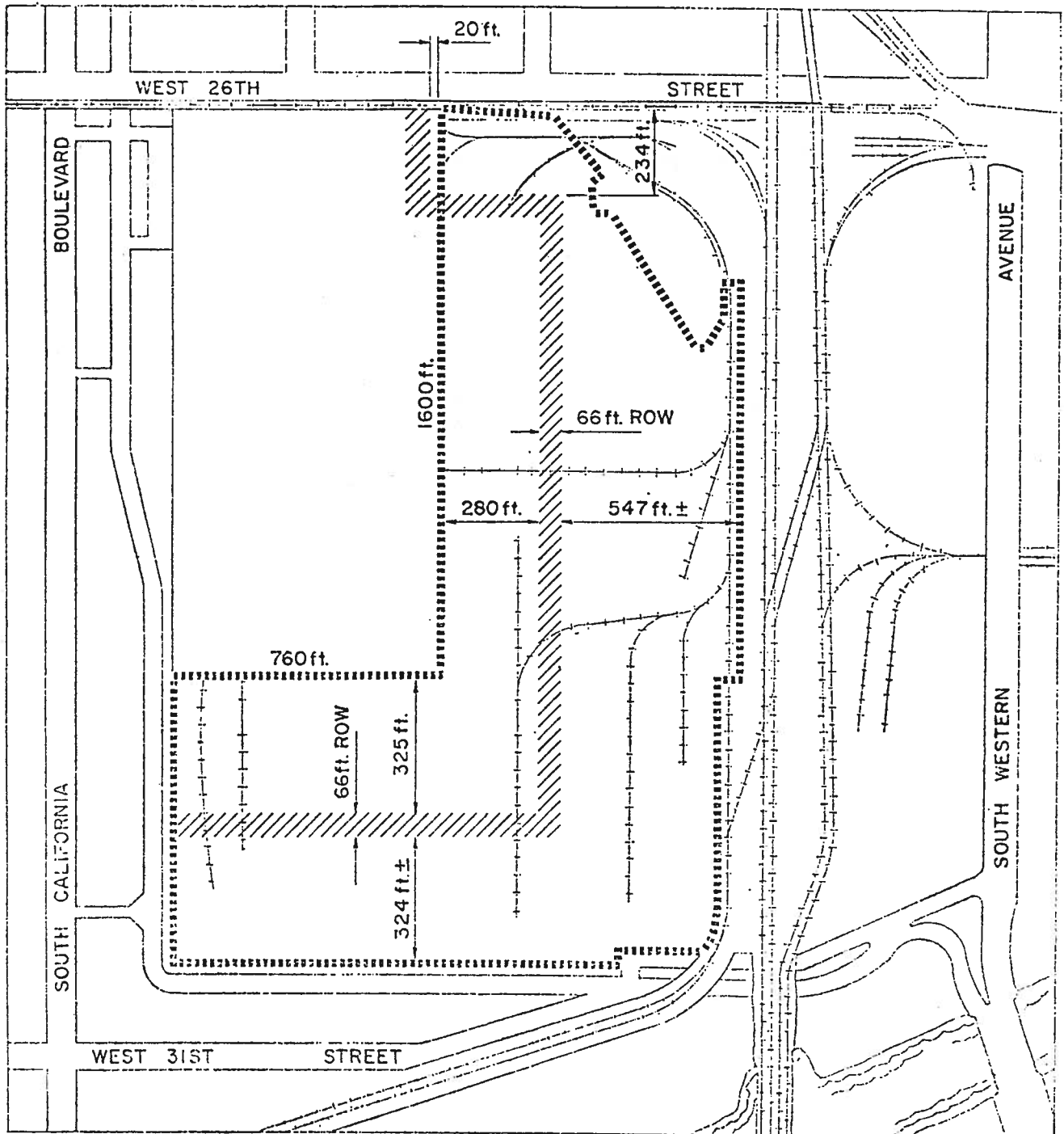
#8577

9077

PLAN OF DEVELOPMENT
INDUSTRIAL PLANNED DEVELOPMENT #119
STATEMENT

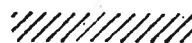
1. The area delineated hereon as an "Industrial Planned Development" is owned or controlled by the Local Redevelopment Authority of Lawndale.
2. Off-Street parking and loading facilities will be provided in compliance with the Plan of Development as authorized by the M2-3 and M3-3 General and Heavy Manufacturing Districts of the Chicago Zoning Ordinance.
3. Any dedication of streets or alleys or adjustments of the rights-of-way or consolidation or resubdivision of parcels shall require a separate submittal on behalf of the Local Redevelopment Authority of Lawndale and approval by the City Council.
4. All applicable reviews, approvals, or permits are required to be obtained by Local Redevelopment Authority of Lawndale.
5. Service drives or any other ingress or egress shall be adequately designed and paved in accordance 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 permitted within such paved areas.
6. Use of land will consist of industrial and manufacturing related uses as authorized by the Chicago Zoning Ordinance.
7. The following information sets forth data concerning the property included in said Planned 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 as related to the M2-3 and M3-3 General and Heavy Manufacturing District classifications and with regulations hereby made applicable thereto.
8. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments" as promulgated by the Commissioner of Development and Planning.

PROPERTY LINE AND RIGHT OF WAY ADJUSTMENTS
INDUSTRIAL PLANNED UNIT DEVELOPMENT



PROPERTY LINE

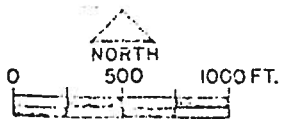
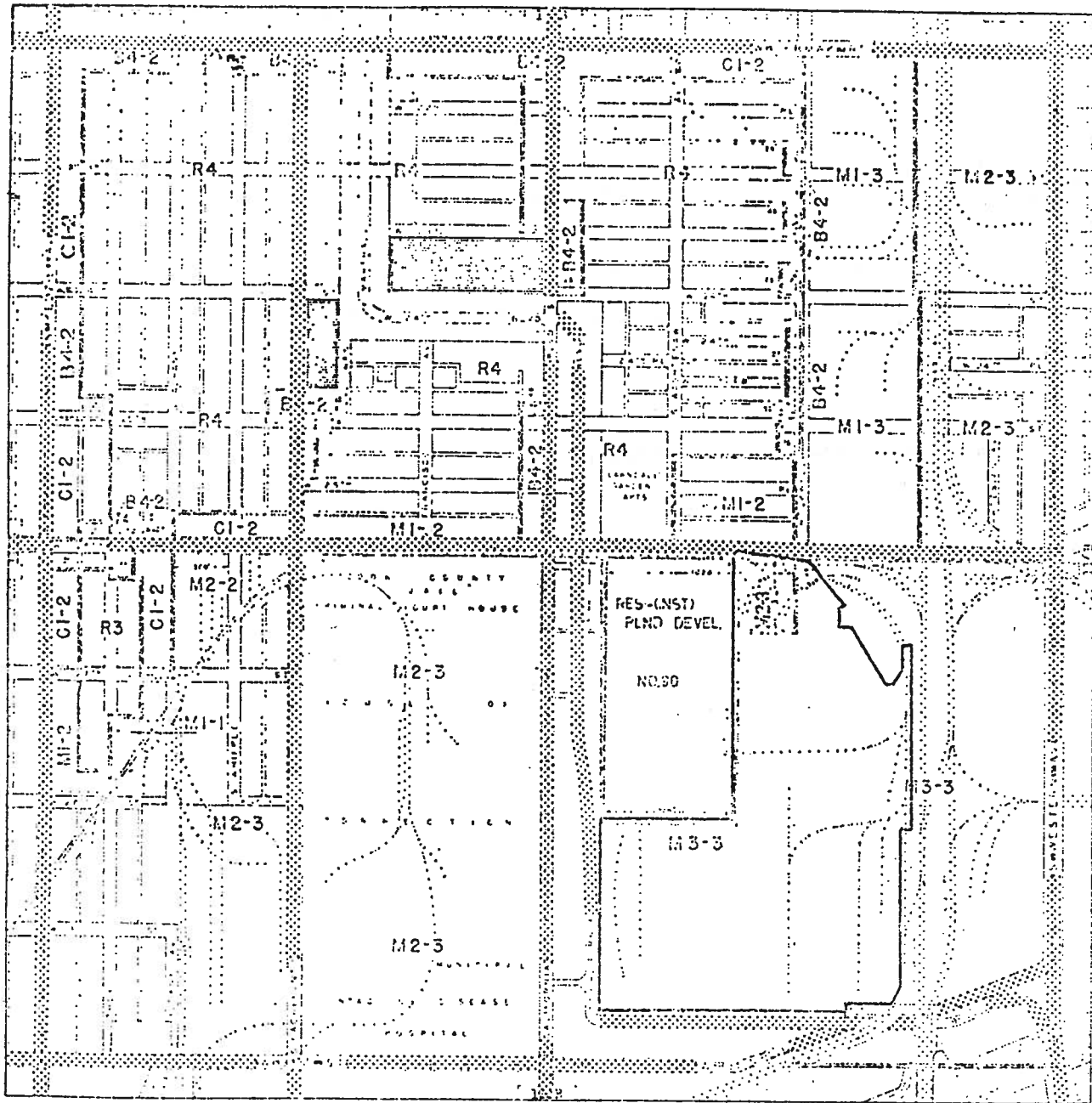
STREET PROPOSED TO BE DEDICATED



APPLICANT: LOCAL REDEVELOPMENT AUTHORITY OF LAWYDALE

DATE: APRIL 17, 1974

ZONING AND PREFERENTIAL STREET MAP INDUSTRIAL PLANNED UNIT DEVELOPMENT



PREFERENTIAL STREETS

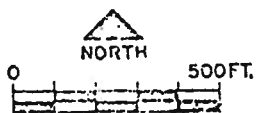
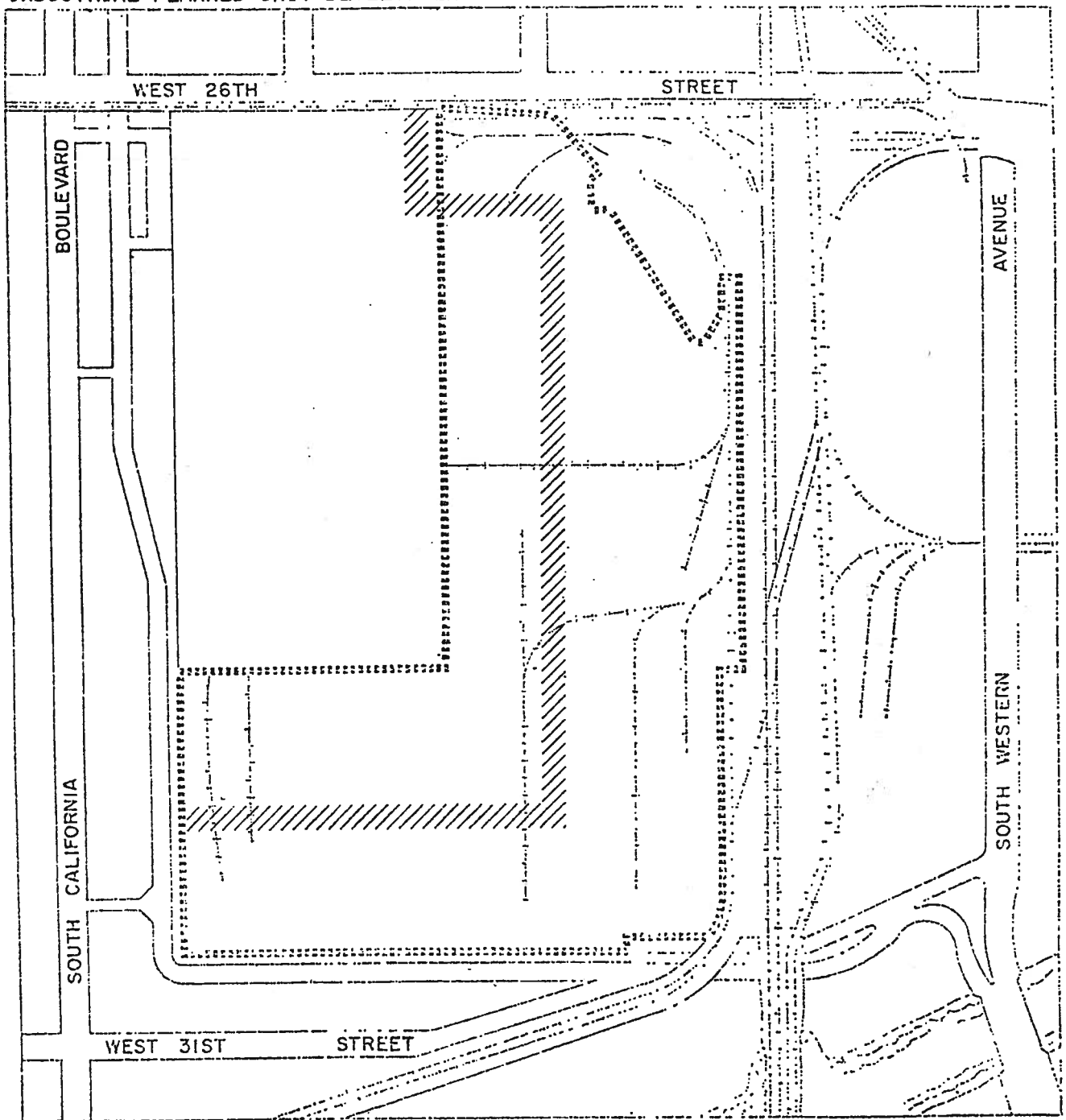
PUBLIC SCHOOLS

PLANNED DEVELOPMENT

APPLICANT: LOCAL REDEVELOPMENT AUTHORITY OF LAWYDALE

DATE: APRIL 17, 1974

GENERALIZED LAND USE PLAN
INDUSTRIAL PLANNED UNIT DEVELOPMENT



MANUFACTURING AND RELATED USES

STREET PROPOSED TO BE DEDICATED



APPLICANT: LOCAL REDEVELOPMENT AUTHORITY OF LAWINDALE

DATE: APRIL 17, 1974

PLANNED DEVELOPMENT USE AND BULK REGULATIONS

INDUSTRIAL PLANNED DEVELOPMENT

Net Site Area		General Description of Land Use and Type	Max. F.A.R. for M2-3 and M3-3 Manufacturing
Square Feet	Acres		
2,114,310	48.54	Light to general manufacturing use, with loading and parking areas	3.0

Gross site area (53.2 acre) = Net site area (48.54 acre) +
Street to be dedicated (4.66 acre).

Off-Street parking spaces = 1261 to 1892 spaces for between
1576 and 2364 employees.

Loading area = 3.7 to 4.3 acre.

Minimum periphery and setbacks will be set consistent with Chicago Zoning Ordinance regulations regarding vibration, noise, and flammable material standards. These spatial locations are contingent on approval by the Department of Development and Planning. City pollution requirements will be met by the concerned industries.

Percentage of land covered by development

Employment	1576	to	2364
Buildings	54%		48%
Loading area	9%		7%
Parking area	18%		26%
Setbacks	<u>19%</u>		<u>19%</u>
Total	100%		100%

APPLICANT: Local Redevelopment Authority of Lawndale

DATE: April 17, 1974