



City of Chicago  
Richard M. Daley, Mayor

Department of Zoning and  
Land Use Planning

Patricia A. Scudiero  
Commissioner

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Chicago, Illinois 60602  
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<http://www.cityofchicago.org>

April 15, 2010

Mr. William Motto  
Assistant State's Attorney  
Office of the State's Attorney  
500 Richard J. Daley Center  
Chicago, Illinois 60602

Re: **Administrative Relief request for Institutional Planned Development No. 151 and Residential -Institutional Planned Development No. 90, Cook County Department of Corrections Campus**

Dear Mr. Motto:

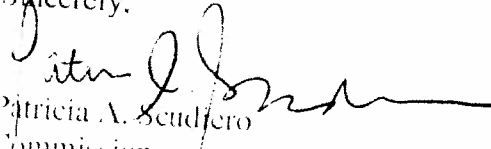
Please be advised that your request for clarification in regards to a minor change to Institutional Planned Development No. 151 ("PD 151") and Residential-Institutional Planned Development No. 90 ("PD 90") has been considered by the Department of Zoning and Land Use Planning pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

You are requesting clarification on the number of parking spaces provided by PD 151. Planned Development No. 151 requires a minimum of 3,200 off-street parking spaces. While on March 1, 1995, the City granted approval of Lots 1 and 2 from PD 90 to be used by PD 151, it did not specify that they would be used to meet the minimum parking requirements. Lots 1 and 2, referred to as Zones J and K on the attached Parking Plan, dated March 22, 2010, each provide 498 off-street parking spaces. When combined with the other parking available, the County is providing a total of 3,354 parking spaces for PD 151, in excess of the 3,200 required.

With regard to your request, the Department of Zoning and Land Use Planning has determined that allowing the continued use of Lots 1 and 2 in PD 90 to meet the off-street parking requirements of PD 151, will not create an adverse impact on either Planned Development or the surrounding neighborhood, will not result in an increase in the bulk or density, will not change the character of either development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, PD 151 and PD 90, I hereby approve the foregoing minor change, but no other changes to these Planned Developments.

Sincerely,

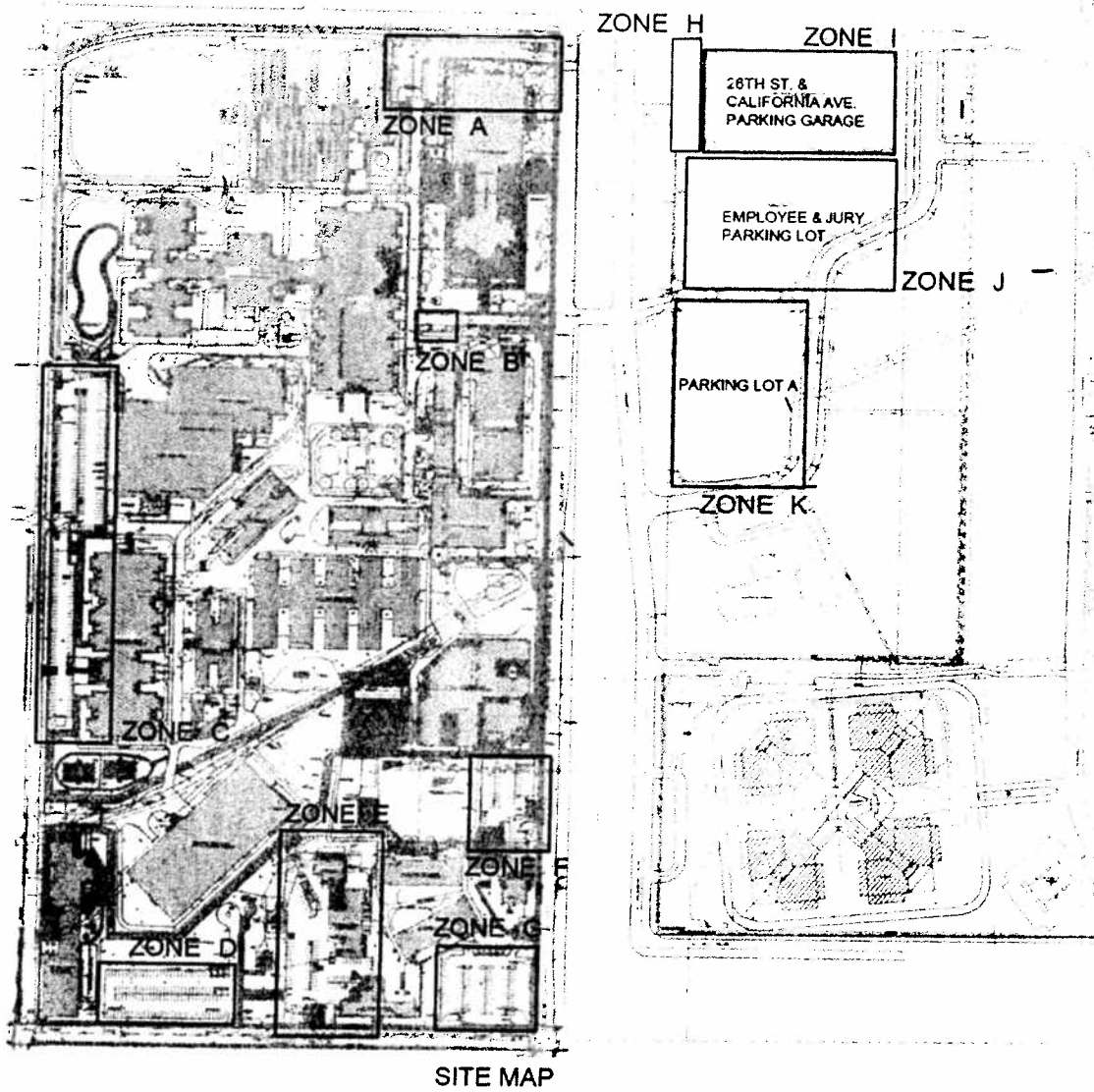
  
Patricia A. Scudiero  
Commissioner

PAS:HC:dm

DATE: 4/15/10 10:41 AM



# PARKING



ZONE	PARKING SPACES	ACCESSIBLE SPACES	TOTAL
A	74	3	77
B	4	1	5
C	234	6	240
D	125	4	129
E	109	3	112
F	74	4	78
G	116	5	121
H	46		46
I	1560		1560
J	498		498
K	488		488

TOTAL 3354

*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 M2-3 General Manufacturing District and Institutional Planned Development No. 151 symbols and indications as shown on Map No. 6-I in the area bounded by

West 26th Street; a line 620 feet east of South California Boulevard; a line 315 feet south of West 26th Street; South California Boulevard; a line 700 feet north of West 31st Street; a line 521.89 feet west of South California Avenue; a line from a point 521.89 feet west of South California Avenue and 519.4 feet north of West 31st Street, to a point 659.13 feet west of South California Avenue and 432.37 feet north of West 31st Street; a line 659.13 feet west of South California Avenue; a line 329.16 feet north of West 31st Street; a line 698 feet west of South California Avenue; a line 220.5 feet north of West 31st Street; a line 645.79 feet west of South California Avenue; West 31st Street; and South Sacramento Avenue,

to the designation of Institutional Planned Development No. 151, as amended, 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 thereof and to no others.

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

Plan of Development attached to this ordinance reads as follows:

*Institutional Planned Development No. 151*

*As Amended.*

*Plan Of Development*

*Statements.*

1. The area delineated hereon as an "Institutional Planned Development" is owned or controlled by the Board of Cook County Commissioners.

2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development.
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 Board of Cook County Commissioners, and approval by the City Council.
4. All applicable reviews, approvals or permits are required to be obtained by the Board of Cook County Commissioners.
5. Service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking 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.
6. Use of land will consist of correctional facilities, dormitories, hospital, administrative facilities, courthouse, recreational facilities, off-street parking, and related facilities.
7. Identification and other necessary signs may be permitted, subject to the review and approval of the Departments of Planning and Inspectional Services.
8. 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 General Manufacturing District classification and with regulations hereby made applicable thereto.
9. 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 Planning.

[Property Line Map and Right-of-Way Adjustment, Existing Zoning and Preferential Street System Map and Generalized Land Use Plan printed on pages 1039 through 1041 of this Journal.]

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

*Institutional Planned Development No. 151,*

*As Amended.*

*Planned Development*

*Use And Bulk Regulations And Data.*

Net Site Area		General Description Of Land Use	Maximum Floor Area Ratio	Maximum Of Land Coverage
Sq. Ft.	Acres			
2,982,476	68.51	Correctional facilities, dormitories, hospital, administrative facilities, recreational facilities, off-street parking and related facilities.	2.0	40

Gross Site Area = Net Site Area: 68.51 acres  
 Plus Area of Public Streets: 7.85 acres  
 Equals: 76.36 acres

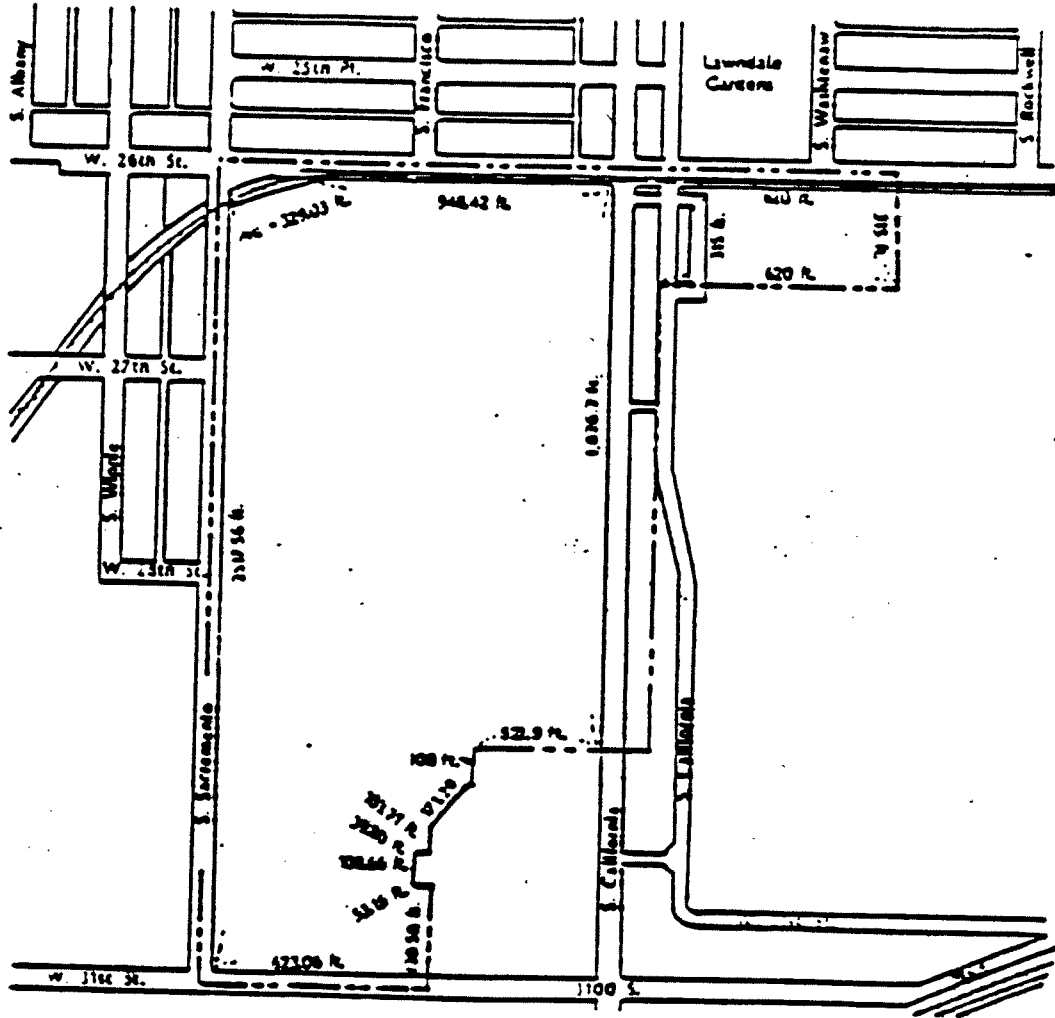
Maximum Permitted F.A.R. for Total Net Site Area: 2.0  
 Minimum Number of Off-street Parking Spaces: 3,200  
 Maximum Percentage of Land Coverage for Total Net Site Area: 40

*Reclassification Of Area Shown On Map No. 7-G.*

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

(Continued on page 1042)

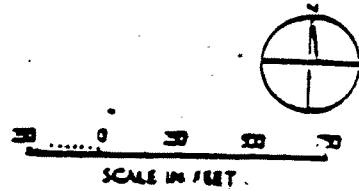
INSTITUTIONAL PLANNED DEVELOPMENT #151, AS AMENDED  
PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENT



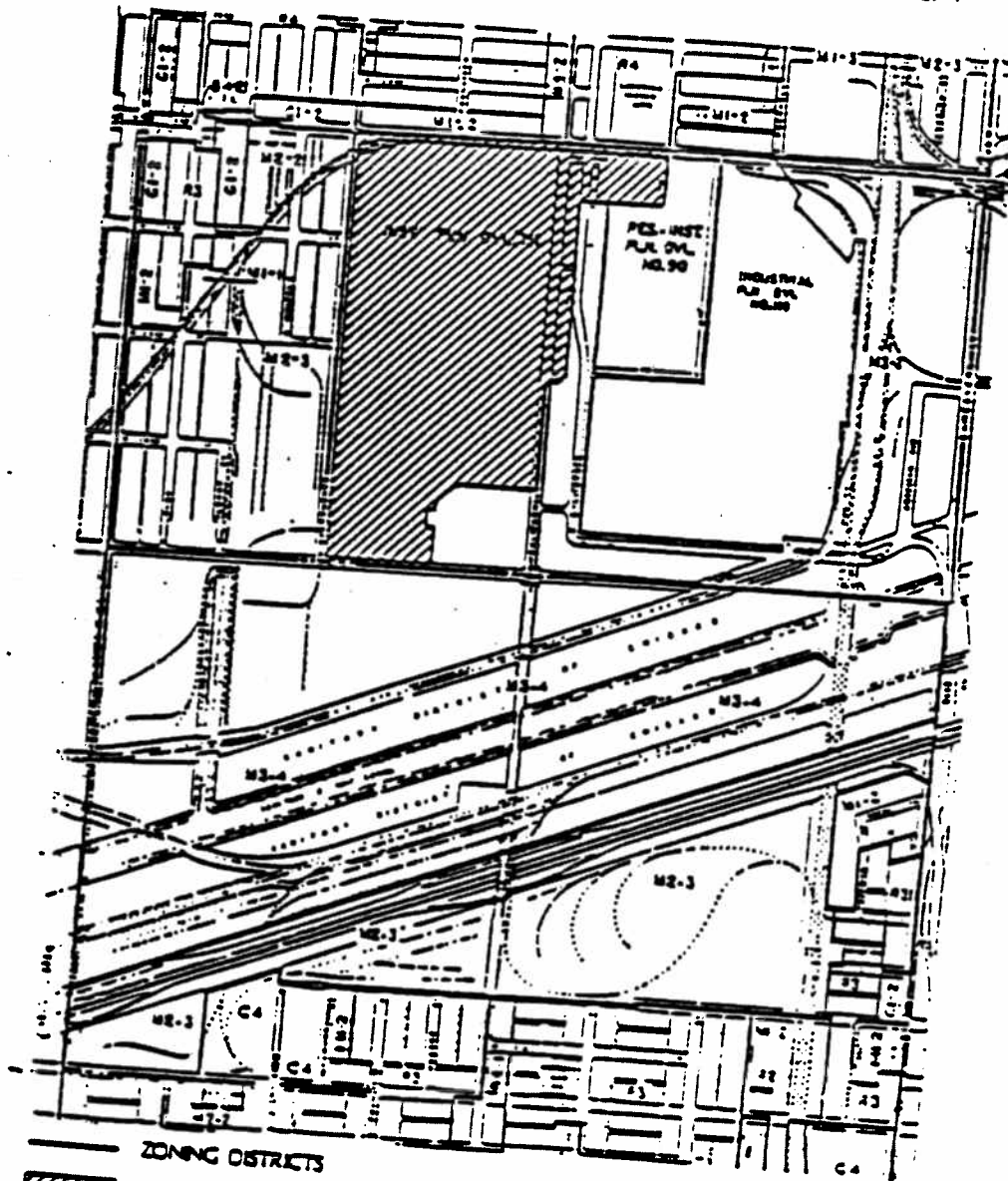
--- PLANNED DEVELOPMENT BOUNDARY

APPLICANT: BOARD OF COOK COUNTY COMMISSIONERS


DATE: FEBRUARY 16, 1989




INSTITUTIONAL PLANNED DEVELOPMENT #151, AS AMENDED  
EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



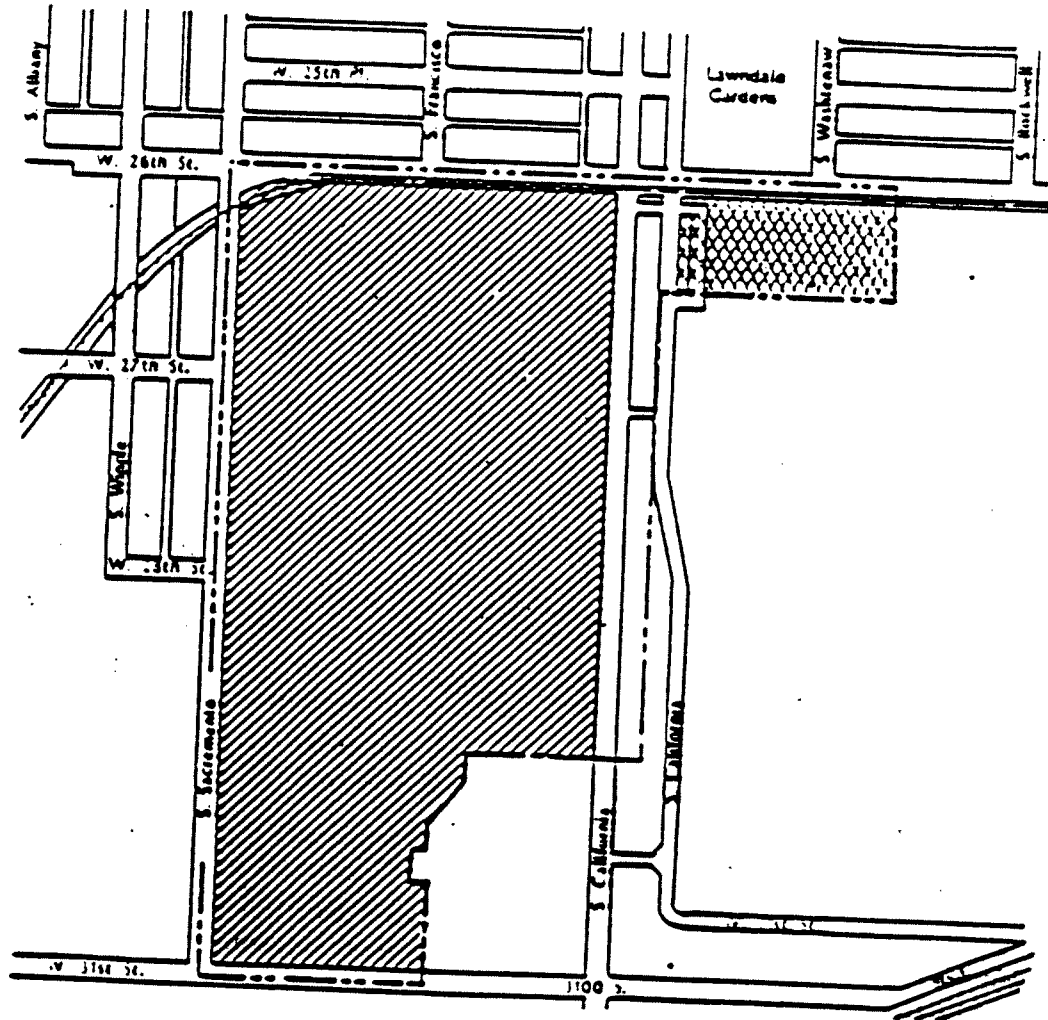
ZONING DISTRICTS

 PROPOSED INSTITUTIONAL PLANNED DEVELOPMENT AMENDMENT

 PREFERENTIAL STREET SYSTEM

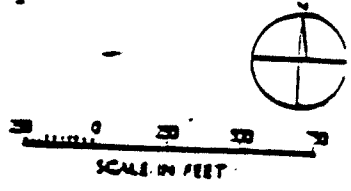
APPLICANT: BOARD OF COOK COUNTY COMMISSIONERS  
DATE: FEBRUARY 16, 1989



INSTITUTIONAL PLANNED DEVELOPMENT #151, AS AMENDED  
GENERALIZED LAND USE PLAN



--- PLANNED DEVELOPMENT BOUNDARY

APPLICANT: BOARD OF COOK COUNTY COMMISSIONERS  
DATE: FEBRUARY 16, 1989



-  Correctional facilities, Dormitories, Hospital, Administrative Facilities, Courthouse, Off-Street Parking, Recreational Facilities and Related Uses.
-  Off-Street Parking Structure

W. Chestnut Street; the alley next east of and parallel to N. La Salle Street; a line 112 feet south of and parallel to W. Chestnut Street; and N. La Salle Street

to those of an R6 General Residence 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. 3-M.*

*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 B 3-2 General Retail District symbols and indications as shown on Map No. 3-M in the area bounded by

the alley next north of and parallel to W. Chicago Avenue; N. Mayfield Avenue; W. Chicago Avenue; and a line 175 feet west of N. Mayfield Avenue

to those of a C 2-2 General 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 No. 5-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 C1-2 Restricted Commercial District symbols and indications as shown on Map No. 5-G in the area bounded by

a line 500 feet north of W. Willow Street; the alley next west of and parallel to N. Halsted Street; a line 325 feet north of W. Willow Street; N. Halsted Street; a line 300 feet north of W. Willow Street; the alley next west of and parallel to N. Halsted Street; a line 275 feet north of W. Willow Street; N. Halsted Street; a line 225 feet north of W. Willow Street; the alley next west of and parallel to N. Halsted Street; a line 175 feet north of W. Willow Street; N. Halsted Street; a line 51 feet south of W. Willow Street; the alley next west of and parallel to N. Halsted Street; a line 46 feet south of W. Willow Street; N. Dayton Street; a line 24 feet south of W. Willow Street; and the alley next west of and parallel to N. Dayton Street,

to the designation of a Residential-Business Planned Development 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 thereof and to no others.

[Plan of Development printed on pages 3405-3409 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. 6-F.*

*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-F in the area bounded by

S. Archer Avenue; S. Princeton Avenue; W. 23rd Street; and the east line of the right-of-way of the Pennsylvania Railroad,

to the designation of a Residential 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 3410-3414 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. 6-F.*

*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 and Residential Planned Development symbols and indications as shown on Map No. 6-F in the area bounded by

W. 26th Street; S. Shields Avenue; a line 232.25 feet South of and parallel to W. 26th Street; and S. Stewart Avenue,

to the designation of a Residential 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 thereof and to no others.

[Plan of Development printed on pages 3415-3419 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. 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 M2-3 General Manufacturing District and Residential Planned Development symbols and indications as shown on Map No. 6-I in the area bounded by

(continued on page 3420)

PD  
151

(continued from page 3464)

W. 26th Street; a line 620 feet east of S. California Boulevard; a line 315 feet south of W. 26th Street; S. California Boulevard; a line from a point 1,402.71 feet south of W. 26th Street along the west line of S. California Boulevard, to a point 234 feet east of S. Sacramento Avenue and 589.96 feet north of W. 31st Street; a line 234 feet east of S. Sacramento Avenue; a line from a point 234 feet east of S. Sacramento Avenue and 238 feet north of W. 31st Street, to a point 130 feet east of S. Sacramento Avenue and 108 feet north of W. 31st Street; a line 130 feet east of S. Sacramento Avenue; W. 31st Street; and S. Sacramento Avenue,

to the designation of a Institutional 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 3421-3425 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. 6-J.*

*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 R3 General Residence District symbols and indications as shown on Map No. 6-J in the area bounded by

a line 36 feet north of W. 27th Street; S. Kedzie Avenue; W. 27th Street; and the alley next west of and parallel to S. Kedzie Avenue

to those of a C1-2 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. 7-J.*

*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 B1-1 Local Retail District symbols and indications as shown on Map No. 7-J in the area bounded by

the alley next north of and parallel to W. Wrightwood Avenue; a line 49.2 feet east of N. Monticello Avenue; W. Wrightwood Avenue; and a line 25 feet east of N. Monticello Avenue

to those of a R3 General Residence 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. 9-0.*

*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 C1-1 Restricted Commercial and B4-1 Restricted Service District symbols and indications as shown on Map No. 9-0 in the area bounded by

alley southeast of and parallel to W. Forest Preserve Drive; N. Ozanam Avenue; W. Addison Street; a line parallel to and 440 feet west of N. Ozanam,

to those of an R-3 General Residence 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. 11-H.*

*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. 11-H in the area bounded by

commencing at a line on N. Western Avenue 128 feet north of and parallel to W. Irving Park Road and extending east therefrom a distance of 235 feet; a chord line extending from the last described point in a southeasterly direction a distance of 140 feet to W. Irving Park Road at a point 264 feet east of N. Western Avenue,

to those of a B2-1 Restricted Retail 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. 11-K.*

*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 B4-1 District symbols and indications as shown on Map No. 11-K in the area bounded by

the alley next north of W. Montrose Avenue; N. Kildare Avenue; W. Montrose Avenue; and N. Lowell Avenue,

to those of a C1-1 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.

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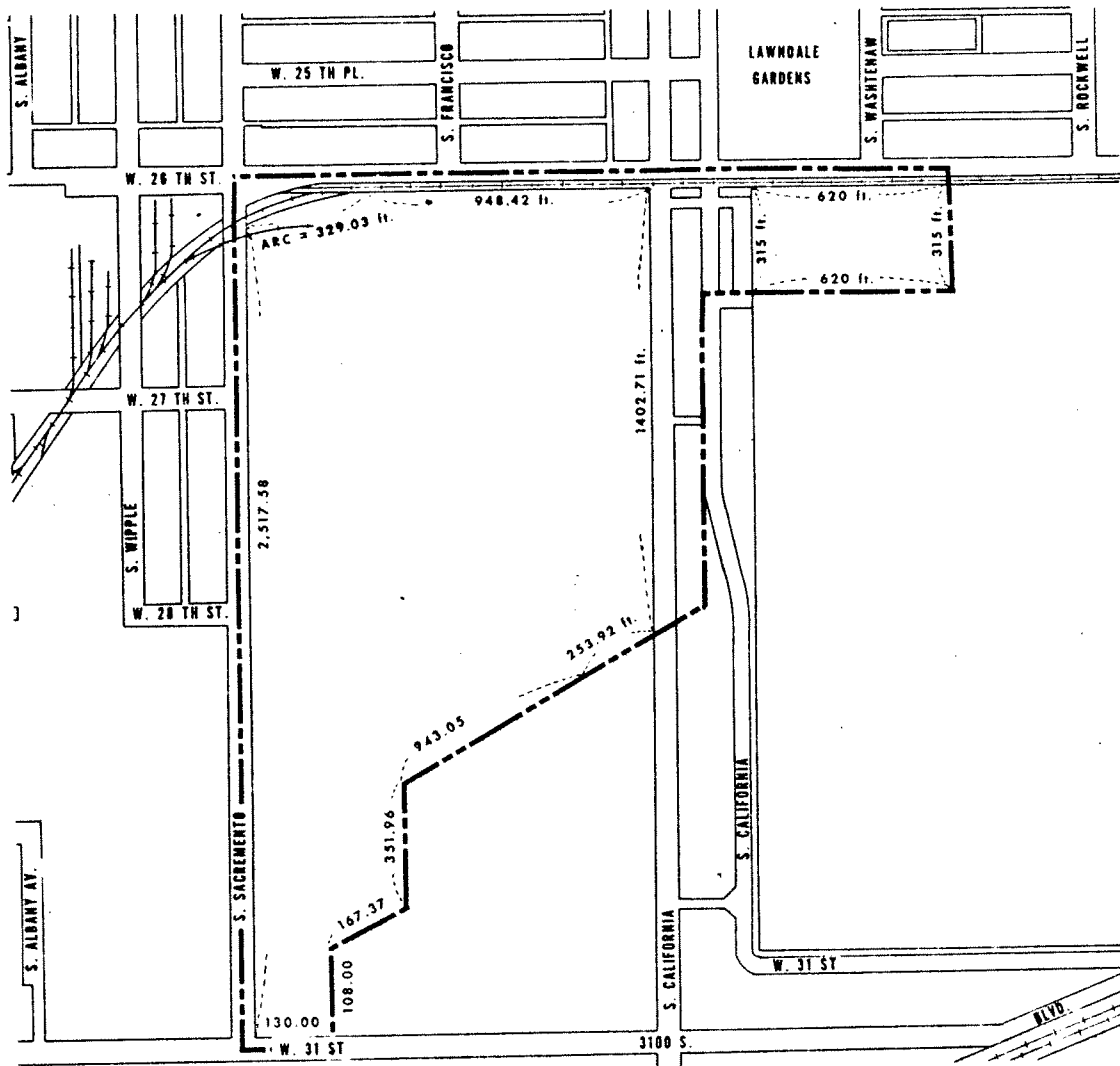
PLAN OF DEVELOPMENT  
INSTITUTIONAL PLANNED DEVELOPMENT #151  
STATEMENTS

1. The area delineated hereon as an "Institutional Planned Development" is owned or controlled by the Board of Cook County Commissioners.
2. Off-street parking and loading facilities will be provided in compliance with this Plan of Development.
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 Board of Cook County Commissioners, and approval by the City Council.
4. All applicable reviews, approvals or permits are required to be obtained by the Board of Cook County Commissioners.
5. Service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking 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.
6. Use of land will consist of correctional facilities, dormitories, hospital, administrative facilities, courthouse, recreational facilities, off-street parking, and related facilities.
7. Identification and other necessary signs may be permitted, subject to the review and approval of the Department of Development and Planning and the Building Department.
8. 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 General Manufacturing District classification and with regulations hereby made applicable thereto.
9. 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.

APPLICANT: Board of Cook County Commissioners

DATE: April 7, 1976

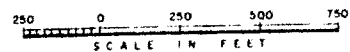
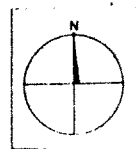
# INSTITUTIONAL PLANNED DEVELOPMENT PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENT



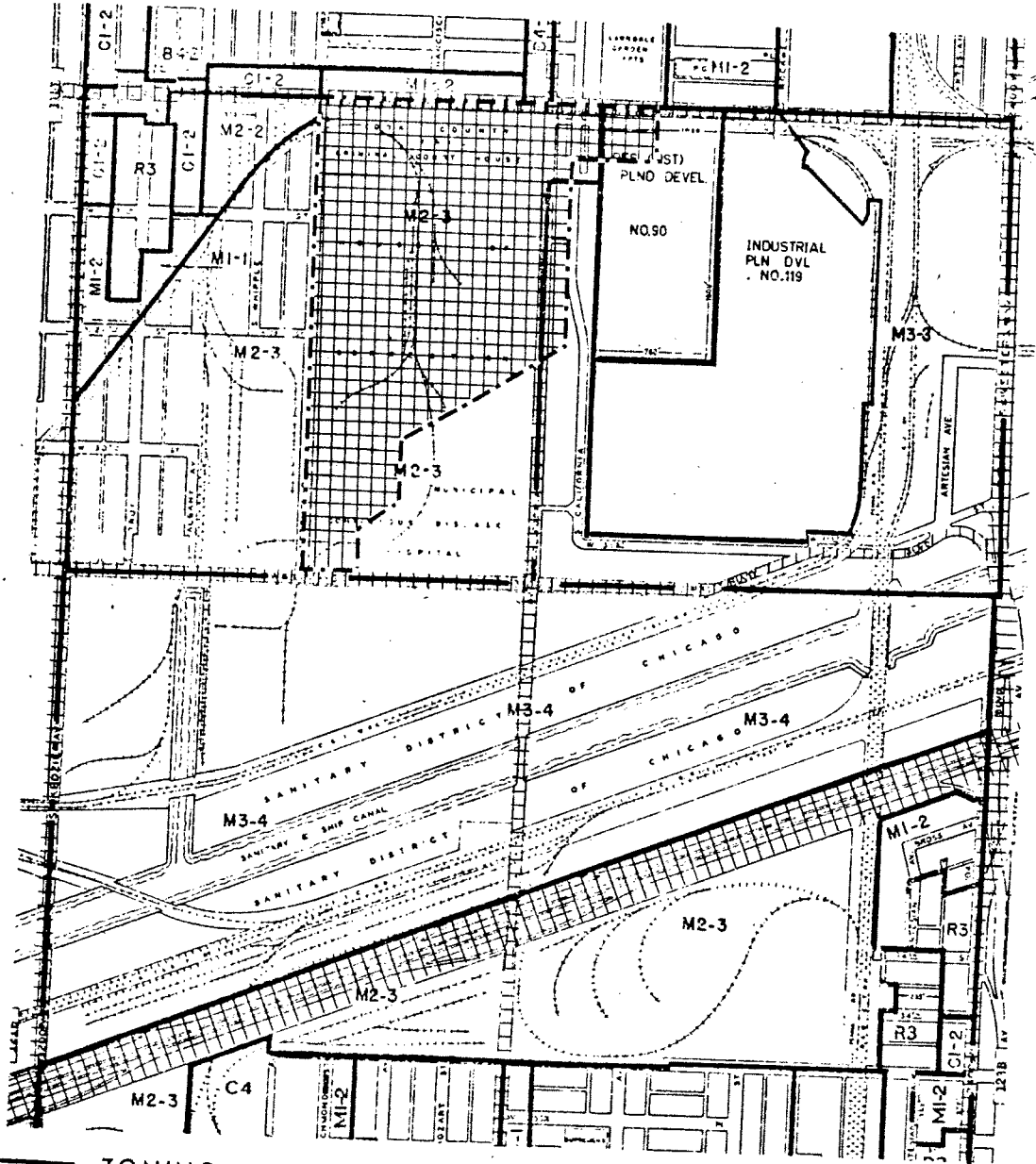
----- PLANNED DEVELOPMENT BOUNDARY

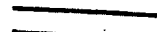
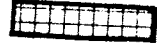

APPLICANT: BOARD OF COOK COUNTY COMMISSIONERS

DATE: APRIL 7, 1976

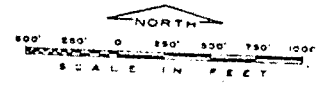


# INSTITUTIONAL PLANNED DEVELOPMENT EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



-  ZONING DISTRICTS
-  PROPOSED INSTITUTIONAL PLANNED DEVELOPMENT
-  PREFERENTIAL STREET SYSTEM

APPLICANT: BOARD OF COOK COUNTY COMMISSIONERS  
 DATE APRIL 7, 1976





July 8, 1976

UNFINISHED BUSINESS

3425

INSTITUTIONAL PLANNED DEVELOPMENT

Planned Development Use and Bulk Regulations and Data

Net Site Area Square Feet	Acres	General Description of Land Use	Maximum Floor Area Ratio	Maximum % of Land Coverage
2,402,695	55.2	Correctional facilities, dormitories, hospital, administrative facilities, recreational facilities, off-street parking, and related facilities.	2.0	30

Gross Site Area = Net Site Area 55.2 acres  
Plus area of public streets 7.85 acres  
Equals 63.05 acres

Maximum Permitted F.A.R. for Total Net Site Area 2.0

Minimum Number of Off-Street Parking Spaces 1600

Maximum Percentage of Land Coverage for Total Net Site Area 30%

APPLICANT: Board of Cook County Commissioners

DATE: April 7, 1976