

*Reclassification Of Area Shown On Map Number 7-F.
(Application Number 12001)*

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 Number 7-F in the area bounded by:

a line 49.75 feet north of the east/west extension of North Orchard Street; North Clark Street; the east/west extension of North Orchard Street; and a line extended along the west line of North Orchard Street where no street exists,

to those of an R5 General Residence District, and a corresponding use district is hereby established in the area above described.

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

*Reclassification Of Area Shown On Map Number 8-E.
(As Amended)
(Application Number 11991)*

IPD 627

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 B2-3 Restricted Retail District, C1-3 Restricted Commercial District, C3-2 Commercial-Manufacturing District and R5 General Residence District symbols and indications as shown on Map Number 8-E in the area bounded by:

East 35th Street; South Michigan Avenue; East 36th Street; the alley west of South Wabash Avenue; East 35th Street; South State Street; a parallel line 175 feet south of East 35th Street; the westerly C.T.A. right-of-way; a parallel line 239.5 feet south of 35th Street; South State Street; and East 36th Street,

to the designation of a B4-3 Restricted Service District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B4-3 Restricted Service District symbols and indications as shown on Map Number 8-E in the area described in Section 1 above to 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 Planned Development herewith attached and made a part hereof and to no others.

SECTION 3. This ordinance shall be in 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 627
Plan Of Development Statements.*

1. The area delineated herein as an Institutional Planned Development consists of approximately three hundred forty-three thousand nine hundred sixty-four (343,964) square feet (seven and eighty-nine one-hundredths (7.89) acres) net site area which is depicted on the attached Planned Development Boundary Property Line and Right-of-Way Adjustment Map (the "Property") and is controlled by the Applicant, the Public Building Commission of Chicago, a municipal corporation possessing eminent domain powers. On November 12, 1996 the Public Building Commission by resolution designated the Property for acquisition and construction of a new Chicago Police Headquarters and other public service facilities. The City Council of Chicago approved the Applicant's designation and acquisition of the Property on November 20, 1996 by City Council ordinance printed in the City Council Journal of Proceedings at pages 34791 to 34814.
2. The applicant ("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 its successors, assignees or grantees and approved 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 title holders 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 title holders or any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 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, or by a governmental agency with the power of eminent domain which has designated the property for acquisition.

4. This Planned Development consists of seventeen (17) statements; a Bulk Regulations and Data Table, an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; a Site/Landscape Plan and Building Elevations prepared by Lohan and Associates, dated March 13, 1997. Full size sets of the Site/Landscape Plan 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, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.
5. The uses permitted within the area delineated herein as Institutional Planned Development shall be as follows: Subarea A: police station, public service and accessory parking; Subarea B: parks and playgrounds, museums, schools, recreation buildings, community centers, day laborer employment agencies and uses permitted in a B4-3 Restricted Service District, except arcades and auto service stations. Interim surface parking shall be permitted in Subarea B.
6. Identification and Business Identification signs and other necessary signs, including temporary construction signs, may be permitted within the area delineated herein as Institutional Business 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 of the Departments of Transportation and Planning and Development. The minimum number of off-street parking spaces shall be determined in accordance with the attached Bulk Regulations and

Data Table. A minimum of two percent (2%) of all parking spaces shall be designed and designated for parking for the handicapped.

8. The Applicant shall be responsible for ensuring that all traffic lane and traffic signal improvements and adjustment on the streets surrounding the Planned Development, as described in the traffic report dated March 12, 1997 and prepared by Barton Aschman Associates, Inc. are completed no later than the issuance of a Certificate of Occupancy for the proposed headquarters building. All traffic-related improvements shall be subject to review and approval by the Department of Transportation.
9. Any service drives or any other means of ingress or egress, including for emergency vehicles shall be adequately designed and paved in accordance with the provisions of the Municipal Code of Chicago 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 within fire lanes. Ingress and egress shall be subject to the review and approval of the Department of Transportation and the Department of Planning and Development.
10. In addition to the maximum heights of any buildings and appurtenances attached thereto prescribed in this Planned Development, the height of any improvements shall also be subject to height limitations as approved by the Federal Aviation Administration.
11. 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.
12. Improvements of the Property, including landscaping and all entrances and exits to the parking area, shall be designed and installed in substantial conformance with the Site/Landscape Plan, 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 Site/Landscape Plan and the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines.
13. Prior to the issuance by the Department of Planning and Development of a determination pursuant to Section 11.11.3(b) of the Chicago Zoning Ordinance ("Part II Approval") for any new improvement in Subarea B, a site plan and preliminary building elevations for the proposed development shall be submitted to the Commissioner of the Department of Planning and Development (the

"Commissioner") for approval. The Site Plan and Building Elevations shall provide the following information:

1. the boundaries of the Property;
2. the footprint of the improvements;
3. all setbacks, required and provided;
4. location and dimensions of all driveways and loading berths;
5. preliminary landscaping concepts, with final landscaping plan to be approved at the Part II stage;
6. preliminary elevations indicating height and materials; and
7. the following statistical information applicable to the Property:
 - a. floor area and floor area ratio;
 - b. uses to be established; and
 - c. parking and loading to be provided.

A site plan shall include such other information as may be necessary to illustrate conformance with the applicable provisions of this Planned Development.

Review and approval of the site plan and elevations by the Commissioner is intended to assure that the specific development proposal conforms with the use and bulk regulations established for Subarea B herein and the following design parameters and guidelines:

1. the height and bulk of any proposed structure is compatible with the building height and bulk of adjacent buildings;
2. the proposed uses and development are consistent with the uses and development in Subarea A and other adjacent land uses;
3. the proposed use and development will not severely impact existing volumes of traffic or create excessive traffic congestion and delay;

4. there is ample access for the fire department and other emergency and delivery vehicles, including unimpeded emergency access to the C.T.A. structure located between Subareas A and B;
 5. the proposed use and development has sufficient on-site parking; and
 6. the proposed landscaping complies with the provisions of the Chicago Landscape Ordinance.
14. The improvements in Subarea A of the Planned Development are to be constructed for and used by the City of Chicago. Therefore, the Applicant shall comply with the applicable provisions of the City of Chicago Municipal Code, Article II, Sections 2-92-070 through 2-92-190, the percent for Public Art Program, as it pertains to the public improvements to be constructed in Subarea A.
15. 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 use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with the most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
16. 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, 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 of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
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- 17. Unless substantial construction on the Property 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 for 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 statement, then the zoning of the Property shall automatically revert to a B4-3 Restricted Service District.

[Existing Zoning Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Existing Land-Use Map; Site/Landscape Plan; Building Elevations Drawing; and Parking Structure Elevations Drawing referred to in these Plan of Development Statements printed on pages 41725 through 41731 of this Journal.]

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

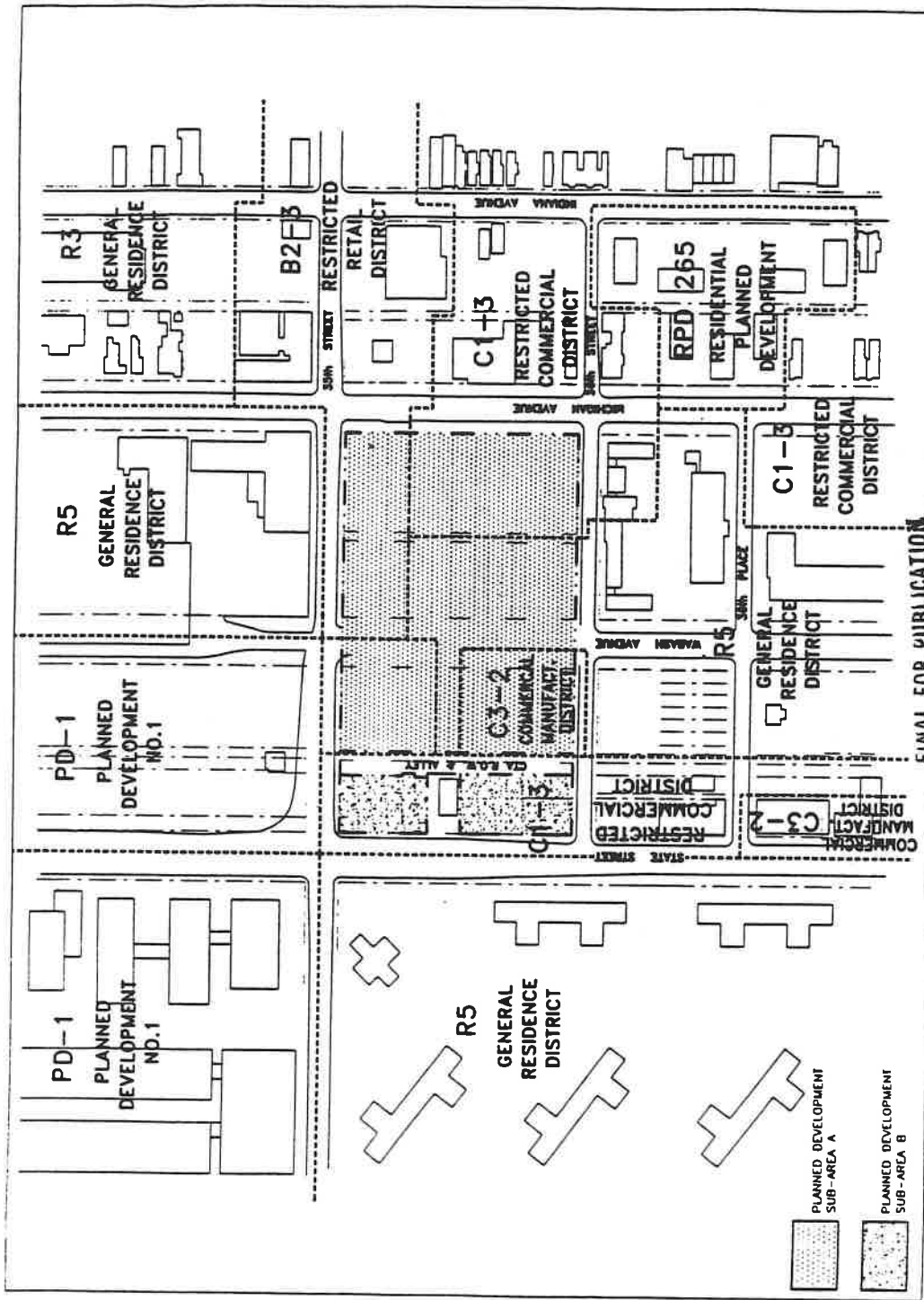
Institutional Planned Development Number 627

Bulk Regulations And Data Table.

Subarea	A	B	Total
Gross Site Area	365,899.33 (8.399 acres)	75,098.08 (1.724 acres)	440,997.41 (10.123 acres)

Subarea	A	B	Total
Public Right-of-Way	69,046.33 (1.58 acres)	27,987.08 (0.642 acres)	97,033.41 (2.227 acres)
Net Site Area	296,853 (6.814 acres)	47,111 (1.081 acres)	343,964 (7.896 acres)
Maximum Percent of Land Coverage	In accordance with the Site/Landscape Plan	80%	See Subareas A & B
Maximum Floor Area Ratio	1.50	3.0	1.71 (Blended)
Minimum Off-Street Parking Spaces	900	In accordance with B4-3 requirements or as determined by the Department of Planning and Development	See Subareas A & B
Minimum Off-Street Loading Berths	Two at 10 feet by 25 feet	In accordance with B4-3 requirements	See Subareas A & B
Minimum Periphery Setbacks	Per Site Plan	State Street -- 0 35th Street -- 20 36th Street -- 0	See Subareas A & B

Existing Zoning Map.



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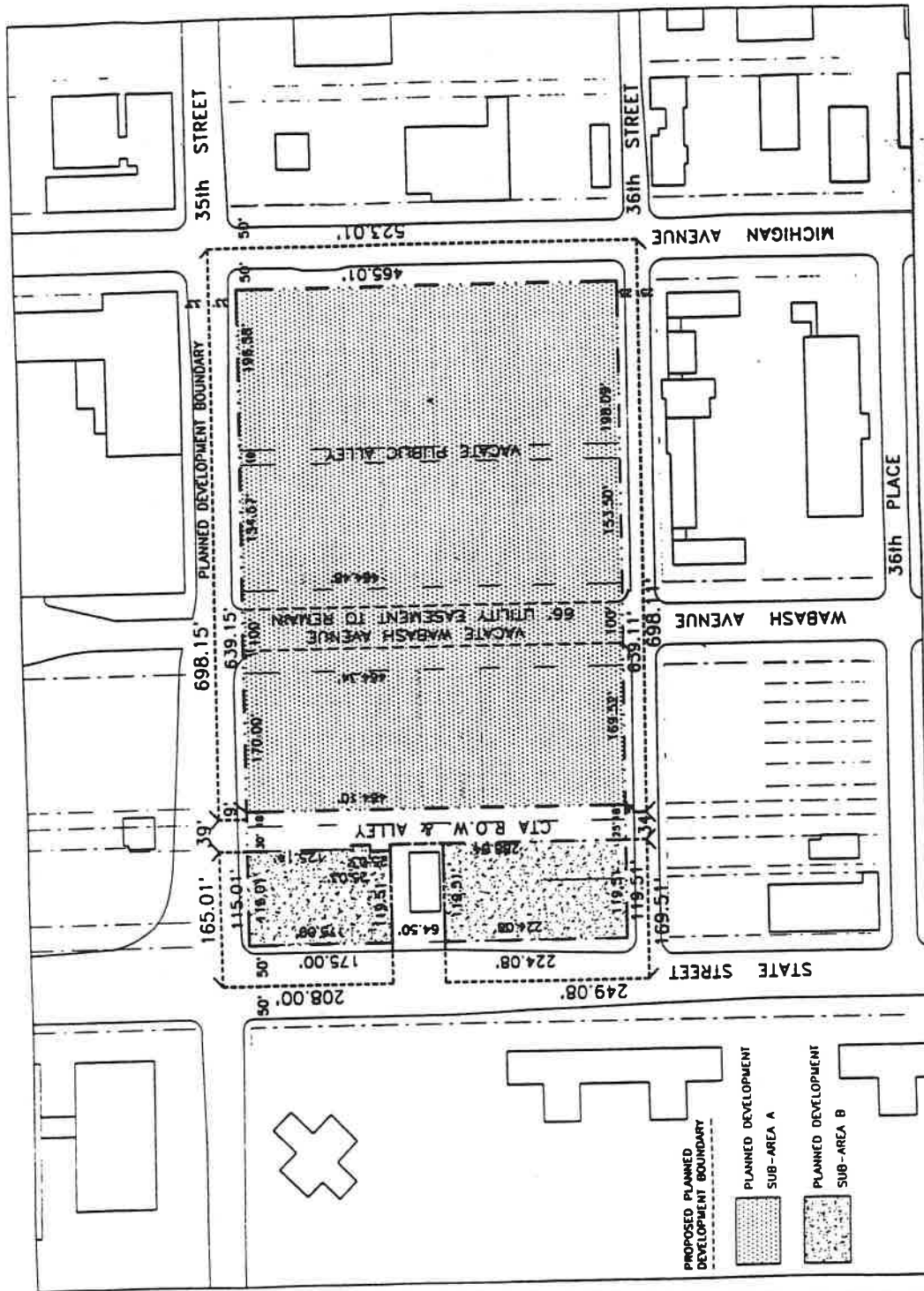
EXISTING ZONING MAP
SCALE 1" = 250'-0"
MARCH 13, 1997



LOHAN ASSOCIATES
ARCHITECTURE PLANNING

APPLICANT:
PUBLIC BUILDING COMMISSION OF CHICAGO
CHICAGO POLICE HEADQUARTERS

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



PLANNED DEVELOPMENT BOUNDARY, PROPERTY LINE & RIGHT OF WAY ADJUSTMENT MAP
 SCALE 1" = 150'-0"
 MARCH 13, 1997

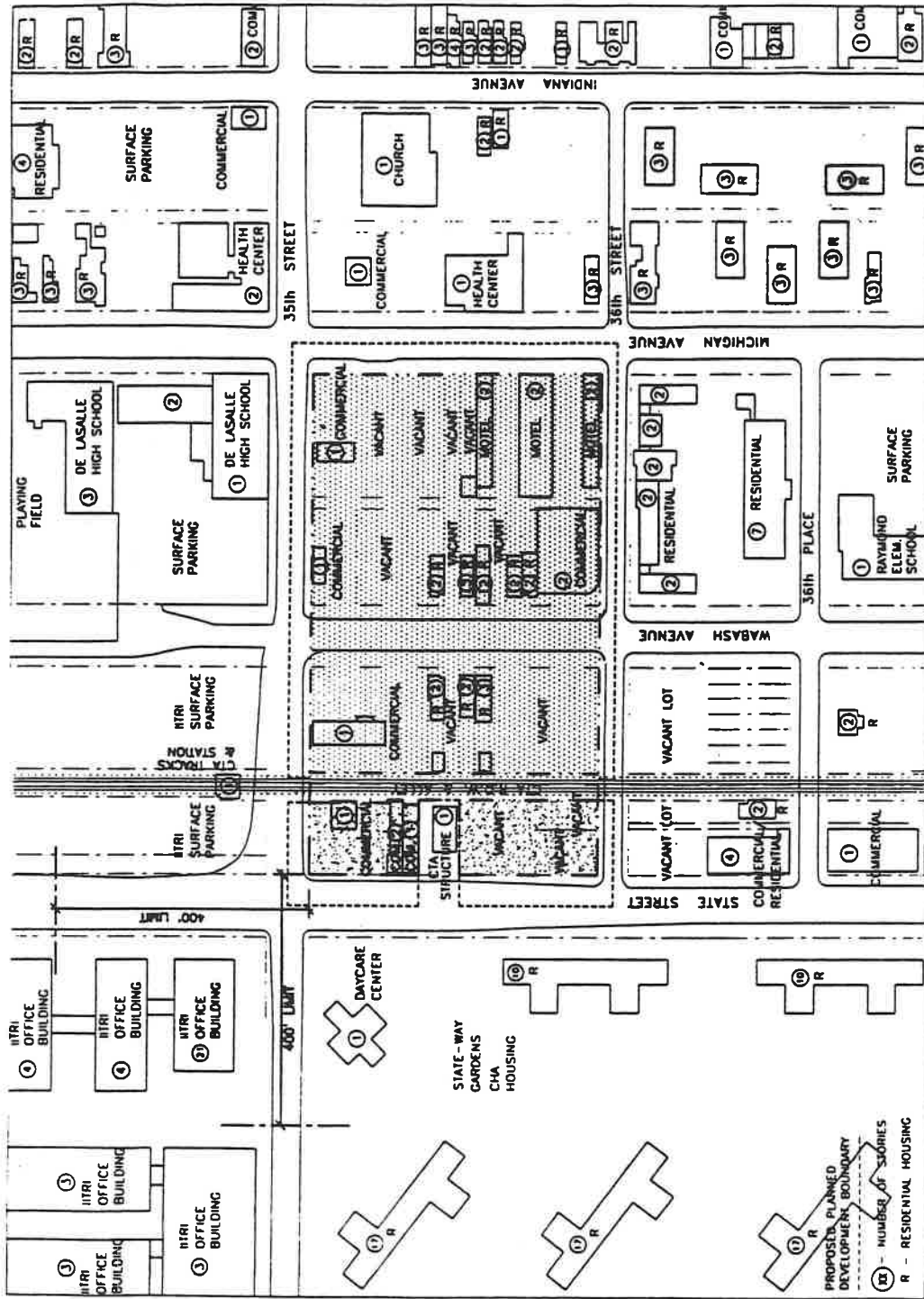


LOHAN ASSOCIATES FOR PUBLICATION
 ARCHITECTURE PLANNING

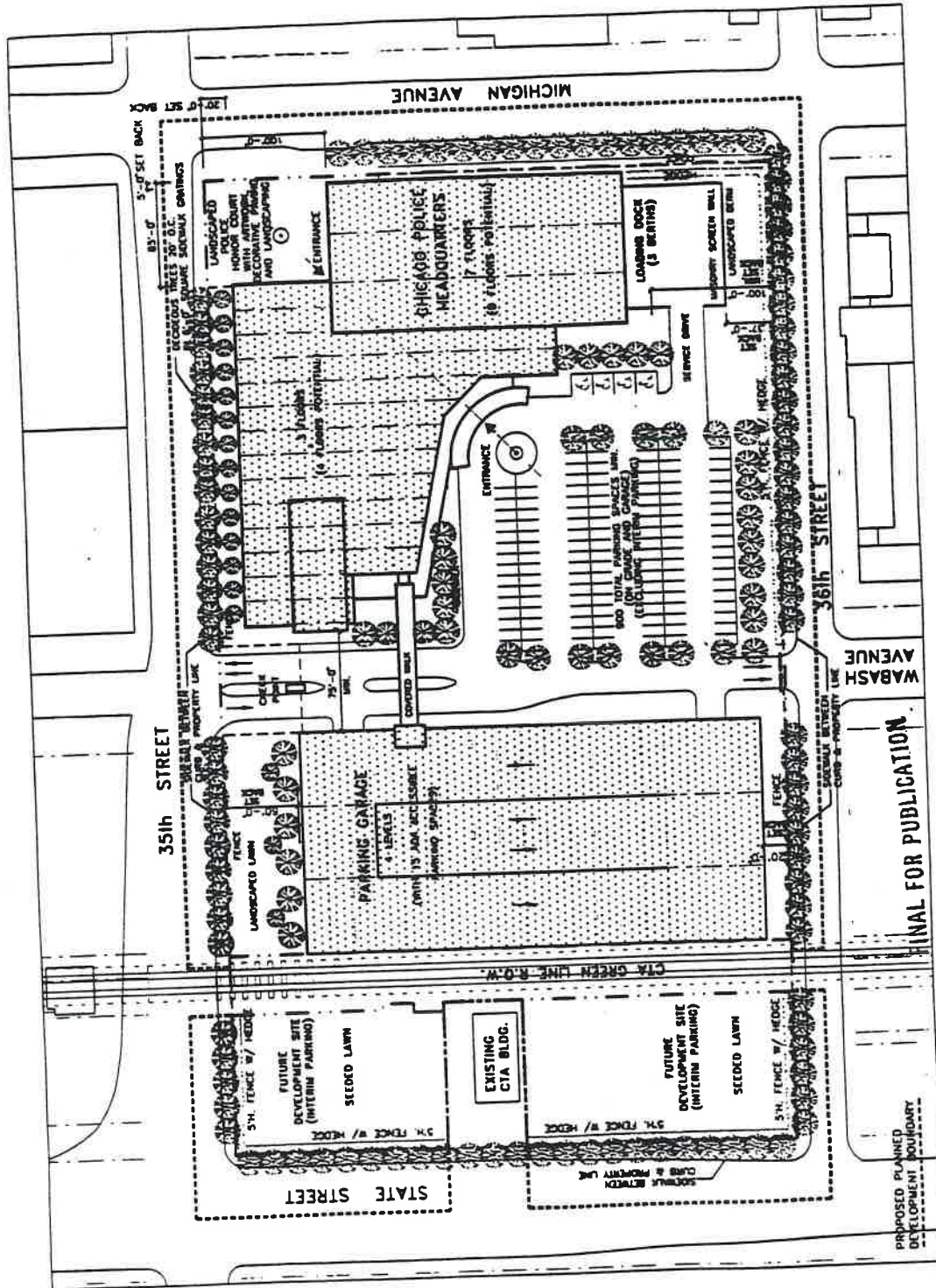
APPLICANT:
 PUBLIC BUILDING COMMISSION OF CHICAGO
 CHICAGO POLICE HEADQUARTERS

- PROPOSED PLANNED DEVELOPMENT BOUNDARY
- PLANNED DEVELOPMENT SUB-AREA A
- PLANNED DEVELOPMENT SUB-AREA B

Existing Land-Use Map.



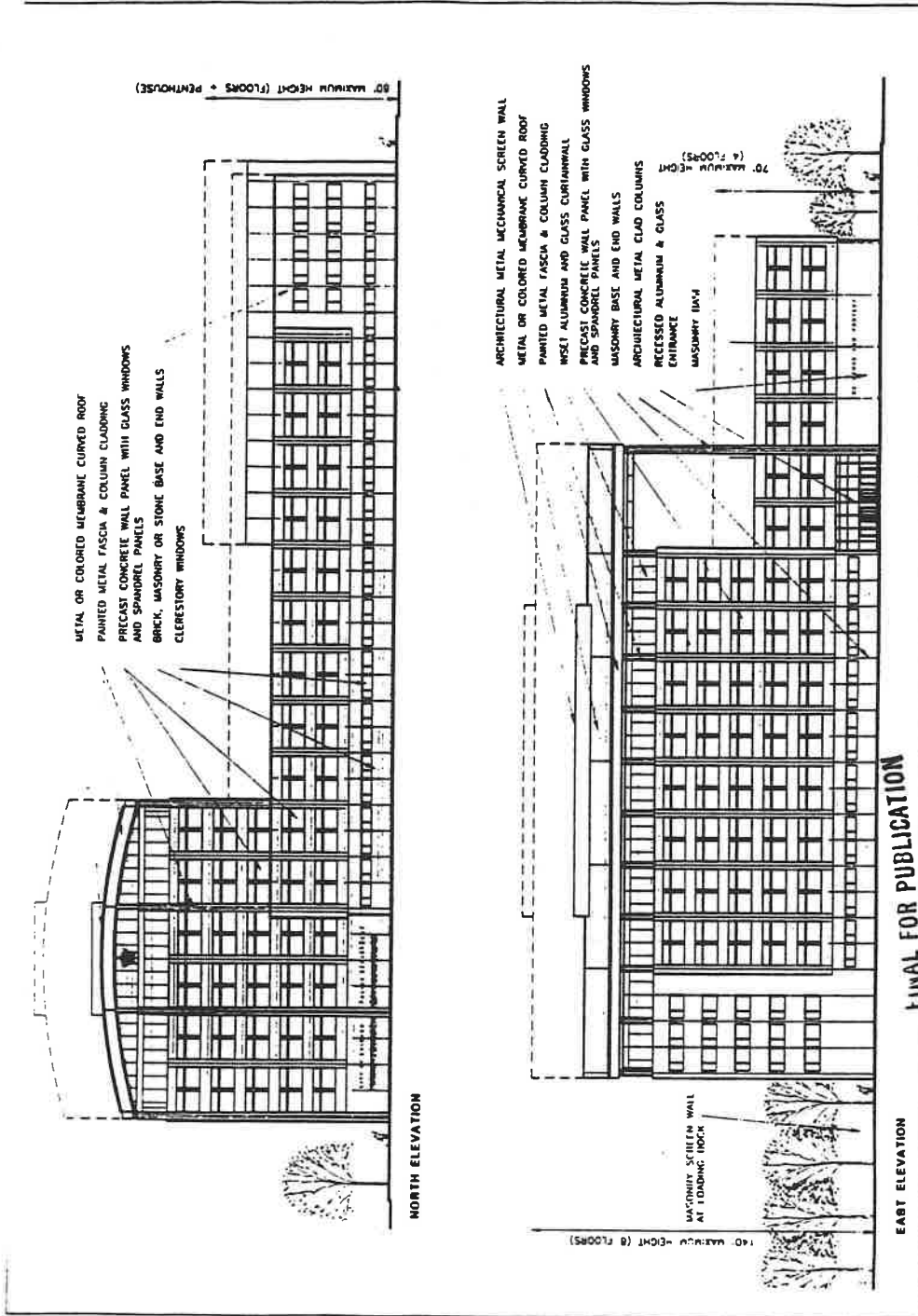
Site/Landscape Plan.



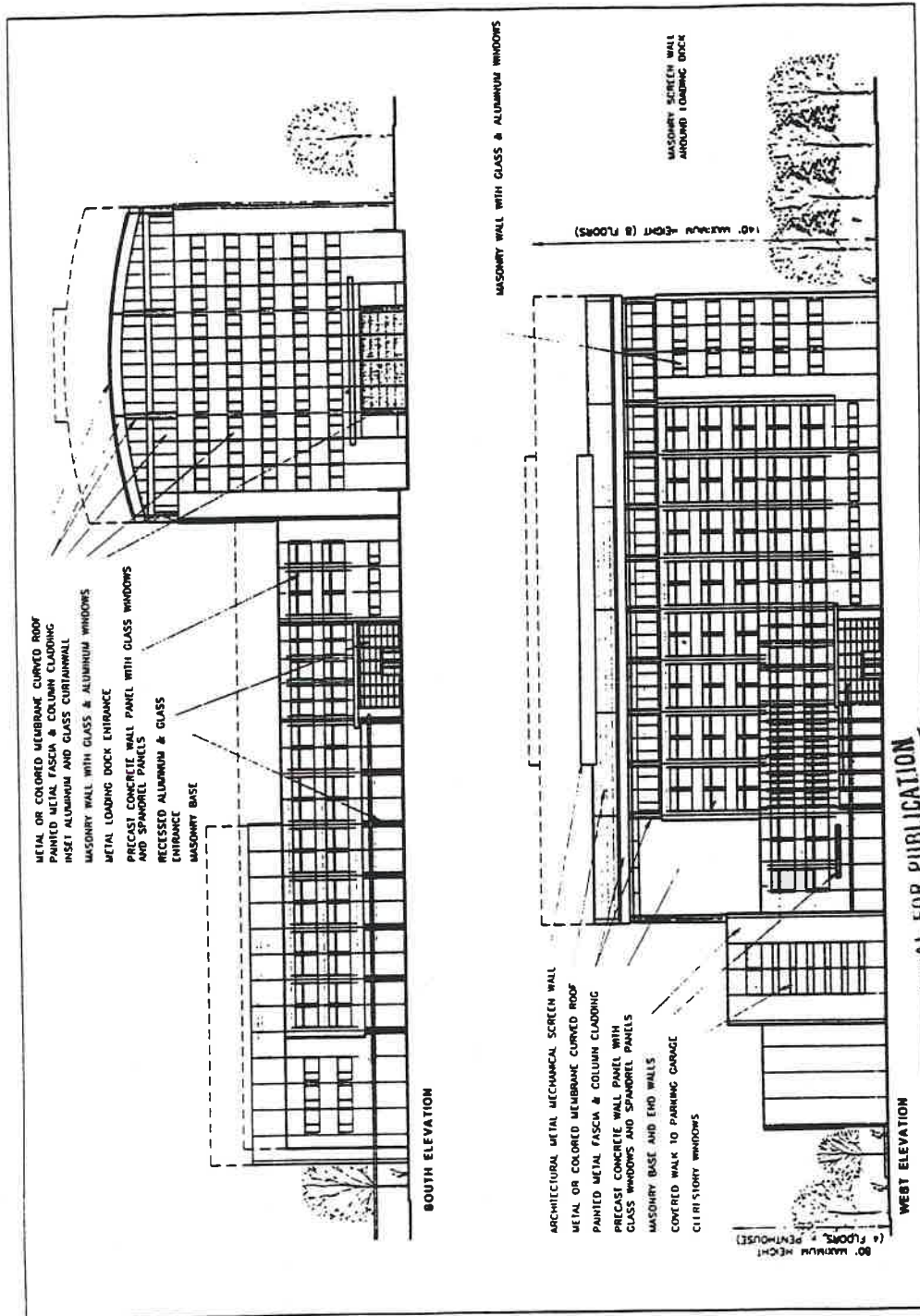
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PROPOSED PLANNED DEVELOPMENT BOUNDARY

Building Elevations.
(Page 1 of 2)



Building Elevations.
(Page 2 of 2)



*Reclassification Of Area Shown On Map Number 9-O.
(Application Number 12008)*

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 Number 9-O in the area bounded by:

the alley next north of and parallel to West Addison Street; a line 77.04 feet east of North Ozanam Avenue; West Addison Street; and a line 27.04 feet east of North Ozanam Avenue,

to those of a B4-1 Restricted 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 13-I.
(As Amended)
(Application Number 11972)*

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the R5 Gereral Residence District symbols and indications as shown on Map Number 13-I in the area bounded by:

North Maplewood Avenue; the alley next north of and parallel to West Catalpa Avenue ("North Alley"); the alley next east of and parallel to North Maplewood Avenue; a line 270 feet south of and parallel to the North Alley; and North Lincoln Avenue,

to those of a Residential Planned Development which is hereby established in the area described above subject to such use and bulk regulations as are set forth in the Plan of Development attached hereto and to no others.

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