



City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Christopher R. Hill  
Commissioner

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## MEMORANDUM

TO: The Honorable William J.P. Banks  
Chairman, City Council Committee on Zoning

FROM: Christine K. Slattery  
Christine K. Slattery  
Deputy Commissioner

DATE: June 3, 1998

Re: Journal Correction for Institutional Planned  
Development No. 676  
1718 South State Street (First District Police Station)

On May 20, 1998, the City Council passed the Ordinance for an Institutional Planned Development for the Public Building Commission of Chicago. Since that time it has been brought to our attention that an error was made in calculating the Floor Area Ratio for the proposed facility.

We are therefore requesting your assistance in re-publishing the Bulk Regulations and Data Table for the Planned Development reflecting the corrected F.A.R. (attached). If you have any questions regarding this matter, please don't hesitate to contact me (744-5756).

Thank you for your attention to this matter.

cc: Paul Woznicki  
Philip Levin  
Michael Marmo

Enclosure

NEIGHBORHOODS



*Reclassification Of Area Shown On Map Number 4-F.*

*(As Amended)*

*(Application Number A-3913)*

*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 M2-4 General Manufacturing District, C2-4 General Commercial District and R6 General Residence District symbols and indications as shown on Map Number 4-F in the area bounded by:

**West 17<sup>th</sup> Street; South State Street; West 18<sup>th</sup> Street; a line 133.1 feet east of South Clark Street; a line 125 feet north of West 18<sup>th</sup> Street; and South Clark Street,**

**to the designation of a B5-4 General 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 B5-4 General Service District symbols and indications as shown on Map Number 4-F in the area described in Section 1 above to Institutional Business Plan Development Number      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.

**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 676,  
As Amended.*

*Plan Of Development Statements.*

1. The area delineated herein as an Institutional Planned Development consists of approximately two hundred forty-seven thousand one hundred ten (247,110) square feet (five and sixty-seven hundredths (5.67) acres) net site area which is depicted on the attached Planned Development Boundary Map and Property Line Map (the "Property") and is controlled by

the applicant, the Public Building Commission of Chicago, a municipal corporation possessing eminent domain powers.

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 rights-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 approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns, grantees and lessees, if different than the Applicant, the legal 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 holder 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 consist of sixteen (16) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; and Right-of-Way Adjustment Map; a Site/Landscape Plan; and Building Elevations prepared by O'Donnell, Wicklund, Pigozzi and Peterson dated April 16, 1998. 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 a police station, detention facilities,

accessory parking and other accessory uses.

6. Identification and other necessary signs, including temporary construction signs, may be permitted within the area delineated herein as "Institutional Planned Development", subject to the review and approval by the Department of Planning and Development.
7. Off-street parking and off-street loading facilities shall be provided in compliance with this Planned Development, subject to review 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 designated for parking for the handicapped.
8. 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 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. The maximum permitted floor area ratio (F.A.R.) shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
11. Improvements of the Property, including landscaping 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.
12. The improvements in this Planned Development are to be constructed for and used by the City of Chicago. Therefore, the Applicant shall comply with applicable provisions of the City of Chicago, Municipal Code, Article II, Sections 2-92-070 through 2-91-190, the Percent for Public Act Program.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities (M.O.P.D.) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
14. 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.
15. 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.
16. Unless substantial new construction on the property has commenced within six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire, and the zoning of the Property shall automatically revert to the prior M2-4 General Manufacturing, C2-4 General Commercial and R6 General Residence Districts.

5/20/98

## REPORTS OF COMMITTEES

69891

[Existing Zoning Map; Planned Development Boundary and Right-of-Way Adjustment Map; Site/Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 69892 through 69897 of this Journal.]

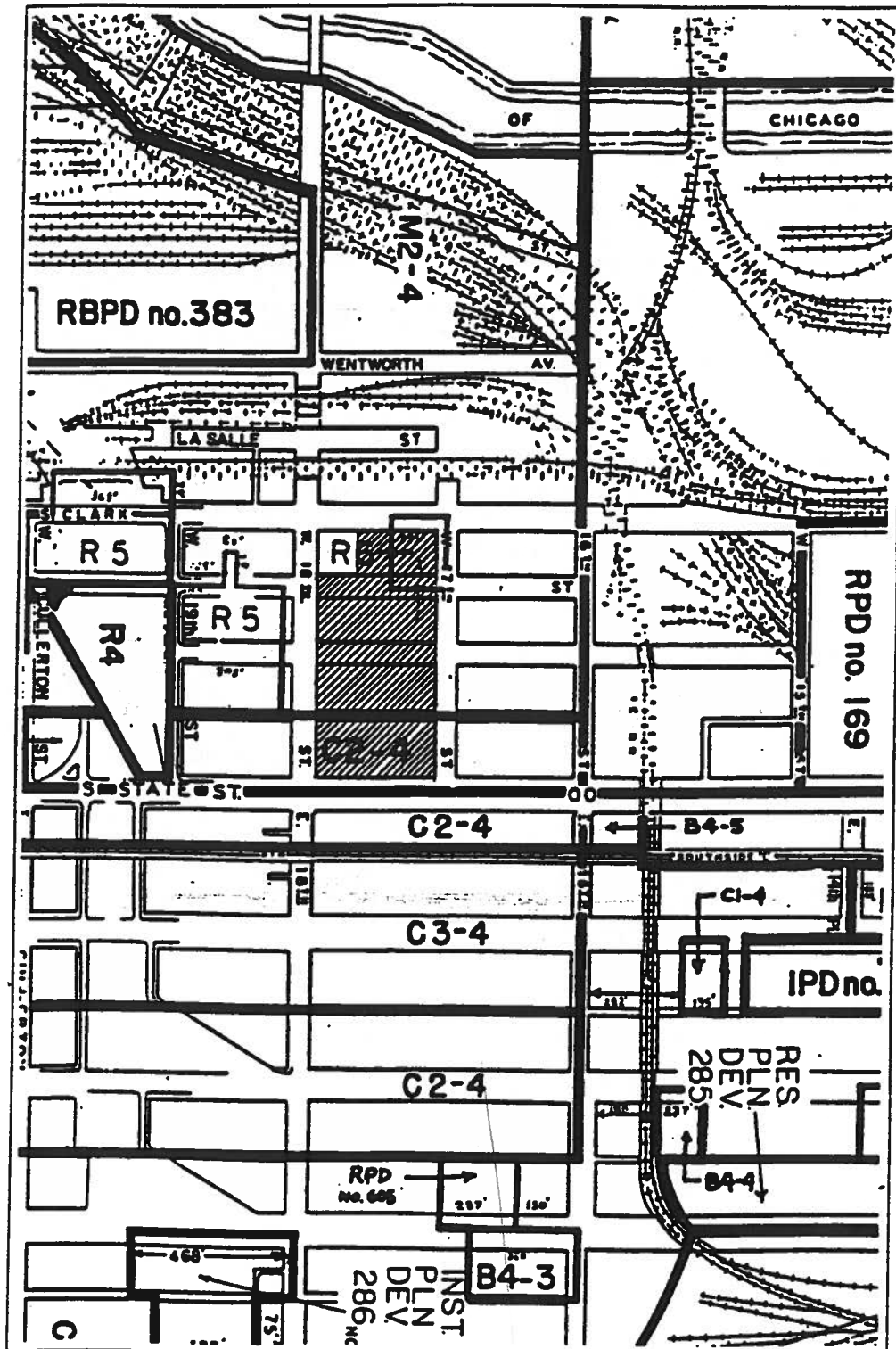
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

*Institutional Planned Development Number 676.*

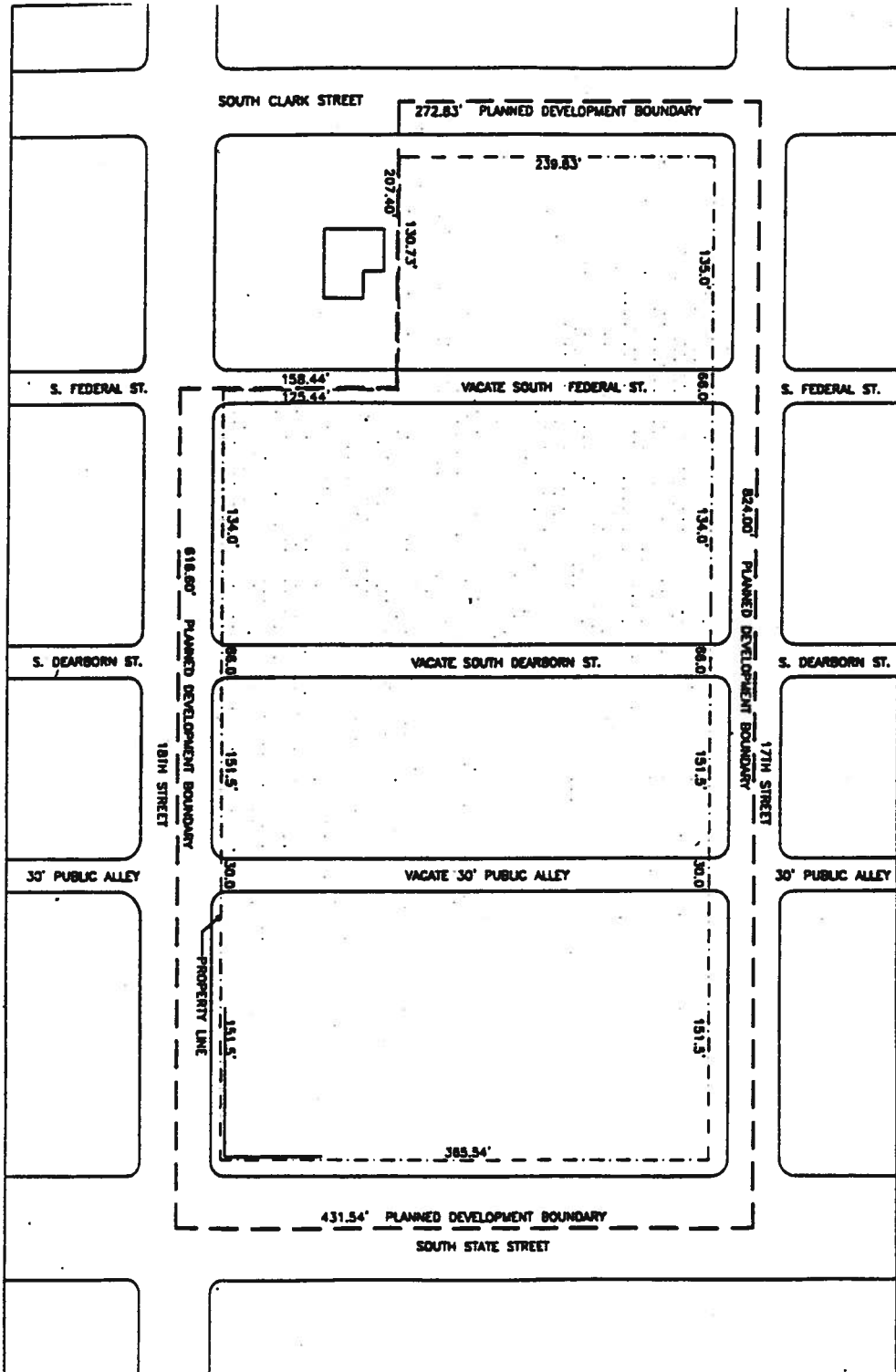
*Bulk Regulation Data Table.*

|                                      |                                   |
|--------------------------------------|-----------------------------------|
| Gross Site Area:                     | 322,673 square feet (7.41 acres). |
| Area in Public Right-of Way:         | 75,563 square feet.               |
| Net Site Area:                       | 247,110 square feet (5.67 acres). |
| Maximum Percentage of Land Coverage: | 22%.                              |
| Maximum Floor Area Ratio:            | 0.33.                             |
| Minimum Off-Street Parking:          | 360 spaces.                       |
| Minimum Off-Street Loading:          | Two 10 foot by 25 foot berths.    |
| Maximum Building Height:             | 32 feet, 0 inches.                |

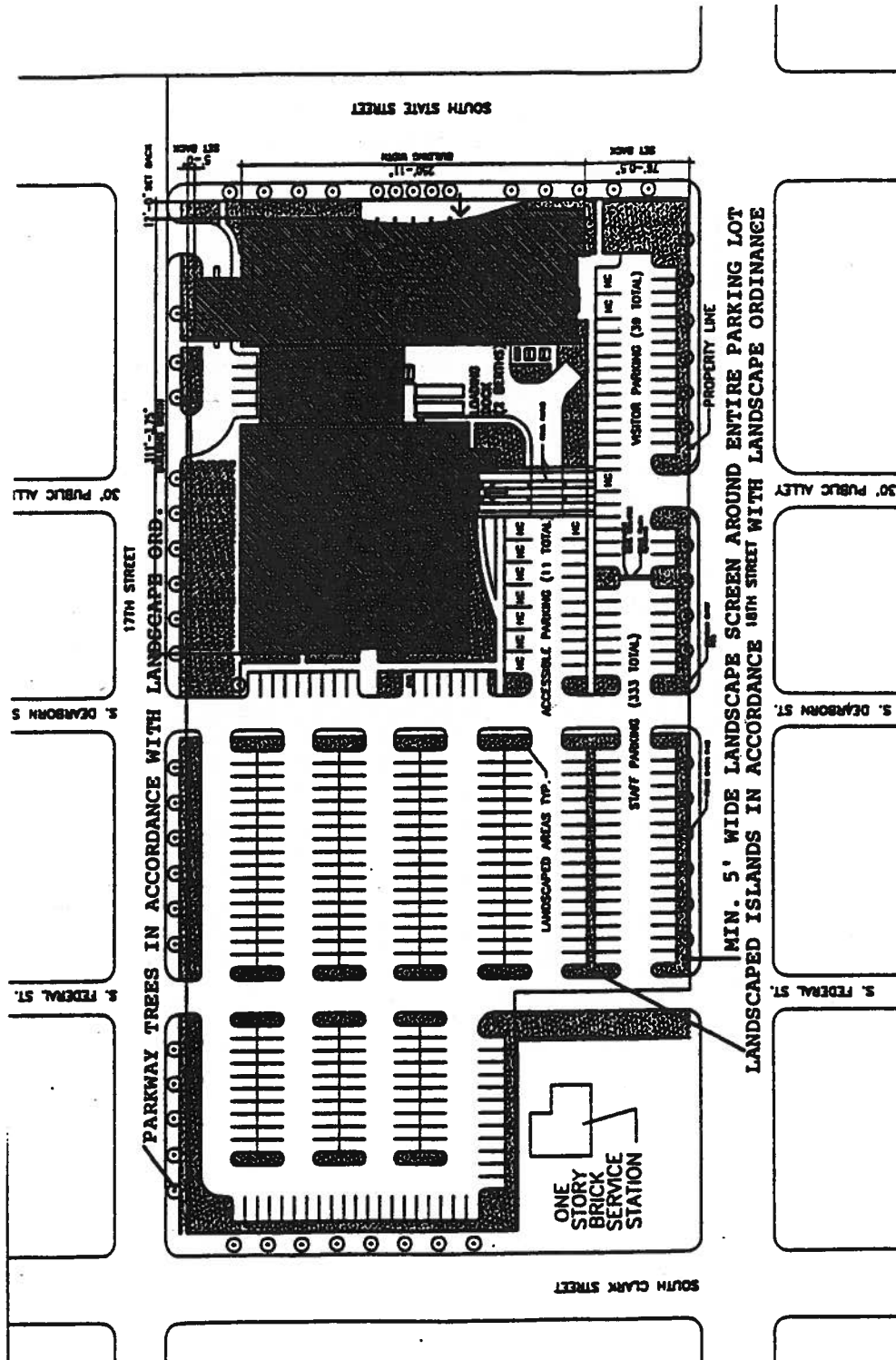
Existing Zoning Map.



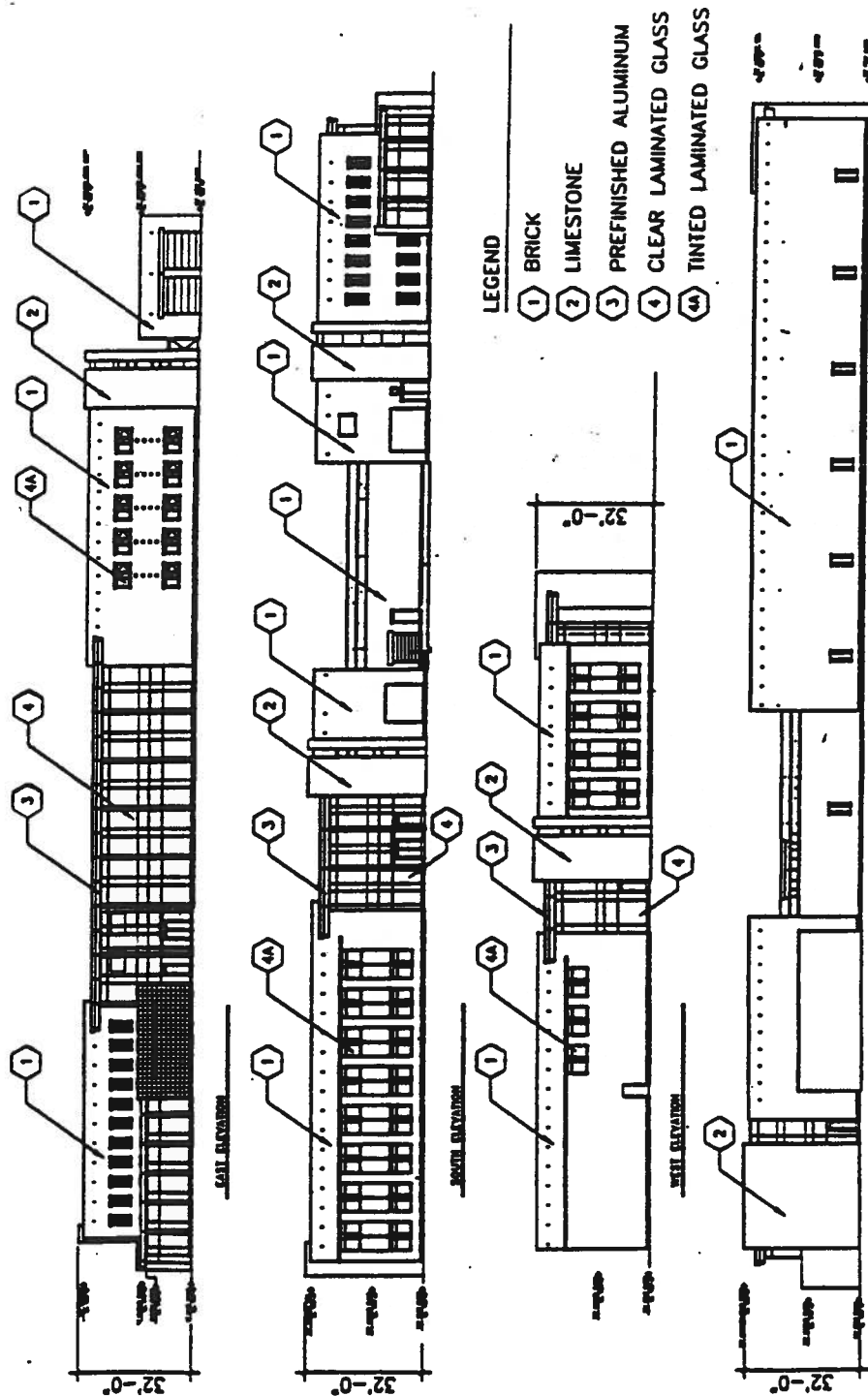
Property Line Planned Development Boundary And  
Right-Of-Way Adjustment Map.



Site/Landscape Plan.



Building Elevations.



(Journal Correction-1st District Police Station)

[Existing Zoning Map; Planned Development Boundary and Right-of-Way Adjustment Map; Site/Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 69892 through 69897 of this Journal.]

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| Gross Site Area:                     | 322,673 square feet (7.41 acres). |
| Area in Public Right-of Way:         | 75,563 square feet.               |
| Net Site Area:                       | 247,110 square feet (5.67 acres). |
| Maximum Percentage of Land Coverage: | 22%.                              |
| Maximum Floor Area Ratio:            | 0.42.                             |
| Minimum Off-Street Parking:          | 360 spaces.                       |
| Minimum Off-Street Loading:          | Two 10 foot by 25 foot berths.    |
| Maximum Building Height:             | 32 feet, 0 inches.                |