

PD 827

Table of Contents

05/01/2002 PD Adoption **2**
 Ordinance 2
 Statements 3
 Bulk Table 7
 Exhibits 8

*Reclassification Of Area Shown On Map Numbers 26-H And 28-H.
(As Amended)
(Application Number A-4896)*

Be It Ordained by the City Council of the City Of Chicago: IPD 827

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R2 Single-Family Residence District and B4-1 Restricted Service District symbols and indications as shown on Map Numbers 26-H and 28-H in the area bounded by:

West Pryor Avenue; a line 166 feet southeast of and parallel to South Esmond Street; a line 154 feet northeast of and parallel to West Monterey Avenue; a line 158 feet southeast of and parallel to South Esmond Street; West Monterey Avenue; South Esmond Street; the alley next northeast of and parallel to West Monterey Avenue; and the alley next northwest of and parallel to South Esmond Street,

to those of a B4-2 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 B4-2 Restricted Service District symbols and indications as shown on Map Numbers 26-H and 28-H in the area bounded by:

West Pryor Avenue; a line 166 feet southeast of and parallel to South Esmond Street; a line 154 feet northeast of and parallel to West Monterey Avenue; a line 158 feet southeast of and parallel to South Esmond Street; West Monterey Avenue; South Esmond Street; the alley next southwest of and parallel to West Monterey Avenue; South Homewood Avenue, West Monterey Avenue; the alley next northeast of and parallel to West Monterey Avenue; and the alley next northwest of and parallel to South Esmond Avenue.

SECTION 3. That the Chicago Zoning Ordinance be amended by changing all the B4-2 Restricted Service District symbols and indications as shown on Map Numbers 26-H and 28-H in the area described in Section 1 above to those of an Institutional Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in this Plan of Development herewith attached and made a part hereof and to no others.

SECTION 4. 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 827.

Plan Of Development Statements.

1. The area delineated herein as an institutional planned development consists of approximately two hundred eighteen thousand five hundred twenty-seven (218,527) square feet (five and one hundredth (5.01) acres) net site area which is depicted on the attached Planned Development Boundary, Property Line and Right-of-Way Adjustment Map (the "Property") is controlled by the applicant, 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 plan of development consists of these seventeen (17) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary, Property Line and Right-of-Way Adjustment Map;

an Existing Land Use Map; a Site/Landscape Plan and Building Elevations prepared by O'Donnell, Wicklund, Pigozzi and Peterson Architects ("O.W.P. & P."), dated April 18, 2002. 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 police station, detention facilities, community rooms, accessory uses, which may include telecommunication facilities as defined in Section 5.11-1 of the Chicago Zoning Ordinance, and a community garden/open space.
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 of 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 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.
9. In addition to the maximum height of the building and any appurtenance thereto prescribed in this planned development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the

Chicago Zoning Ordinance shall apply.

11. Improvements on the Property, including landscaping and all entrances and exits to the parking areas, shall be designed and installed in substantial conformance with the Site/Landscape Plan, and 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. Furthermore, new sidewalks adjacent to the Property shall be installed consistent with the applicable provisions of the City of Chicago, Municipal Code.
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 Art 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 is made 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 construction 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 R2 Single-Family Residence District, B4-1 and B4-2 Restricted Service Districts.
17. The construction within this planned development of any telecommunication facilities which includes a tower structure, shall be required to obtain site plan review and approval by the Commissioner of Planning and Development.

[Institutional Planned Development Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary Property Line and Right-of-Way Map; Landscape Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 84874 through 84879 of this *Journal*.]

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

Institutional Planned Development Number 827.

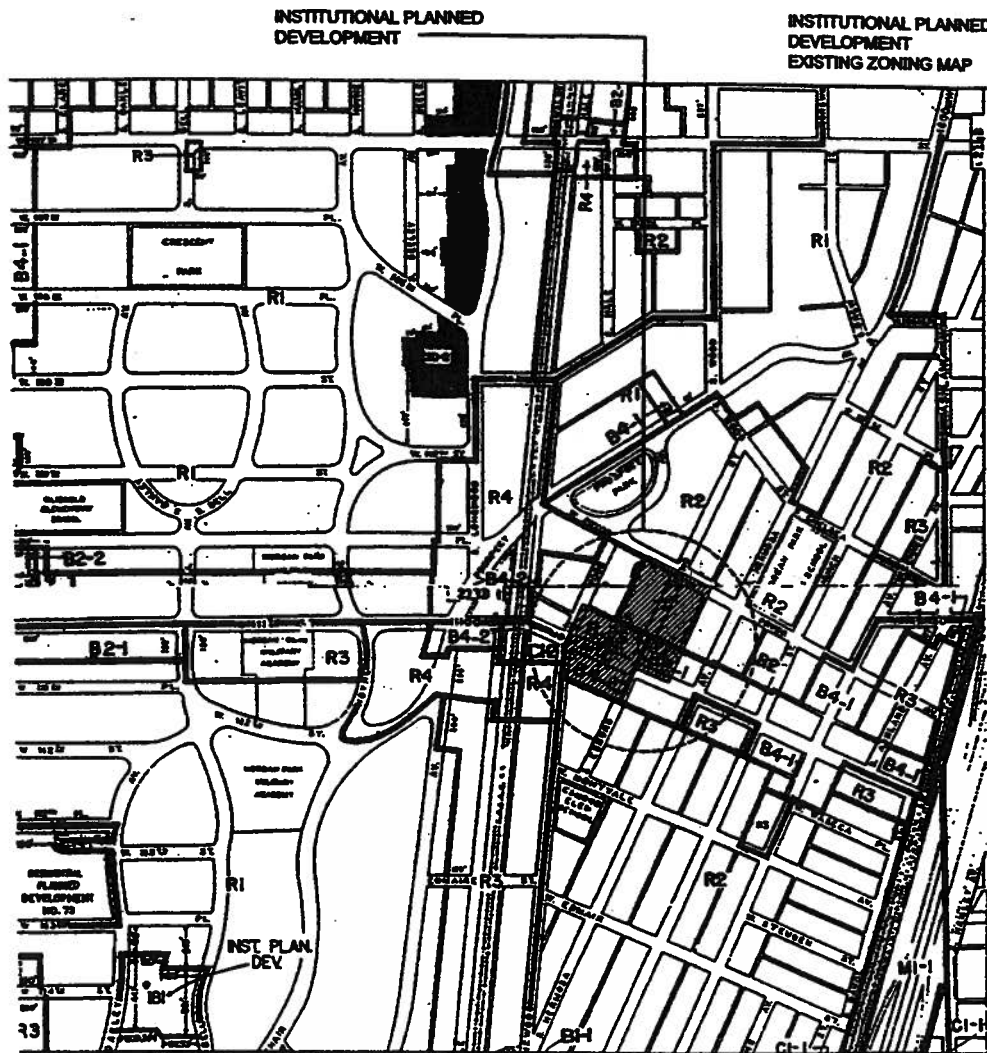
New 22nd District Police Station.

Bulk Regulations And Data Table.

	Net Site Area	Maximum Floor Area Ratio
Net Site Area:	218,527 square feet* (5.01 acres)	0.30.
Gross Site Area:	322,911 square feet (7.413 acres)	
Public Right-of-Way Area:	104,384 square feet (2.396 acres)	
Maximum Number of Off-Street Loading Space:		1 at 10 feet by 25 feet.
Minimum Number of Off-Street Parking Spaces:		300.
Maximum Building Height:		32 feet (excluding mechanical equipment and screening).
Minimum Required Setbacks:		Per Site Plan.
Maximum Percent of Site Coverage:		In accordance with Site Plan.

* Includes 9,958 square feet of area in existing alley proposed to be vacated.

Institutional Planned Development Existing Zoning Map.

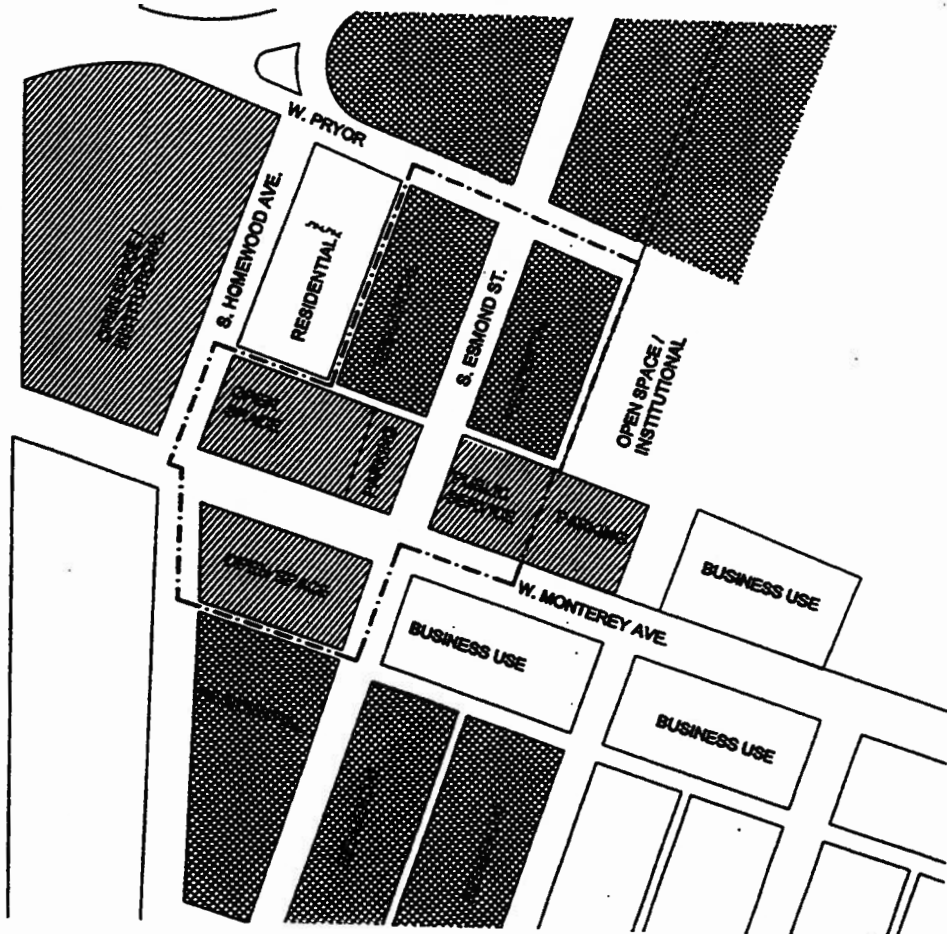


INSTITUTIONAL PLANNED DEVELOPMENT
EXISTING ZONING MAP
TO SCALE



22ND DISTRICT POLICE STATION
1901 W. MONTEREY AVE.

Existing Land-Use Map.



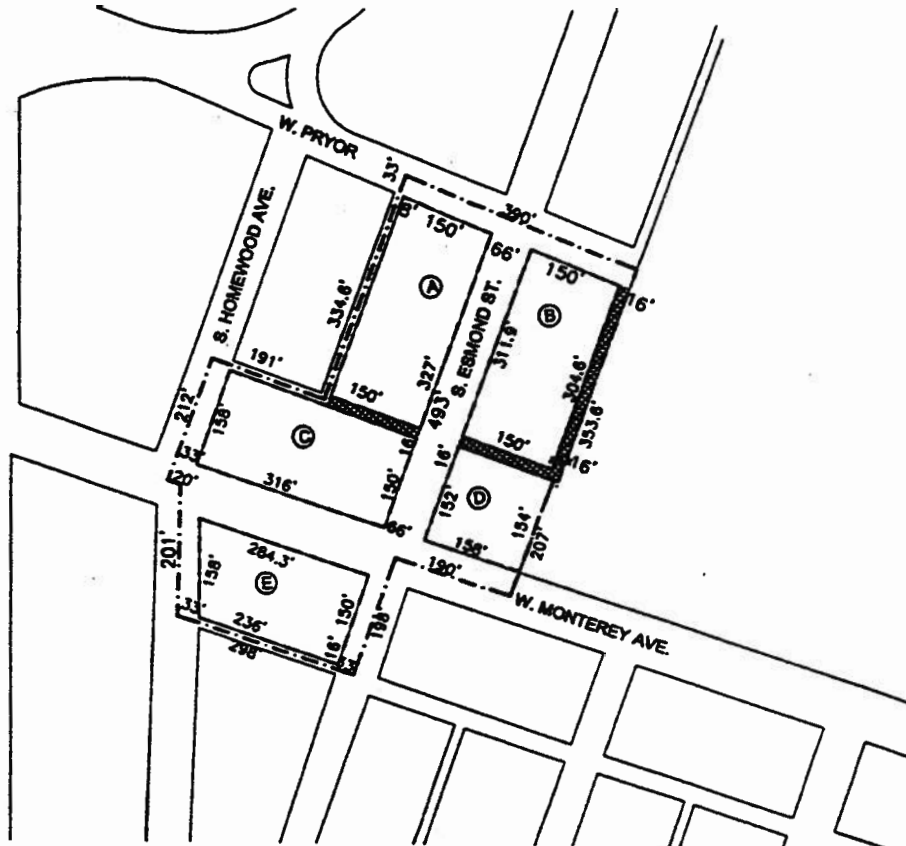
- INSTITUTIONAL PLANNED DEVELOPMENT BOUNDARIES
- BUSINESS USES
- ▣ RESIDENTIAL USES
- ▨ OPEN SPACE / INSTITUTIONAL

TING LAND USE MAP
7-2004



22ND DISTRICT POLICE STATION
1901 W. MONTEREY AVE.

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



- BOUNDARIES OF INSTITUTIONAL PLANNED DEVELOPMENT
- - - BOUNDARIES OF SUBAREAS
- XXXXX ALLEY PROPOSED TO BE VACATED

AREA SUMMARY

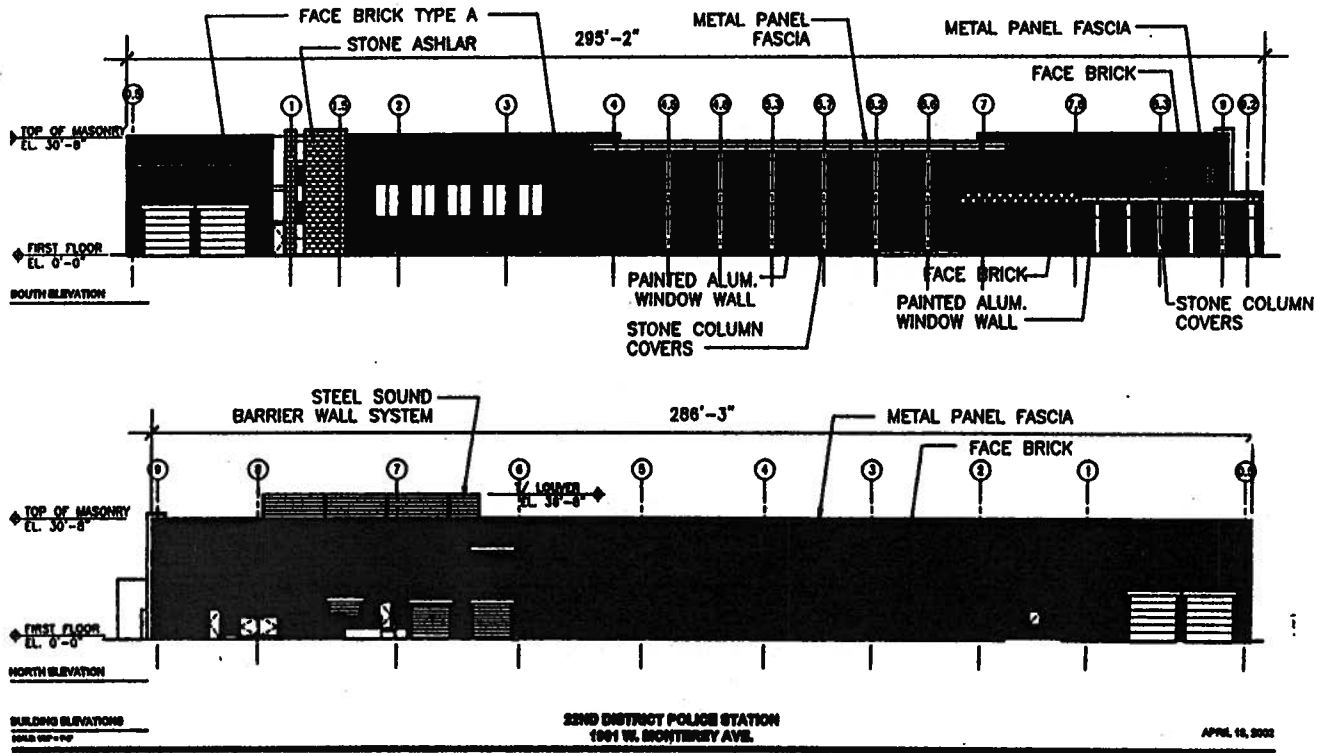
- (A) 49677 S.F.
- (B) 46425 S.F.
- (C) 48726 S.F.
- (D) 24717 S.F.
- (E) 39024 S.F.
- 9958 S.F. - VACATED ALLEY
- 218527 S.F. TOTAL NET AREA
- 322911 S.F. TOTAL GROSS AREA

PLANNED DEVELOPMENT BOUNDARY,
PROPERTY LINE AND
RIGHTS-OF-WAY
ADJUSTMENT MAP
SCALE: 1" = 200'

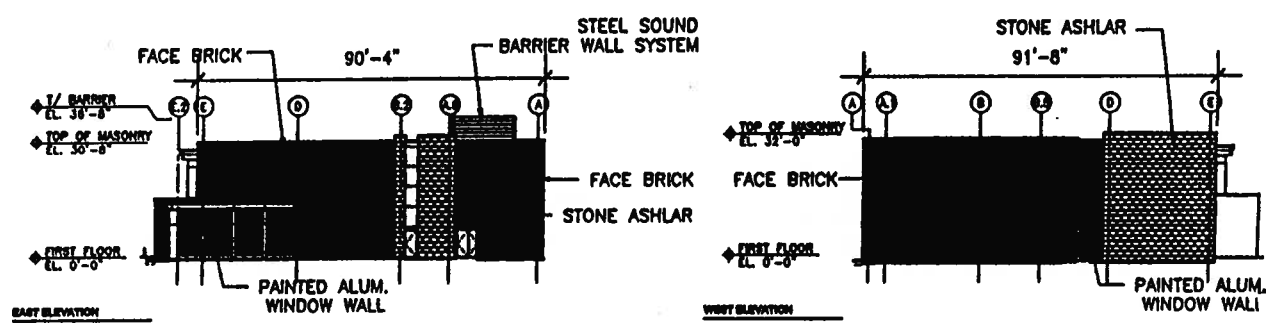


22ND DISTRICT POLICE STATION
1901 W. MONTEREY AVE.

Building Elevation.
(North/South)



Building Elevation.
(East/West)



BUILDING ELEVATIONS
SCALE: 1/8" = 1'-0"

22ND DISTRICT POLICE STATION
1981 W. MONTEREY AVE.

APRIL ... 2002