

# PD 828

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City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Denise M. Casalino, P.E.  
Commissioner

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190  
(312) 744-2271 (FAX)  
(312) 744-2578 (TTY)  
<http://www.cityofchicago.org>

January 27, 2005

Mr. Montel Gayles, Executive Director  
Public Building Commission of Chicago  
50 West Washington Street; Room 200  
Chicago, IL 60602

RE: Request for minor changes to Institutional Planned  
Development No. 828, District 15 Police Station  
(5701 W. Madison St.)

Dear Mr. Gayles:

Please be advised that your request for minor changes to Institutional Planned Development No. 828, on behalf of the Public Building Commission of Chicago, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of Chicago Zoning Ordinance and Statement No.15 of the Planned Development as approved by the City Council on May 29, 2002.

Specifically, you requested to substitute the drawing L1.1 Planting Plan and Planting Schedule, revised September 21, 2004, prepared by VOA Associates, Inc., for the Landscape Plan attached to the Planned Development. This plan reflects modifications to the landscape plan for Parking Lots #1 and #2 on the north side of W. Madison Street. Those modifications would reduce the depth of the perimeter landscape buffer on W. Madison Street from 11' 6" to 7', and increase the landscape buffer on the alley north of W. Madison Street from 8' to 12'.

The Department has reviewed the request and has determined that the proposed modifications would be appropriate. The proposed revised perimeter landscape buffers of Parking Lots #1 and #2 would conform to the landscape requirements of the Chicago Zoning Ordinance and would not alter the character of the development.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor change to this Planned Development.

Very truly yours,

Denise M. Casalino, P.E.  
Commissioner

DMC:SRP:fwd

cc: Michael Marmo, Tom Smith, Mary Bonome, Planned Development files





June 11, 2002

City of Chicago  
Richard M. Daley, Mayor

Department of Planning  
and Development

Alicia Mazur Berg  
Commissioner

121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190  
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

Mr. Kevin Gujral  
Interim Executive Director  
Public Building Commission of Chicago  
Richard J. Daley Center  
50 W. Washington Street  
Room 200  
Chicago, Illinois 60602

Re: Request for a minor change to Institutional Planned Development  
for 15<sup>th</sup> District Police Station (5701 W. Madison St.) – 828  
Amendment No. A-4880

Dear Mr. Gujral:

Please be advised that the request of the Public Building Commission of Chicago for a minor change to the Institutional Planned Development (Amendment No. A-4880) for the 15<sup>th</sup> District Police Station at 5701 W. Madison Street has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of the Chicago Zoning Ordinance and Statement No. 15 of the Planned Development.

Specifically, you requested that Planned Development Boundary, Property Line and Right-of-way Adjustment Map and the Site & Landscape Plan be modified to show that segment of N. Menard Ave. from Madison St. to the alley immediately north of Madison St. as "Closed to Traffic". The closed street would contain additional parking spaces and landscaping.

The Department of Planning and Development has reviewed the revised Planned Development Boundary, Property Line and Right-of-way Adjustment Map and the revised Site & Landscape Plan with the closed segment of N. Menard Ave. and has determined that the proposed modification would be appropriate. This revision would not change the nature of the development, nor would it increase the maximum floor area ratio, reduce the required setbacks or maximum percentage of land covered.



Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor change, but no other changes to this Institutional Planned Development. The Revised Planned Development, Property Line and Right-of-way Adjustment Map and the Revised Site & Landscape Plan dated June 6, 2002, are made part of this approval.

Very truly yours,

A handwritten signature in black ink that reads "Alicia Mazur Berg". The signature is written in a cursive, flowing style with a long, sweeping tail on the letter "g".

Alicia Mazur Berg  
Commissioner

CC: Jack Swenson  
Philip Levin  
Michael Marmo  
Brenda McKenzie  
Ed Kus

5/29/2002

REPORTS OF COMMITTEES

86669

A4880

I beg leave to recommend the passage of two ordinances which were corrected and amended in their amended form. They are Application Numbers A-4891 and A-4880.

Please let the record reflect that I, William J. P. Banks, abstained from voting and recused myself on Application Numbers 13608, 13604, 13605, 13607 and A-4882 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

At this time, I move for passage of these ordinances.

Again, please let the record reflect that I abstain from voting on Application Numbers 13608, 13604, 13605, 13607 and A-4882 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

Respectfully submitted,

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

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

*Yeas* -- Aldermen Granato, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Stroger, Beale, Pope, Balcer, Frias, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Wojcik, Matlak, Mell, Austin, Colom, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Hansen, Levar, Shiller, Schulter, Moore, Stone -- 47.

*Nays* -- None.

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

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

*Reclassification Of Area Shown On Map Numbers 1-M And 2-M.*

(As Amended)

(Application Number A-4880)

IPD 828

*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 B5-2 General Service District and B4-2 Restricted Service District symbols and indications as shown on Map Numbers 1-M and 2-M in the area bounded by:

the alley next north of and parallel to West Madison Street; a line 199.66 feet east of and parallel to North Waller Avenue; West Madison Street; a line 175 feet west of and parallel to South Parkside Avenue; the alley next south of and parallel to West Madison Street; South Menard Avenue; West Madison Street; a line 112 feet east of and parallel to North Mayfield Avenue; the alley next north of and parallel to West Madison Street; a line 200 feet west of and parallel to North Waller Avenue; West Madison Street; North Waller Avenue; a line 57 feet north of West Madison Street; and a line 75 feet east of and parallel to North Waller Avenue,

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 the Plan of Development herewith attached and made a part hereof 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 Statements referred to in this ordinance read as follows:

*Institutional Planned Development Number 828.*

*Plan Of Development Statements.*

1. The area delineated herein as an Institutional Planned Development consists of approximately one hundred seventy-seven thousand five hundred five (177,505) square feet (four and seven hundredths (4.07) 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 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 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 VOA, 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 a 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.
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 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, Section 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 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 B5-2 General Service District 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.

[Existing Zoning Map; Planned Development Boundary, Property Line and Right-of-Way Adjustment Map; Existing Land-Use Map; Site and Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 86675 through 86679 of this Journal.]

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

*Institutional Planned Development Number* 828.

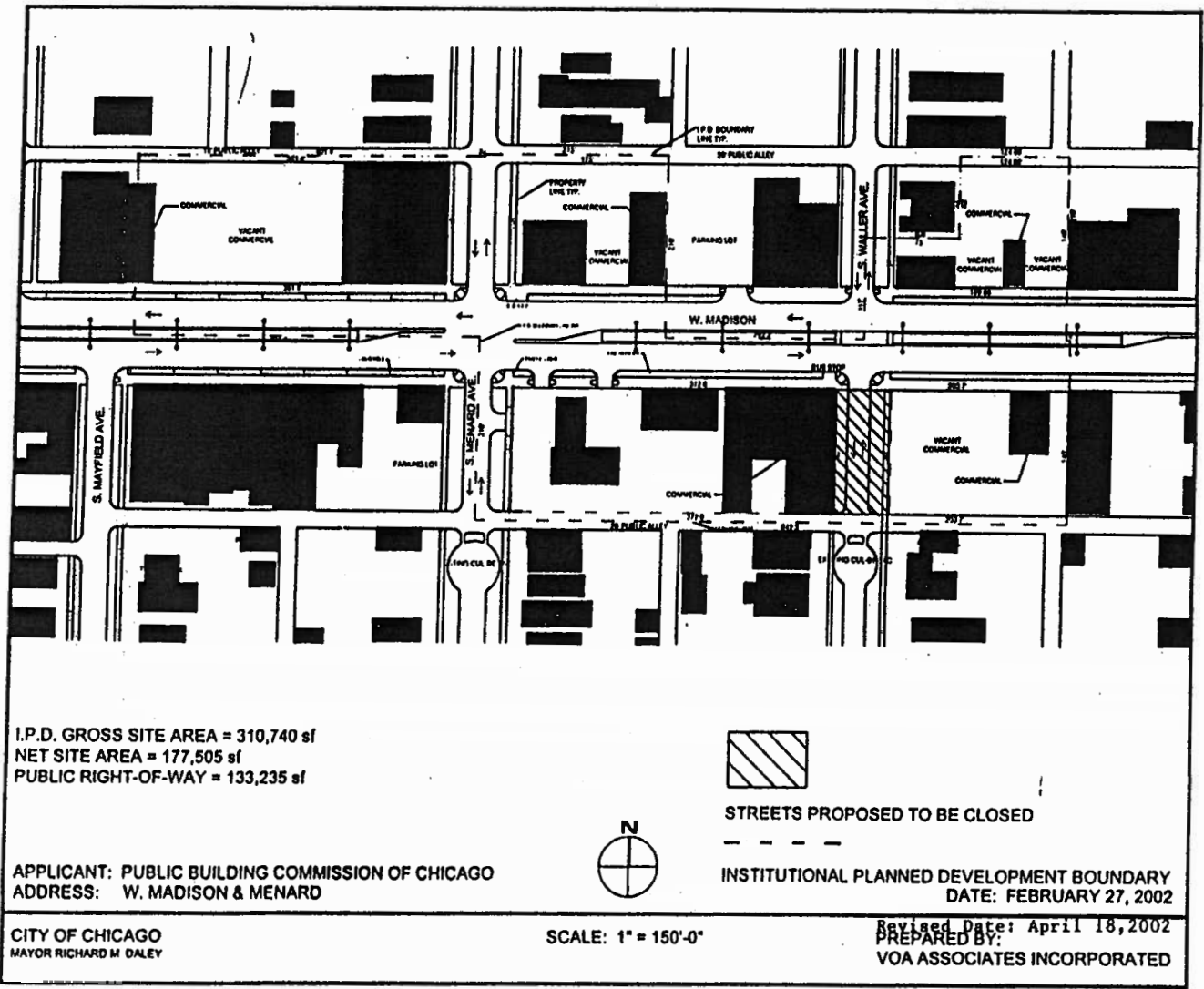
*New 15<sup>th</sup> District Police Station.*

*Bulk Regulations And Data Table.* --

	Net Site Area	Maximum Floor Area Ratio
Net Site Area:	177,505 square feet (4.07 acres)	0.30.
Gross Site Area:	310,740 square feet (7.13 acres)	
Public Right-of-Way Area:	133,235 square feet (3.05 acres)	
Minimum Number of Off-Street Loading Spaces:		1.
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 Percentage of Site Coverage:		In accordance with Site Plan.



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

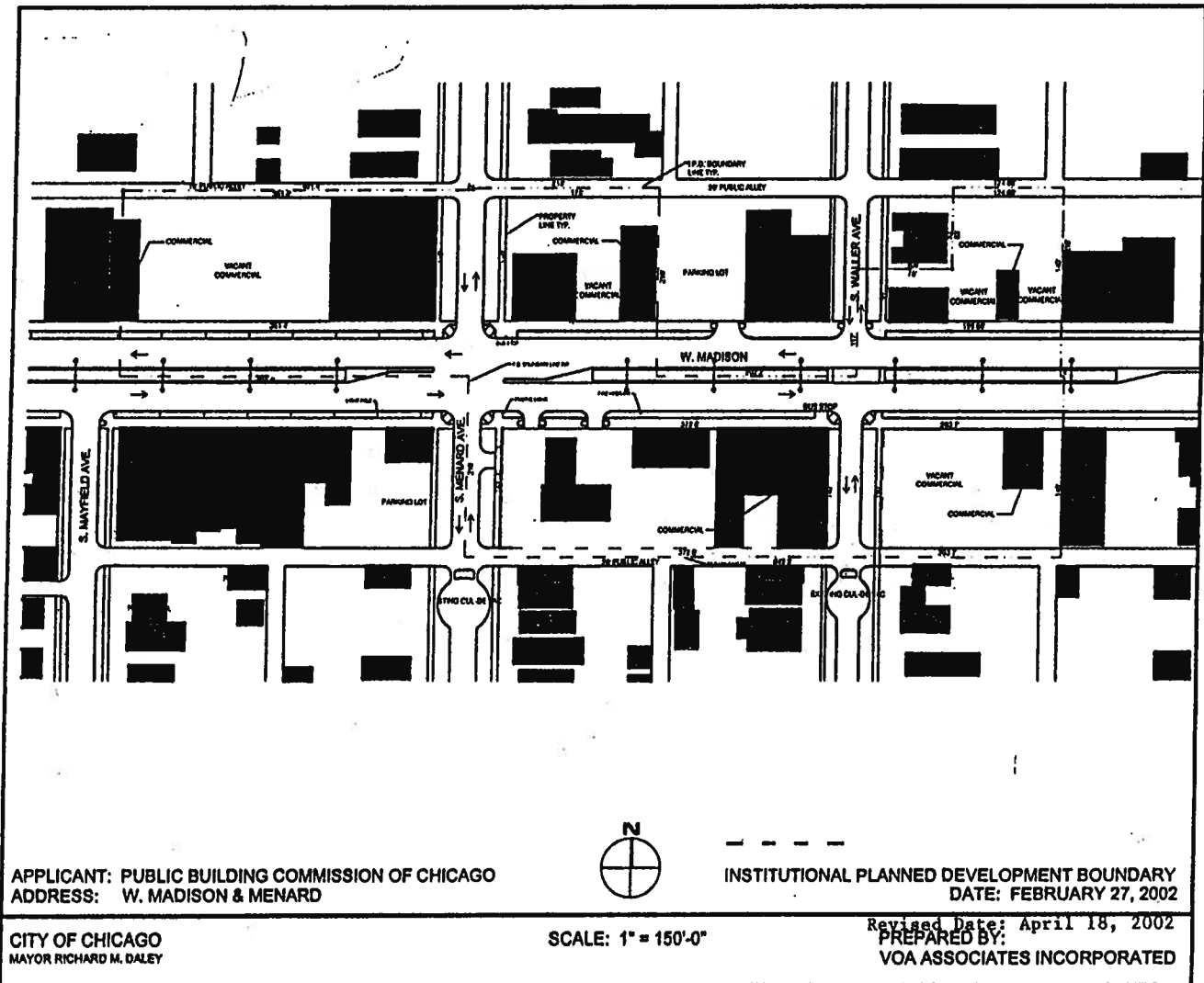


5/29/2002

REPORTS OF COMMITTEES

86677

Existing Land-Use Map.



APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO  
ADDRESS: W. MADISON & MENARD

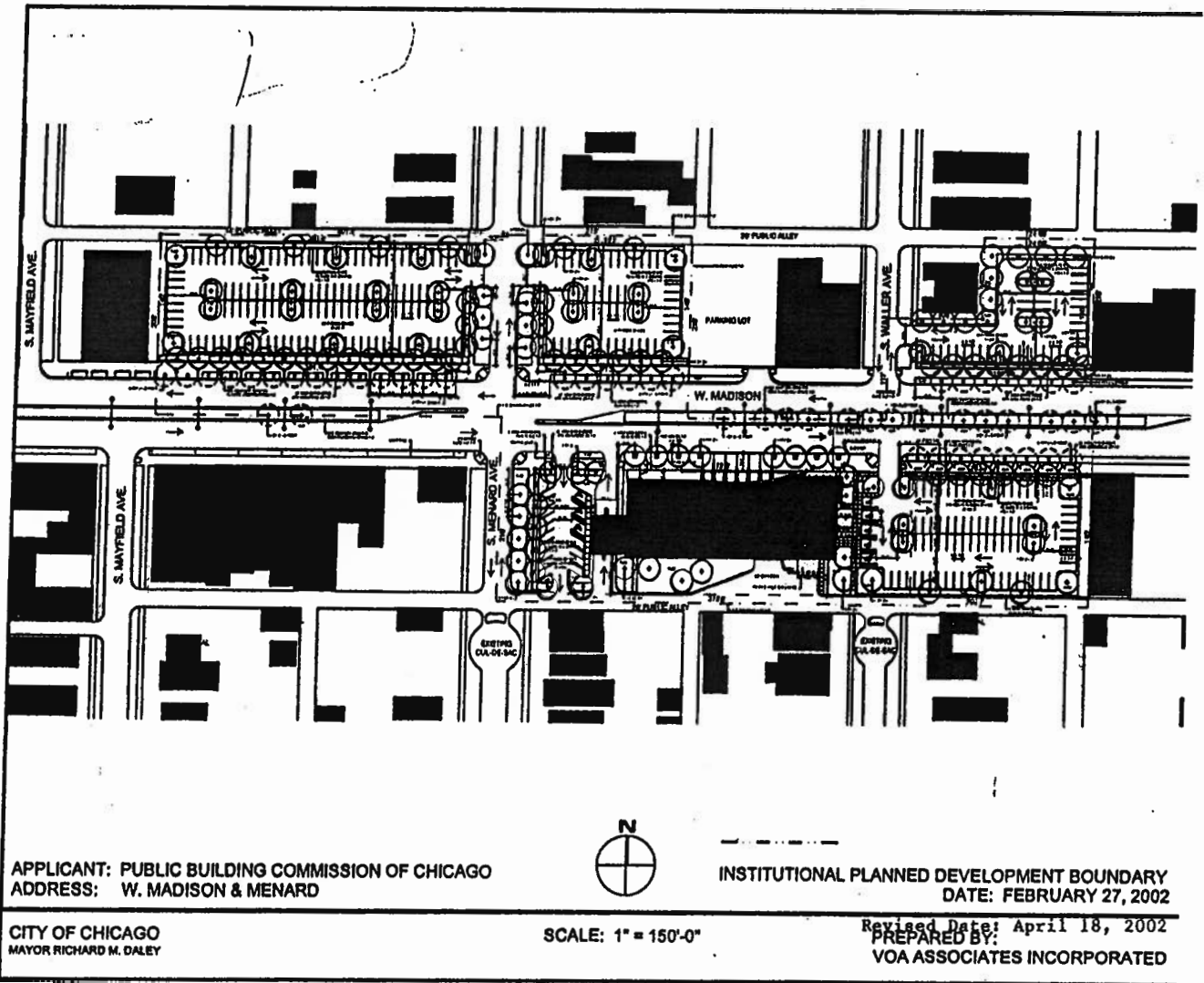
INSTITUTIONAL PLANNED DEVELOPMENT BOUNDARY  
DATE: FEBRUARY 27, 2002

CITY OF CHICAGO  
MAYOR RICHARD M. DALEY

SCALE: 1" = 150'-0"

Revised Date: April 18, 2002  
PREPARED BY:  
VOA ASSOCIATES INCORPORATED

Site And Landscape Plan.



APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO  
ADDRESS: W. MADISON & MENARD



INSTITUTIONAL PLANNED DEVELOPMENT BOUNDARY  
DATE: FEBRUARY 27, 2002

CITY OF CHICAGO  
MAYOR RICHARD M. DALEY

SCALE: 1" = 150'-0"

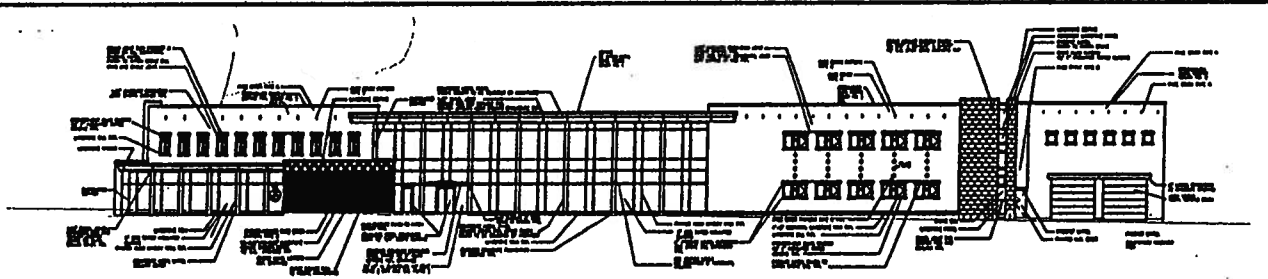
Revised Date: April 18, 2002  
PREPARED BY:  
VOA ASSOCIATES INCORPORATED

5/29/2002

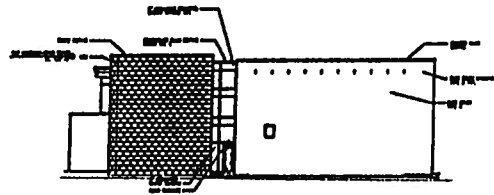
REPORTS OF COMMITTEES

86679

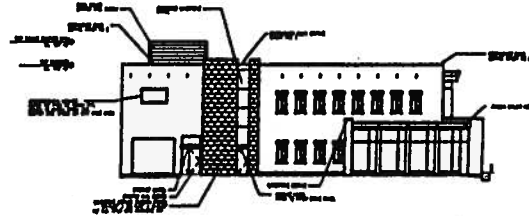
Building Elevations.



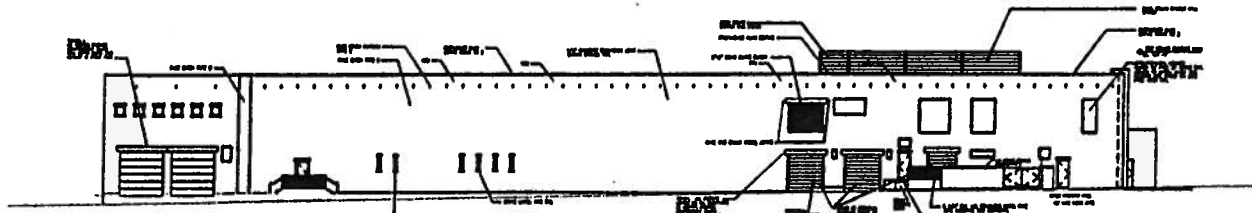
NORTH ELEVATION - MADISON STREET



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO  
ADDRESS: W. MADISON & MENARD

DATE: FEBRUARY 27, 2002

CITY OF CHICAGO  
MAYOR RICHARD M. DALEY

SCALE: 1" = 40'-0"

Revised Date: April 18, 2002  
PREPARED BY:  
VOA ASSOCIATES INCORPORATED