

PD 831

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A-7740

Reclassification Of Area Shown On Map No. 9-L.
(Application No. 17359)
(Common Address: 5219 W. Addison St.)

[O2011-8036]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-1 Community Shopping District symbols as shown on Map Number 9-L in the area bounded by:

West Addison Street; a line 182.52 feet west of and parallel to North Laramie Avenue; a public alley next south of and parallel to West Addison Street; and a line 213.52 feet west of and parallel to North Laramie Avenue,

to those of a B2-2 Neighborhood Mixed-Use District.

SECTION 2. This ordinance takes effect after its passage and approval.

Reclassification Of Area Shown On Map Nos. 11-J And 11-K.
(As Amended)
(Application No. A-7740)
(Common Address: 4556 N. Pulaski Rd.)

IPD 831,09

[SO2011-6632]

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 Institutional Planned Development Number 831 symbols and indications as shown on Map Number 11-J in the area bounded by:

West Leland Avenue; the alley next east of and parallel to North Pulaski Road; a line 348.87 feet south of and parallel to West Leland Avenue; and North Pulaski Road,

to those of a B3-1 Neighborhood Shopping District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the Institutional Planned Development Number 831 symbols and indications as shown on Map Number 11-K in the area bounded by:

a line 520.3 feet south of and parallel to West Lawrence Avenue; North Pulaski Road; West Wilson Avenue; and the alley next west of and parallel to North Pulaski Road,

to those of Institutional Planned Development Number 831, as amended. It is the intent and purpose of this ordinance to execute a technical amendment to Institutional Planned Development Number 831 by removing a parcel of land located at the northeast corner of West Leland Avenue and North Pulaski Road as described in Section 1 above, and by

establishing Institutional Planned Development Number 831, as amended, subject to the use and bulk regulations as set forth in the Plan of Development.

SECTION 3. This ordinance takes effect after its passage and due publication.

Plan of Development Statements read as follows:

Institutional Planned Development No. 831, As Amended.

Plan Of Development Statements.

1. The area delineated herein as an institutional planned development consists of approximately 110,365 square feet (2.53 acres) net site area which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned by the City of Chicago.
2. The owner 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 owner 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 owner, its successors and assigns, grantees and lessees, if different than the owner, the legal titleholders or any ground lessees. All rights granted hereunder to the owner shall inure to the benefit of the owner's successors and assigns and, if different than the owner, the legal titleholder or any ground lessees. Furthermore, pursuant to the requirements of Section 17-8-0400 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 lessees.
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 and Property Line Map dated September 15, 2011; a Site and Landscape Plan; and Building Elevations prepared by VOA Architects, dated August 20, 2009. Full-size sets of the Site and Landscape Plan and Building Elevations are on file with the Department of Zoning and Land Use Planning. 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.

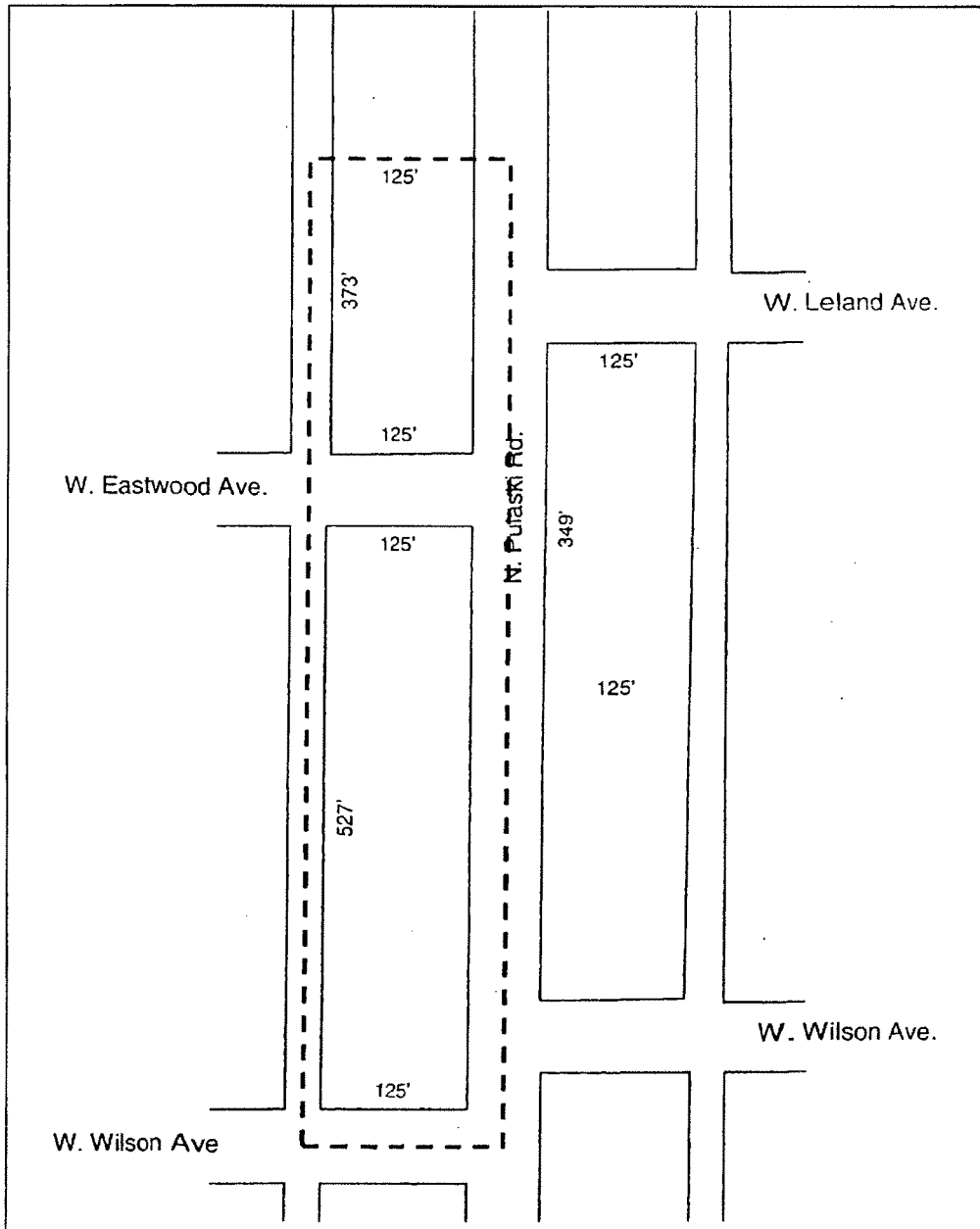
5. The uses permitted within the area delineated herein as "Institutional Planned Development" shall be a police station, detention facilities, community rooms, accessory parking and other accessory uses, which may include facilities as defined in Section 17-9-0118 of the Chicago Zoning Ordinance.
6. 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 Zoning and Land Use Planning.
7. Off-street parking and off-street loading facilities shall be provided in compliance with this planned development, subject to review of the Department of Transportation and the Department of Zoning and Land Use Planning. 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 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 Zoning and Land Use Planning.
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 ("FAR") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of FAR 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, 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. Notwithstanding any statement to the contrary, this planned development shall be subject to the provisions of Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening. In any instance where a provision of the planned development conflicts with landscape and screening provisions of the Chicago Zoning Ordinance, the Chicago Zoning Ordinance shall control. Nothing in this planned development is intended to waive the applicability of the landscape and screening provisions of the Chicago Zoning Ordinance.
12. The improvements in this planned development are to be constructed for and used by the City of Chicago. Therefore, the owner 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.

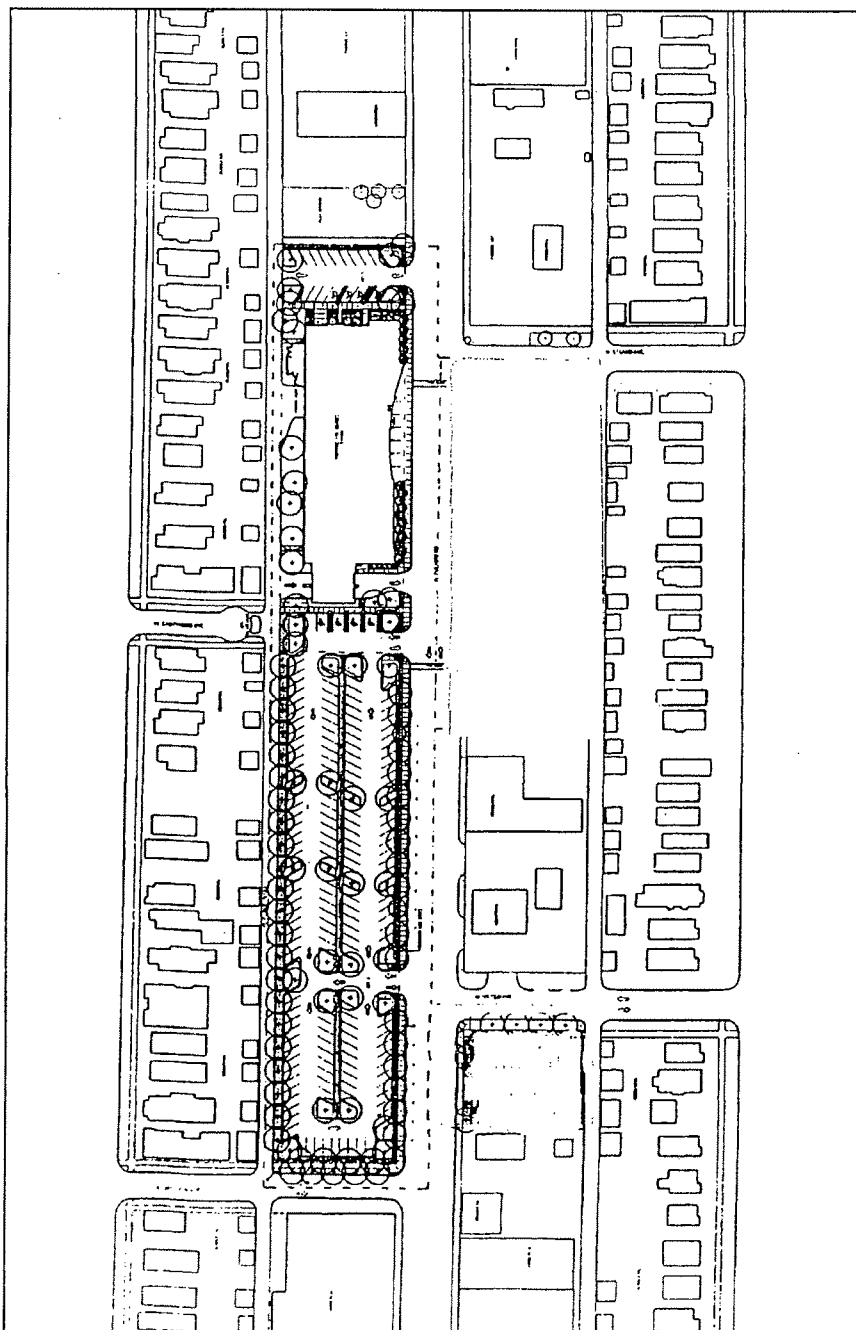
13. It is in the public interest to design, construct and maintain the project in a manner, which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("MOPD") 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 building permit shall be granted by the Department of Buildings until the Director of MOPD has approved detailed construction drawings for each building or improvement.
14. It is in the public interest to design, construct and renovate all buildings in a manner that provides healthier environments, reduces operating costs and conserves energy and resources. The owner shall use best and reasonable efforts to design, construct and maintain all buildings located within the Property in a manner generally consistent with the Leadership in Energy and Environmental Design ("LEED") Green Building Rating System. Copies of these standards may be obtained from the Department of Zoning and Land Use Planning.
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 owner and after a determination is made by the Commissioner of the Department of Zoning and Land Use Planning 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 planned development by the Commissioner of the Department of Zoning and Land Use Planning shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-611 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 B3-1 Community Shopping District and B1-1 Neighborhood Shopping District.
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 Zoning and Land Use Planning.

[Planned Development Boundary and Property Line Map; Site and Landscape Plan; and Building Elevations referred to in the Plan of Development Statements printed on pages 17091 through 17093 of this *Journal*.]

Planned Development Boundary
And Property Line Map.



Site And Landscape Plan.

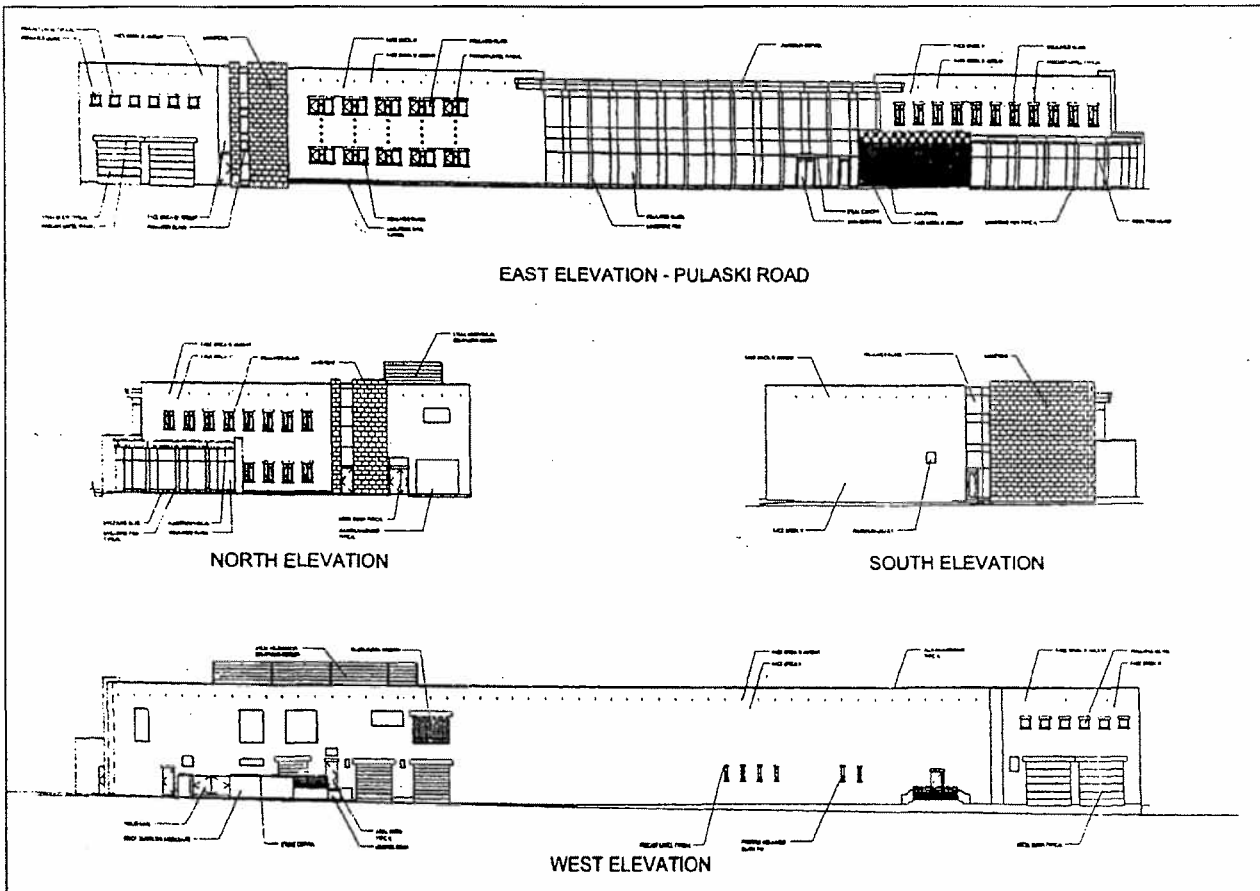


11/16/2011

REPORTS OF COMMITTEES

17093

North, South, East And West
Building Elevations.



A-7520

*Reclassification Of Area Shown On Map No. 9-N.
(Application No. A-7542)
(Common Address: 6519 W. Addison St.)*

[O2009-5278]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-1 Community Shopping District symbols and indications as shown on Map Number 9-N in the area bounded by:

West Addison Street; the public alley next east of and parallel to North Neenah Avenue; a line 61 feet south of and parallel to West Addison Street; and North Neenah Avenue, to those of an RS1 Residential Single-Unit (Detached House) District.

SECTION 2. This ordinance takes effect after its passage and approval.

*Reclassification Of Area Shown On Map No. 9-O.
(Application No. A-7540)
(Common Address: 7404 W. Belmont Ave.)*

[O2009-5279]

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-3 Community Shopping District symbols and indications as shown on Map Number 9-O in the area bounded by:

the public alley next north of and parallel to West Belmont Avenue; North Oketo Avenue; West Belmont Avenue; and a line 105.37 feet west of parallel to North Oketo Avenue, to those of an RS1 Residential Single-Unit (Detached House) District.

SECTION 2. This ordinance takes effect after its passage and approval.

*Reclassification Of Area Shown On Map No. 11-J.
(As Amended)
(Application No. A-7520)
(Common Address: 4553 -- 4569, 4600 -- 4704,
4625 -- 4655 N. Pulaski Rd.)*

IPD 831.09

[SO2009-5280]

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

Institutional Planned Development Number 831 symbols and indications as shown on Map Number 11-J in the area bounded by:

West Wilson Avenue; the alley next east of and parallel to North Pulaski Road; a line 86.63 feet south of and parallel to West Wilson Avenue; and North Pulaski Road,

to those of a B1-1 Neighborhood Shopping District.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the Institutional Planned Development Number 831 symbols and indications as shown on Map Numbers 11-J and 11-K in the area bounded by:

a line 520.3 feet south of and parallel to West Lawrence Avenue; North Pulaski Road; West Leland Avenue; the alley next east of and parallel to North Pulaski Road; a line 348.87 feet south of and parallel to West Leland Avenue; North Pulaski Road; West Wilson Avenue; and the alley next west of and parallel to North Pulaski Road,

to those of Institutional Planned Development Number 831, as amended. It is the intent and purpose of this ordinance to execute a technical amendment to Institutional Planned Development Number 831 by removing a parcel of land located at the southeast corner of West Wilson Avenue and North Pulaski Road as described in Section 1 above, and by establishing Institutional Planned Development Number 831 as amended, subject to the use and bulk regulations as set forth in the Plan of Development.

SECTION 3. This ordinance shall be effective after its passage and publication.

Plan of Development Statements referred to in this ordinance read as follows:

Institutional Planned Development No. 831, As Amended.

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development consists of approximately one hundred fifty-four thousand seventy-five (154,075) square feet (three and fifty-four hundredths (3.54) acres) net site area which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned by the City of Chicago.
2. The owner 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 owner 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 owner, its successors and assigns, grantees and lessees, if different than the owner, the legal titleholders or any ground lessees. All rights granted hereunder to the owner shall inure to the benefit of the owner's successors and assigns and, if different than the owner, the legal titleholder or any

ground lessees. Furthermore, pursuant to the requirements of Section 17-8-0400 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 lessees.

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 and Property Line Map; a Site and Landscape Plan; and Building Elevations prepared by VOA Architects, dated August 20, 2009. Full-size sets of the Site and Landscape Plan and Building Elevations are on file with the Department of Zoning and Land Use Planning. 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 parking and other accessory uses, which may include facilities as defined in Section 17-9-0118 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 Zoning and Land Use Planning.
7. Off-street parking and off-street loading facilities shall be provided in compliance with this planned development, subject to review of the Department of Transportation and the Department of Zoning and Land Use Planning. 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 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 Zoning and Land Use Planning.
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. Notwithstanding any statement to the contrary, this planned development shall be subject to the provisions of Chapter 17-11 of the Chicago Zoning Ordinance governing landscaping and screening. In any instance where a provision of the planned development conflicts with landscape and screening provisions of the Chicago Zoning Ordinance, the Chicago Zoning Ordinance shall control. Nothing in this planned development is intended to waive the applicability of the landscape and screening provisions of the Chicago Zoning Ordinance.
12. The improvements in this planned development are to be constructed for and used by the City of Chicago. Therefore, the owner 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. 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 building permit shall be granted by the Department of Buildings until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
14. It is in the public interest to design, construct and renovate all buildings in a manner that provides healthier environments, reduces operating costs and conserves energy and resources. The owner shall use best and reasonable efforts to design, construct and maintain all buildings located within the Property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. Copies of these standards may be obtained from the Department of Zoning and Land Use Planning.
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 owner and after a determination is made by the Commissioner of the Department of Zoning and Land Use Planning 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 planned development by the Commissioner of the Department of Zoning and Land Use Planning shall be deemed to be a minor change in the planned development as contemplated by Section 17-13-611 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 B3-1 Community Shopping District and B1-1 Neighborhood Shopping District.

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 Zoning and Land Use Planning.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Site and Landscape Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 71161 through 71164 of this *Journal*.]

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

Institutional Planned Development No. 831, As Amended.

Plan Of Development.

Bulk Regulation And Data Table.

Net Site Area:	154,075 square feet (3.54 acres)
Gross Site Area:	225,546 square feet (5.18 acres)
Public Right-of-Way:	71,471 square feet (1.64 acres)
Maximum Floor Area Ratio:	0.30
Maximum Number of Off-Street Loading:	1 at 10 feet by 25 feet
Minimum Number of Off-Street Parking:	290
Maximum Building Height:	32 feet
Minimum Required Setbacks:	In accordance with Site Plan*
Maximum Percent of Site Coverage:	In accordance with Site Plan*

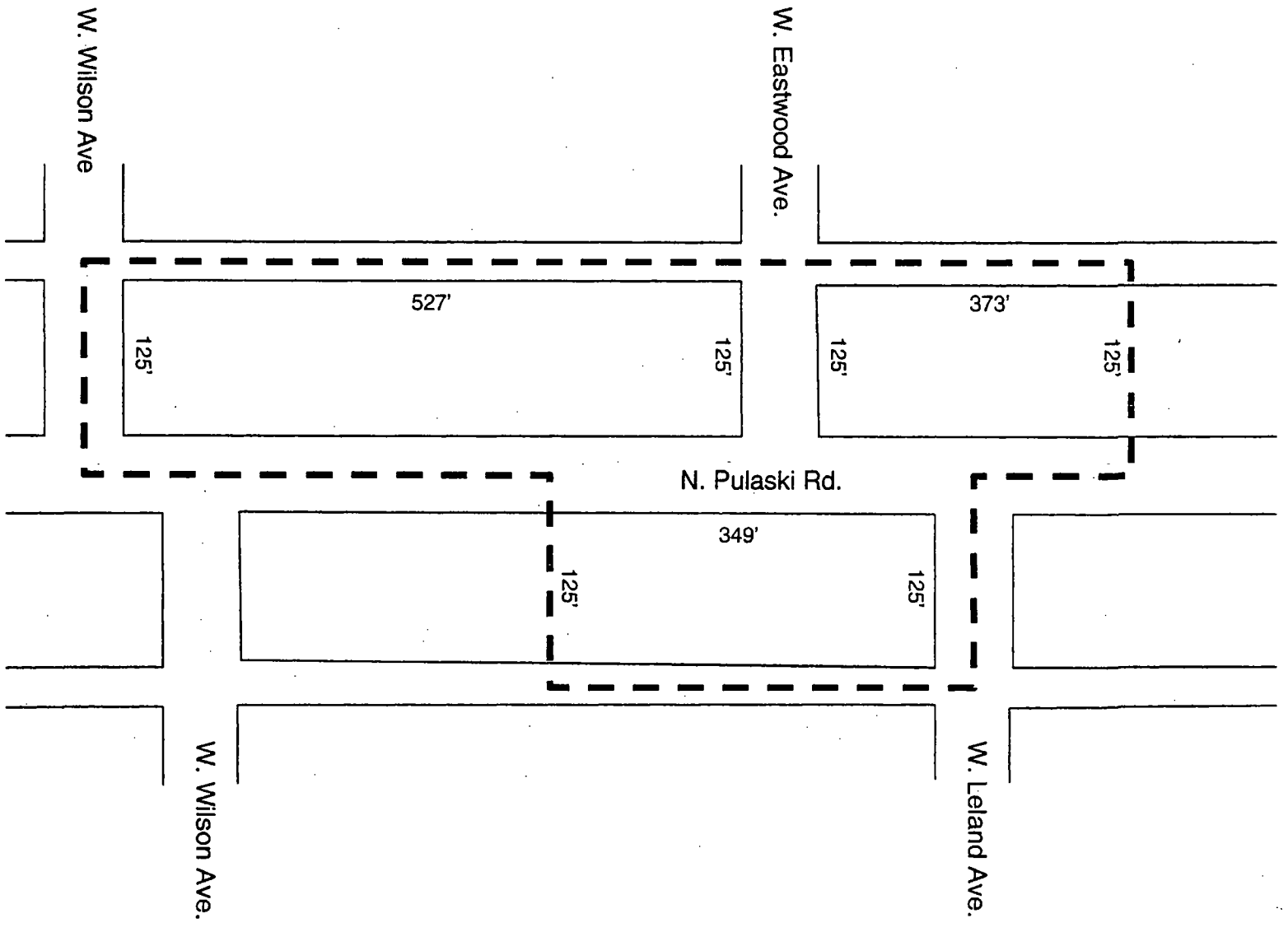
* Excluding the omitted, ten thousand eight hundred fifty-nine (10,859) square foot parcel located at the southeast corner of West Wilson Avenue and North Pulaski Road.

Existing Zoning Map.



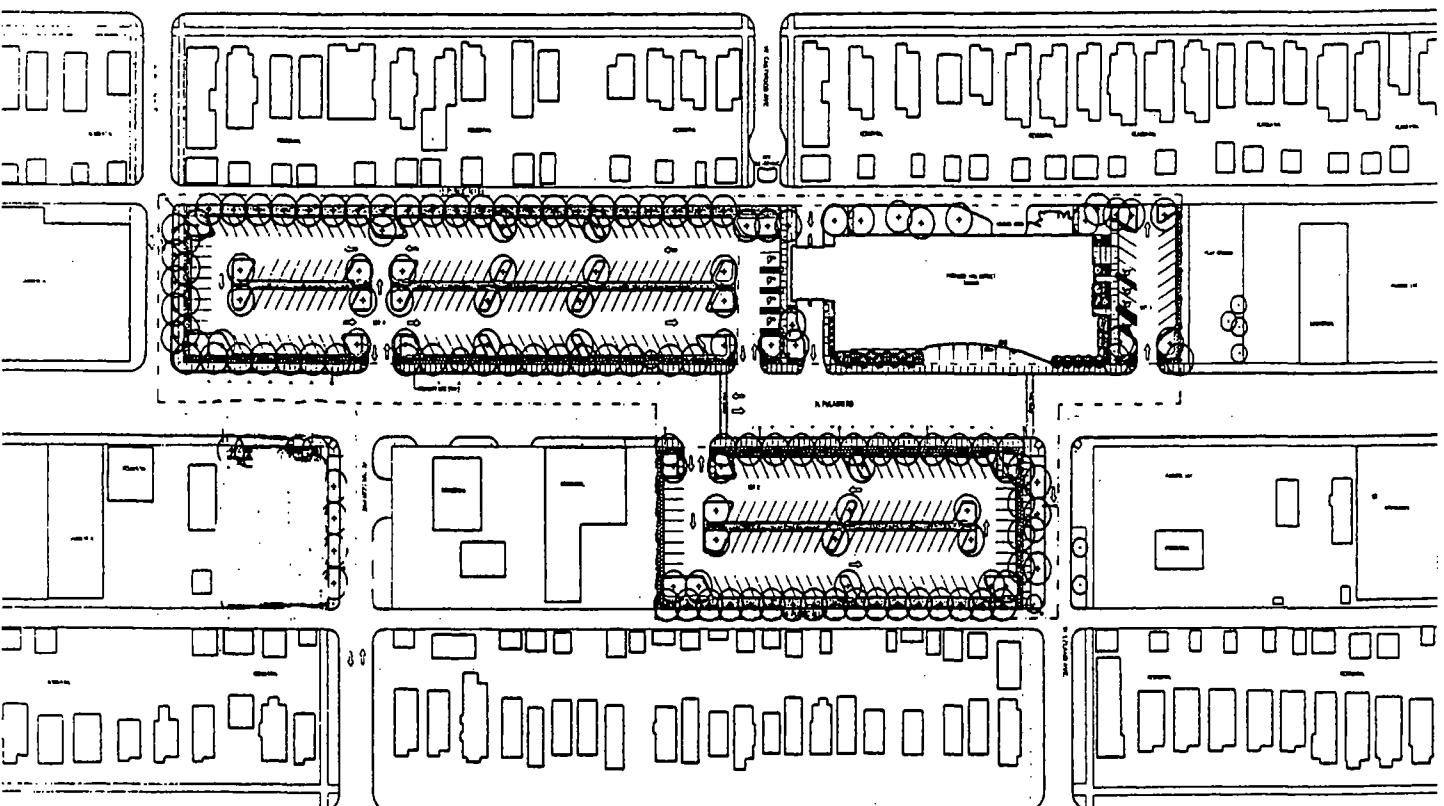
Zoning data reflects all ordinances passed prior to May 13th, 2009.
 Copyright (c) 2009, City of Chicago

Planned Development Boundary And Property Line Map.



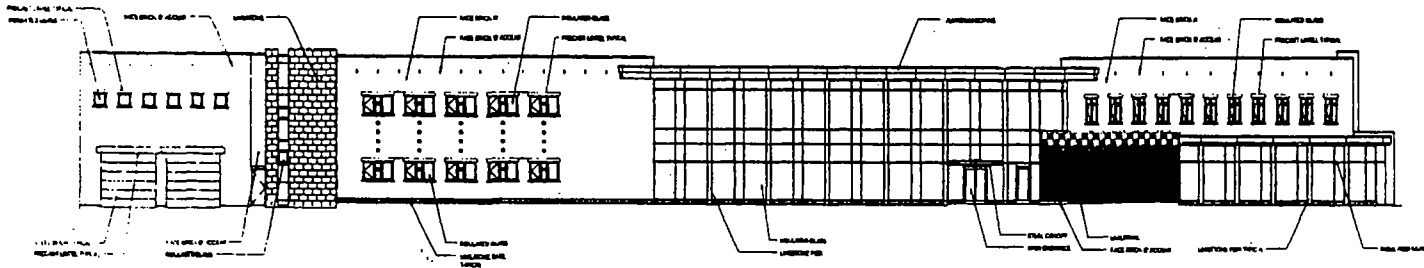
Institutional Planned Development -- New 17th District Police Station.

Site And Landscape Plan.

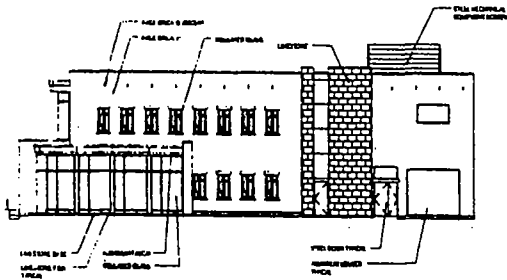


Institutional Planned Development -- New 17th District Police Station.

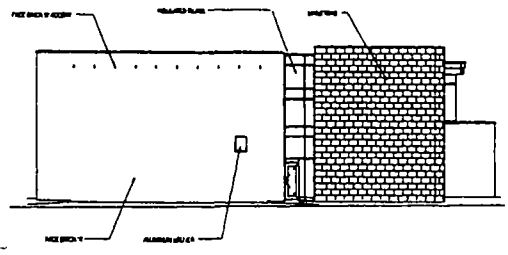
Building Elevations.



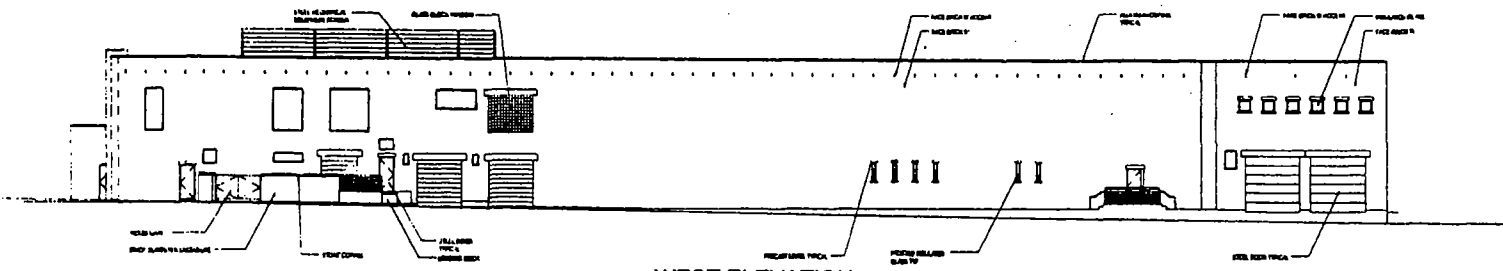
EAST ELEVATION - PULASKI ROAD



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION



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>

October 7, 2002

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
No. 831 for the 17th District Police Station (4650 N. Pulaski Road)
– Amendment No. A-4915

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 No. 831 (Amendment No. A-4915) for the 17th District Police Station at 4650 N. Pulaski Road 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 the Planned Development Boundary, Property Line and Right-of-way Adjustment Map and the Site/Landscape Plan be modified to show that segment of W. Eastwood Avenue from N. Pulaski Road to the alley immediately west of and parallel to N. Pulaski Road as "Closed to Traffic" instead of "Vacated". As a consequence, the building is to be relocated approximately 36 feet to the north. Also, you requested that the Bulk Regulations and Data Table be changed to reflect the resulting decrease in Net Site Area from 172,813 square feet to 164,934 square feet.

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, rather than vacated, segment of W. Eastwood Avenue and the revised Bulk Regulations and Data Table 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. This request has also been reviewed and approved by the Department of Transportation.

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 Bulk Regulations and Data Table, the revised Planned Development, Property Line and Right-of-Way Adjustment Map and the revised Site & Landscape Plan dated August 26, 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 style with a large, looping "B" at the end.

Alicia Mazur Berg
Commissioner

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

P.D.# 831

From: Tim Later
To: DETERS, FREDERICK
Date: Tue, Nov 5, 2002 10:48 AM
Subject: 17th District Police Station

CDOT Traffic has no objection to the proposed closing of Eastwood to traffic between Pulaski and the first alley west. The original proposal was to vacate this half-block. We closed this street segment with barriers as a test and Alderman Laurino's office reported little adverse community reaction to the test. Traffic counts we took with the closure in place indicated acceptable levels of diverted traffic on adjacent streets.

The decision to close the street to traffic v. vacation of the public way is a legal distinction. From a traffic perspective, the street can be closed to through traffic. An ordinance will be required to close the street and we expect that PBC will handle that coordination with Alderman Laurino's office.

This note reflects BOT's concurrence with the proposal to close Eastwood to traffic. PBC and its contractor will be required to obtain permits for temporary use of and modifications to the public way through normal CDOT permit processes.

CC: KAESER, TOM



August 26, 2002

Mr. Phil Levin
Assistant Commissioner
Department of Planning and Development
121 North LaSalle Street
City Hall – Room 1003
Chicago, Illinois 60602

Re: Institutional Planned Development No. 831
District 17 Police Station
(Amendment No. A-4915)

Dear Mr. Levin:

Pursuant to Section 11.11-3 of the Chicago Zoning Ordinance, this letter shall serve as a request for Administrative Modification to the “Planned Development Boundary, Property Line,” and “Right-of-way adjustment map”; and the “Site and Landscape Plan” maps as approved by the City Council on May 29, 2002. Specifically, the administrative modification is for the “Closing to Vehicular Traffic” that section of West Eastwood Avenue from North Pulaski Road and proceeding west to the east line of the first north-south alley west of and Parallel to North Pulaski Road. This portion of West Eastwood was to be vacated in the original Planned Development approval.

The proposed request complies with all bulk regulations and data requirements established in the existing Planned Development. This modification request is permitted pursuant to Section 11.11-3 of the Chicago Zoning Ordinance.

This modification if granted, **will not**: (1) Change the nature or character of the development. (2) Increase the maximum floor area ratio for the total net site area. (3) Increase the number of units per acre for the total site area or, (4) Reduce the maximum required distance between structures or setbacks or increase a maximum percentage of land covered for the total net site area.

In addition, no other land use controls found in the Planned Development shall be exceeded.



August 15, 2002

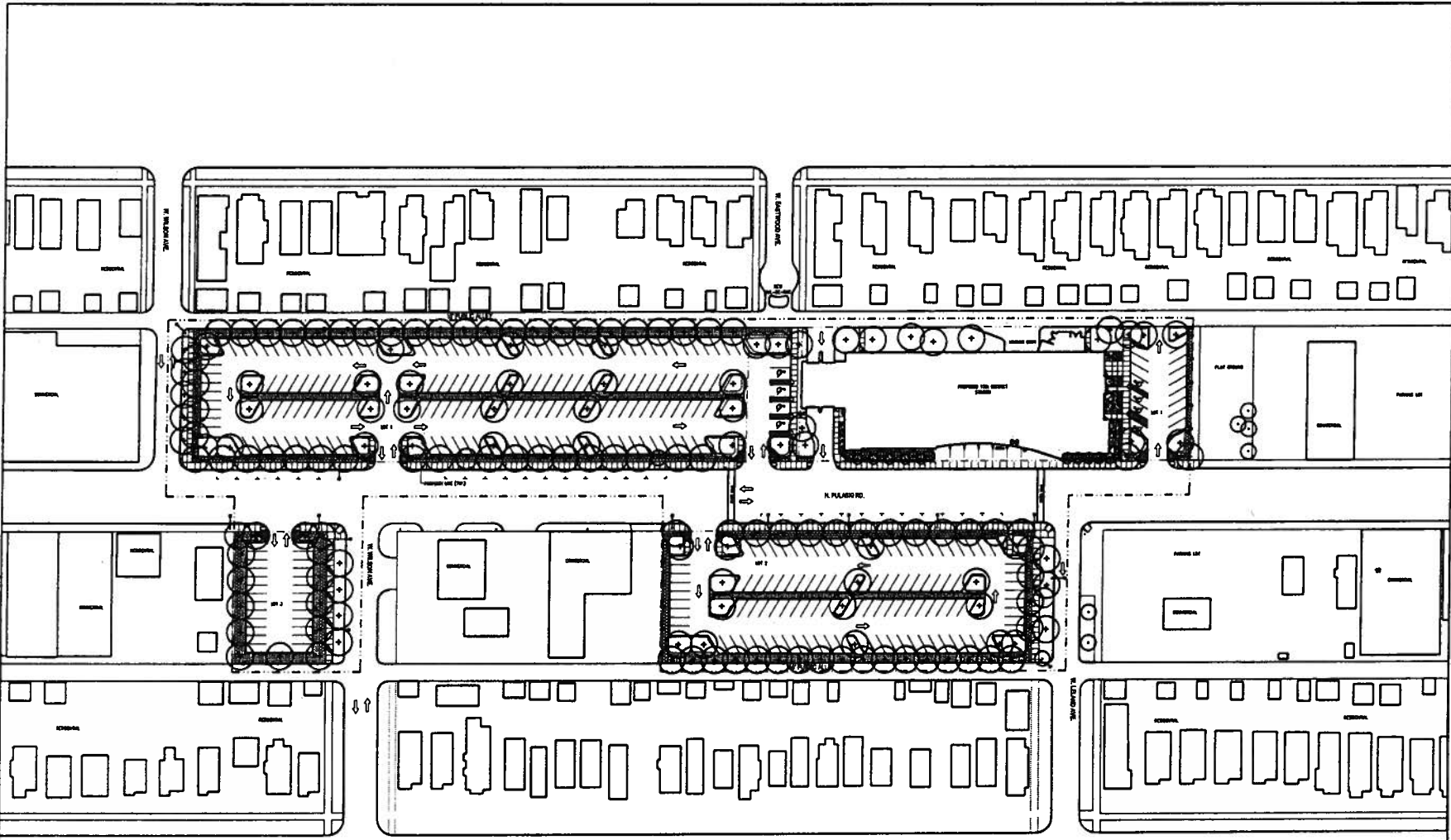
I therefore, request your prompt consideration and approval of this Administrative Relief application. If there are any questions regarding this request Or modification, please contact me at 744-9299.

Very truly yours;

A handwritten signature in black ink, appearing to read "K. Gujral". The signature is fluid and cursive, with a large loop at the end.

Kevin Gujral
Interim Executive Director
Public Building Commission

INSTITUTIONAL PLANNED DEVELOPMENT
 NEW 17th DISTRICT POLICE STATION
 SITE & LANDSCAPE PLAN



APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO
 ADDRESS: 4650 N. PULASKI ROAD



INSTITUTIONAL PLANNED DEVELOPMENT BOUNDARY
 DATE: MARCH 27, 2002
 REVISED DATE: AUGUST 26, 2002

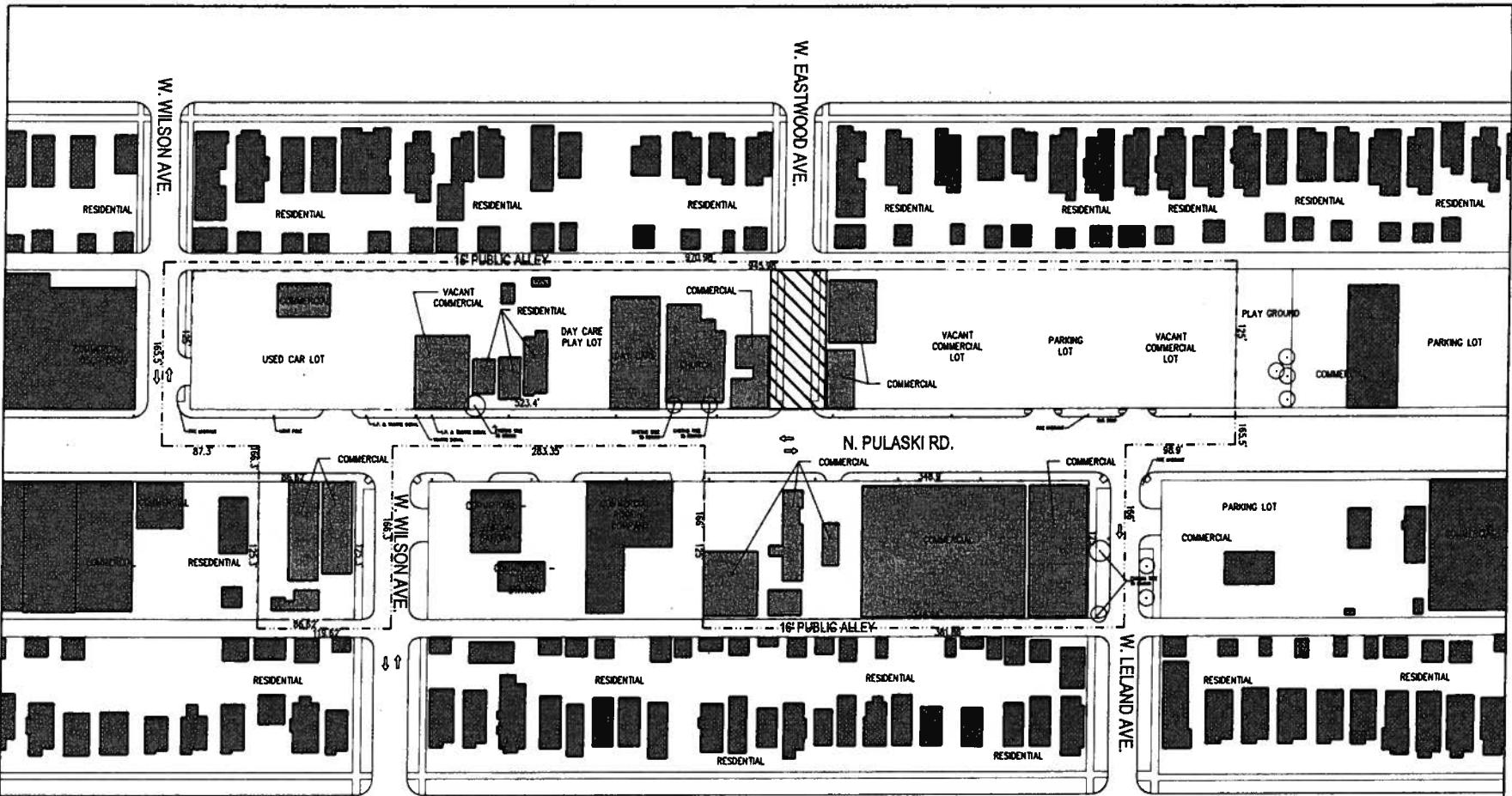
CITY OF CHICAGO
 MAYOR RICHARD M. DALEY

SCALE: 1" = 150'-0"

PREPARED BY:
 VOA ASSOCIATES INCORPORATED

INSTITUTIONAL PLANNED DEVELOPMENT NEW 17th DISTRICT POLICE STATION

PLANNED DEVELOPMENT BOUNDARY, PROPERTY LINE, AND RIGHT-OF-WAY ADJUSTMENT MAP



I.P.D. GROSS SITE AREA = 244,093 sf
 NET SITE AREA = 164,934 sf
 PUBLIC RIGHT-OF-WAY = 79,159 sf

APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO
 ADDRESS: 4650 N. PULASKI ROAD

CITY OF CHICAGO
 MAYOR RICHARD M. DALEY



SCALE: 1" = 150'-0"



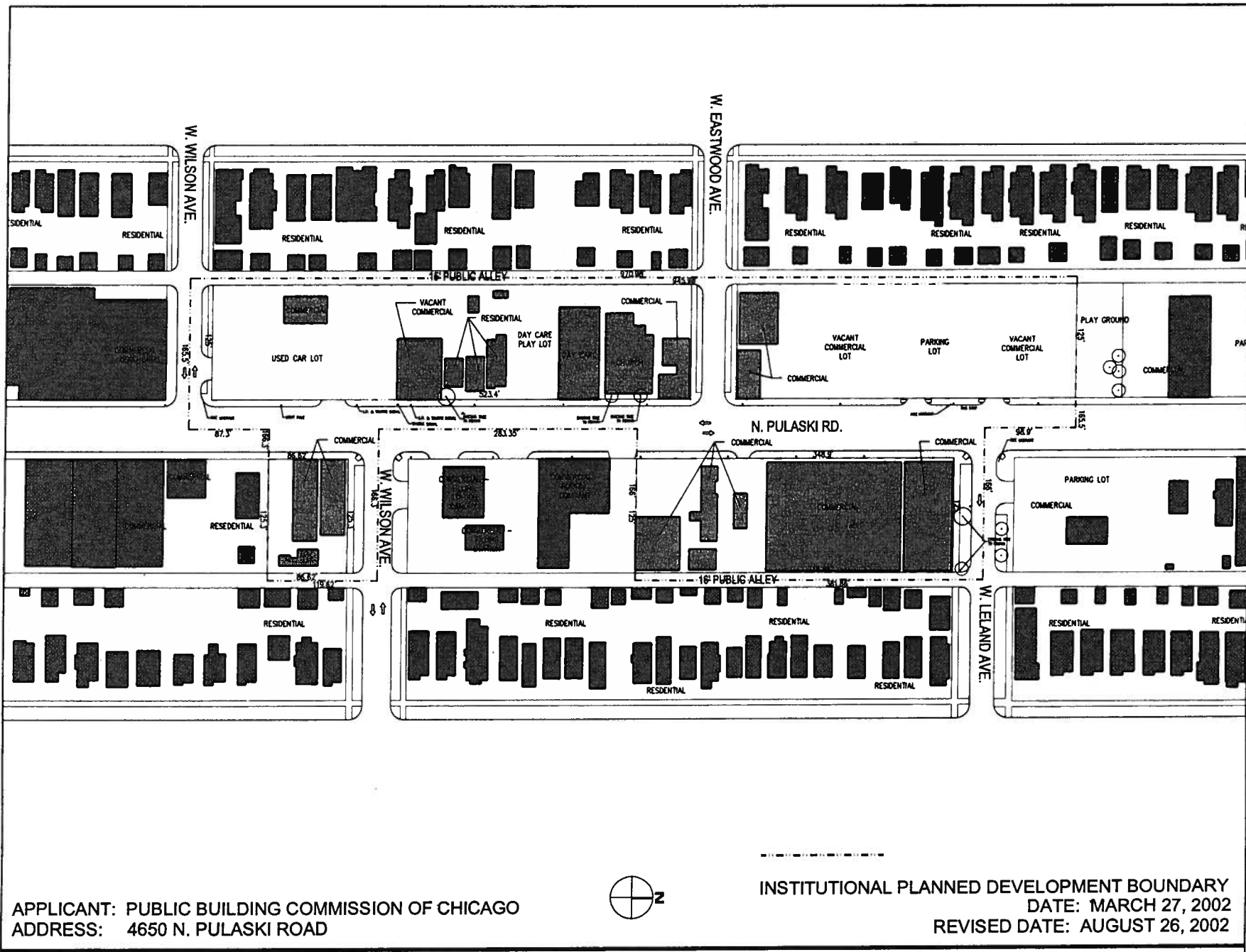
STREETS PROPOSED TO BE CLOSED

 INSTITUTIONAL PLANNED DEVELOPMENT BOUNDARY

DATE: MARCH 27, 2002
 REVISED DATE: AUGUST 26, 2002

PREPARED BY:
 VOA ASSOCIATES INCORPORATED

INSTITUTIONAL PLANNED DEVELOPMENT
NEW 17th DISTRICT POLICE STATION
EXISTING LAND USE MAP



APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO
 ADDRESS: 4650 N. PULASKI ROAD



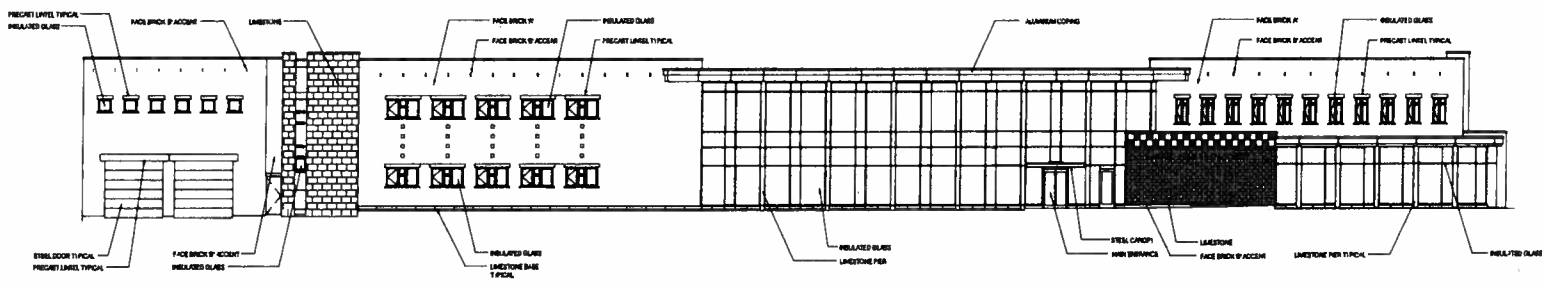
INSTITUTIONAL PLANNED DEVELOPMENT BOUNDARY
 DATE: MARCH 27, 2002
 REVISED DATE: AUGUST 26, 2002

CITY OF CHICAGO
 MAYOR RICHARD M. DALEY

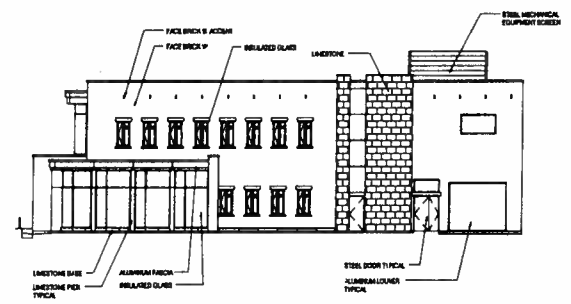
SCALE: 1" = 150'-0"

PREPARED BY:
 VOA ASSOCIATES INCORPORATED

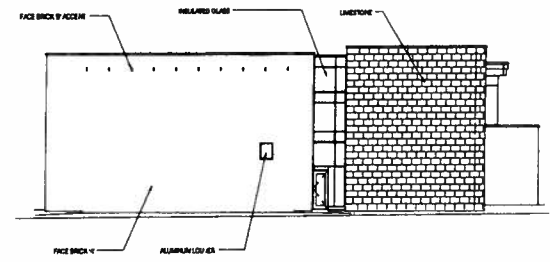
INSTITUTIONAL PLANNED DEVELOPMENT
NEW 17th DISTRICT POLICE STATION
BUILDING ELEVATIONS



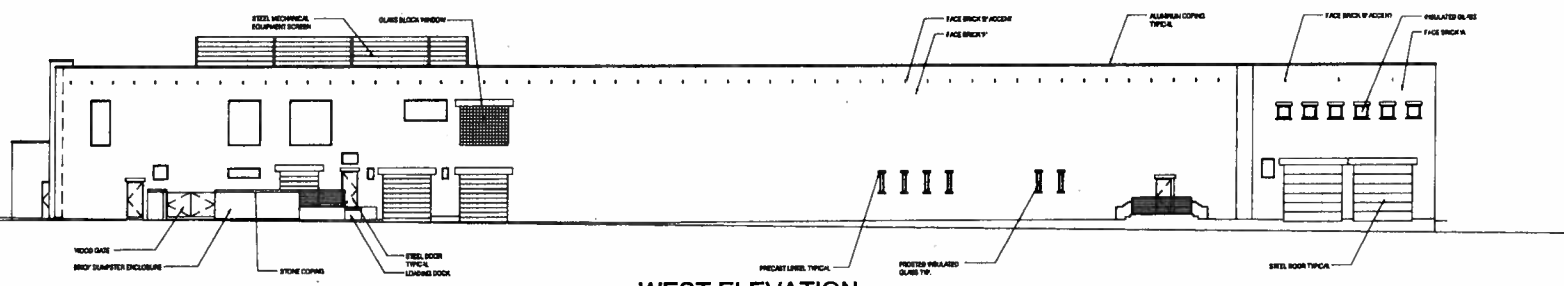
EAST ELEVATION - PULASKI ROAD



NORTH ELEVATION



SOUTH ELEVATION



WEST ELEVATION

APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO
ADDRESS: 4650 N. PULASKI ROAD

DATE: MARCH 27, 2002
REVISED DATE: AUGUST 26, 2002

CITY OF CHICAGO
MAYOR RICHARD M. DALEY

SCALE: 1" = 40'-0"

PREPARED BY:
VOA ASSOCIATES INCORPORATED

**INSTITUTIONAL PLANNED DEVELOPMENT NO. 831
NEW 17TH DISTRICT POLICE STATION
BULK REGULATIONS AND DATA TABLE**

NET SITE AREA	MAXIMUM FLOOR AREA RATIO
Net Site Area: 164,934 sq. Ft. (3.786 acres)	0.30
Gross Site Area: 244,093 sq. ft. (5.60 acres)	
Public R.O.W. Area: 79,159 sq. ft. (1.82 acres)	

Minimum Number of Off-Street Loading Spaces: 1 @ 10' by 25'

Minimum Number of Off-Street Parking Spaces: 300 spaces.

Maximum Building Height: 32 feet (excluding mechanical
Equipment and screening)

Minimum Required setbacks: per site plan.

Maximum percent of Site Coverage: In accordance with the Site
Plan.

Applicant: Public Building Commission of Chicago

Date: March 27, 2002

Revised Date: August 26, 2002

to those of an R3 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 after its passage and publication.

*Reclassification Of Area Shown On Map
Numbers 11-J And 11-K.
(As Amended)
(Application Number A-4916)*

Be It Ordained by the City Council of the City of Chicago: **IPD 831**

SECTION 1. That the Chicago Zoning Ordinance, is hereby amended by changing all the B2-1 Restricted Retail District, B4-1 Restricted Service District symbols and indications as shown on Map Numbers 11-J and 11-K in the area bounded by:

a line 372.58 feet north of and parallel to West Eastwood Avenue; North Pulaski Road; West Leland Avenue; the alley next east of and parallel to North Pulaski Road; a line 348.87 feet south of and parallel to West Leland Avenue; North Pulaski Road; West Wilson Avenue; and the alley next east of and parallel to North Pulaski Road; a line 86.62 feet south of West Wilson Avenue; North Pulaski Road; West Wilson Avenue; and the alley next west of and parallel to North Pulaski Road,

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 §31.

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development consists of approximately one hundred seventy-two thousand eight hundred thirteen (172,813) square feet (three and ninety-six hundredths (3.96) 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; Existing Land-Use Map; a Site & Landscape Plan and Building Elevations prepared by VOA Architects, dated May 16, 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 parking and other accessory uses, which may include 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 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 B4-1 Restricted Service District and B2-1 Restricted Retail 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 86747 through 86751 of this *Journal*.]

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

Institutional Planned Development Number 831.

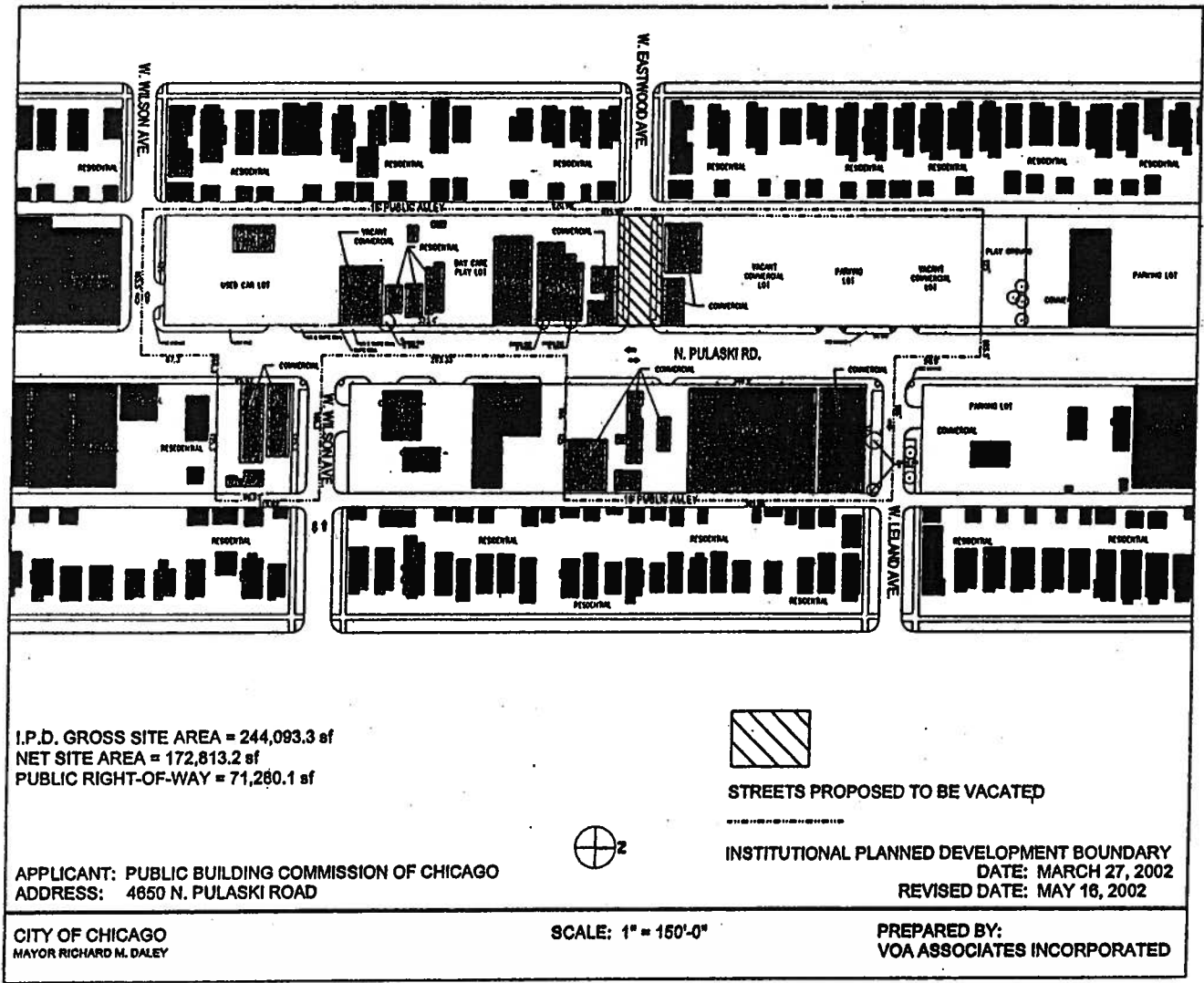
New 17th District Police Station

Bulk Regulations And Data Table.

Net Site Area	Maximum Floor Area Ratio
Net Site Area: 172,813 square feet* (3.96 acres)	0.30.
Gross Site Area: 244,093 square feet (5.60 acres)	
Public Right-of-Way Area: 71,280 square feet (1.63 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 six thousand two hundred fifty (6,250) square feet of West Eastwood Avenue proposed to be vacated). If West Eastwood Avenue is not vacated, the Commissioner of the Department of Planning and Development may reduce the Net Site Area by administrative action.

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



I.P.D. GROSS SITE AREA = 244,093.3 sf
 NET SITE AREA = 172,813.2 sf
 PUBLIC RIGHT-OF-WAY = 71,280.1 sf

APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO
 ADDRESS: 4850 N. PULASKI ROAD

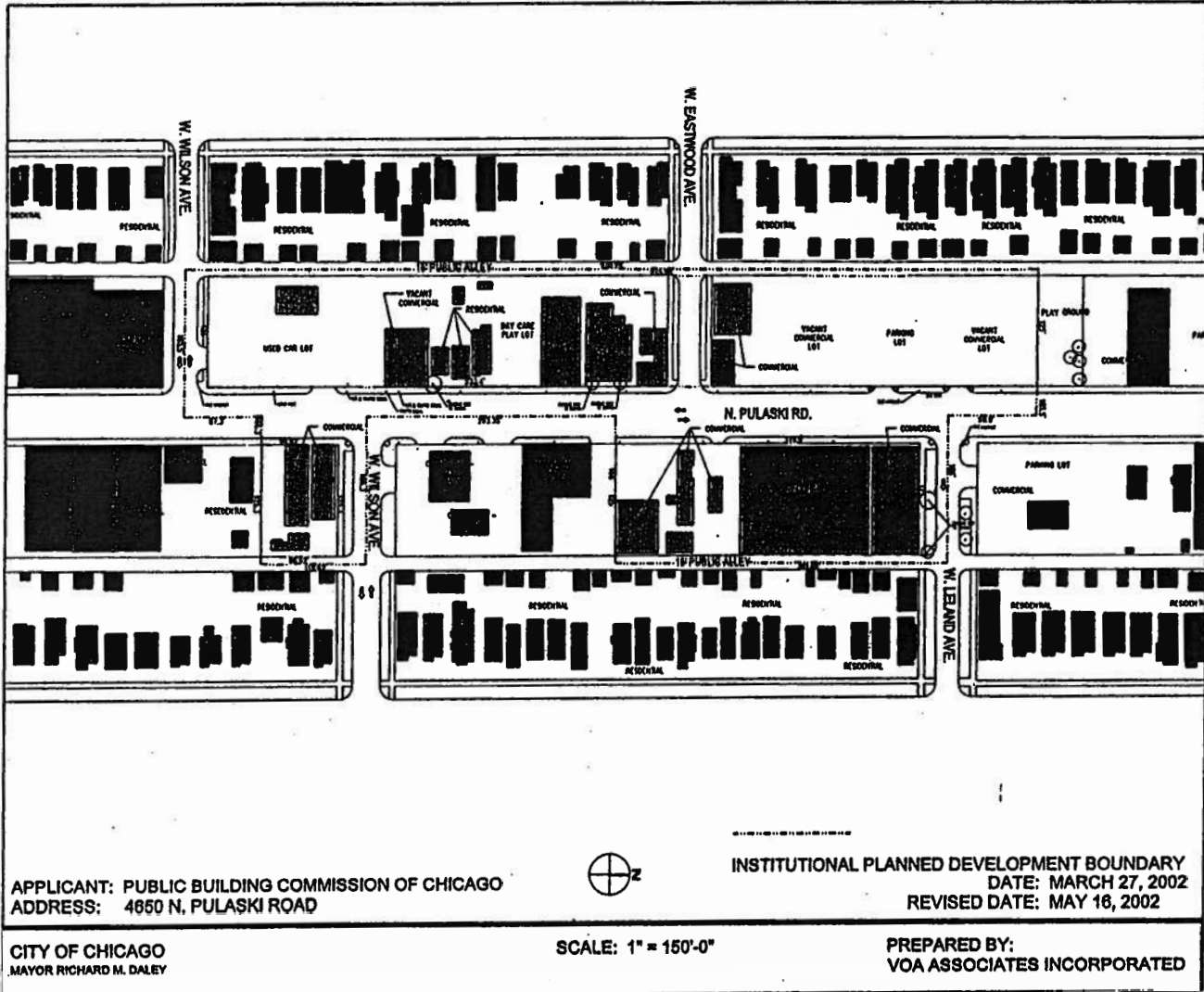
CITY OF CHICAGO
 MAYOR RICHARD M. DALEY

SCALE: 1" = 150'-0"

PREPARED BY:
 VOA ASSOCIATES INCORPORATED

INSTITUTIONAL PLANNED DEVELOPMENT BOUNDARY
 DATE: MARCH 27, 2002
 REVISED DATE: MAY 18, 2002

Existing Land-Use Map.



Building Elevations.

