

PD 832

Table of Contents

09/11/2013 PD Amendment	2
Ordinance	2
Statements	2
Bulk Table	5
Exhibits	6
09/11/2013 Rezoning	11
Ordinance	11
05/29/2002 PD Adoption	12
Ordinance	12
Statements	13
Bulk Table	17
Exhibits	18

A-7917

60286

JOURNAL--CITY COUNCIL--CHICAGO

9/11/2013

Reclassification Of Area Shown On Map Nos. 14-J And 16-J.
(As Amended)

(Application No. A-7917)

(Common Address: 3400 -- 3458 W. 63rd St. And 3401 -- 3457 W. 63rd St.)

[SO2013-5437]

IPD 832, 0A

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 832 symbols and indications as shown on Map Numbers 14-J and 16-J in the area bounded by:

the alley next north of and parallel to West 63rd Street; South Homan Avenue; the alley next south of and parallel to West 63rd Street; and South St. Louis Avenue,

to those of Institutional Planned Development Number 832, as amended, subject to the use and bulk regulations set forth in the plan of development attached hereto and made part hereof;

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

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

Institutional Planned Development No. 832, As Amended.

Plan Of Development Statements.

1. The area delineated herein as Planned Development Number 832, as amended, consists of approximately 149,065 square feet (3.42 acres) of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the Public Building Commission of Chicago, a municipal corporation possessing eminent domain powers.
2. The requirements, obligations and conditions contained within this planned development shall be binding upon the owner, its successors and assigns and, if different than the owner, the legal titleholders and any ground lessors. 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 and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this planned development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

3. All applicable official reviews, approvals or permits are required to be obtained by the owner or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the owner or its successors, assign or grantees and approval of the City Council.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans.

Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Departments of Housing and Economic Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by the Department of Transportation.

4. This plan of development consists of these sixteen (16) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site Plan/Landscape Plan; and Building Elevations, submitted herein. Full-sized copies of the Site Plan/Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. In any instance where a provision of this planned development conflicts with the Chicago Building Code, the Building Code shall control. This planned development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a planned development. In case of a conflict between the terms of this planned development ordinance and the Zoning Ordinance, this planned development ordinance shall control.
5. The following uses are permitted in the area delineated herein as an Institutional Planned Development: police station, detention facilities, community rooms, accessory parking and other accessory uses, which will include telecommunication facilities with associated equipment and tower structure as defined in the Chicago Zoning Ordinance.
6. Improvements on the Property, including landscaping and all entrances and exits to the parking areas, shall be designed, installed and maintained in substantial conformance with the Site Plan, Landscape Plan, Building Elevations and the Bulk Regulations and Data Table attached hereto and make a part hereof.

Off-street parking and off-street loading facilities shall be provided in compliance with this planned development, subject to review of the Departments of Housing and Economic Development and Transportation. 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.

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 Sections 2-92-070 through 2-92-190, the Percent for Public Art Program.

7. On-Premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the planned development, subject to the review and approval of the Department of Housing and Economic Development. Off-Premises signs are prohibited within the boundary of the planned development.
8. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
9. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 149,065 square feet.
10. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by the Department of Housing and Economic Development. The fee, as determined by staff at the time, is final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.
11. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the Department of Housing and Economic Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
12. The applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Facilities and Fleet Management, and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
13. The terms and conditions of development under this planned development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the owner, its successors and assigns and, if different than the owner, the legal titleholders and any ground lessors.
14. 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 to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

- 15. It is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The owner 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 ("ASHRAE") and the Illuminating Engineering Society ("IES"). Furthermore, all future improvements on the Property shall be designed, constructed and maintained in conformance with the City of Chicago Sustainable Development Policy in effect at the time of construction.
- 16. The construction within this planned development of any telecommunication facilities which include a tower structure, shall be required to obtain Site Plan review and approval by the Zoning Administrator.

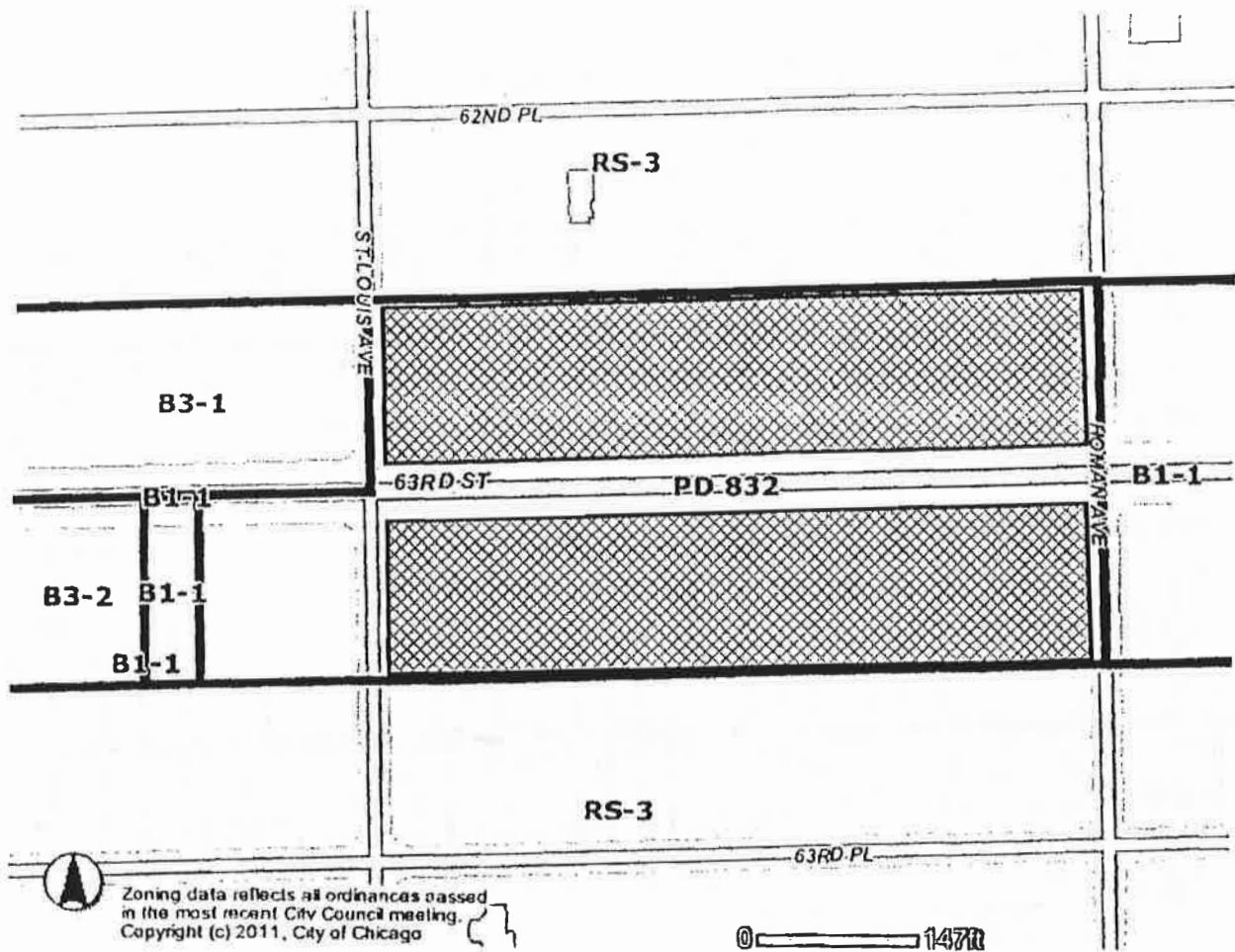
[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site Plan/Landscape Plan; and Building Elevations referred to in these Plan of Development Statements printed on pages 60290 through 60294 of this *Journal*.]

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

Institutional Planned Development No. 832, As Amended.

Bulk Regulations And Data Table.

Gross Site Area:	229,452 square feet (5.27 acres)
Net Site Area:	149,065 square feet (3.42 acres)
Area to Remain in Public Right-of-Way:	80,387 square feet (1.85 acres)
Maximum Floor Area Ratio (FAR):	0.35
Minimum Number of Off-Street Parking Spaces:	250
Minimum Number of Loading Spaces:	1 at 10 feet by 25 feet
Maximum Building Height:	32 feet (excluding mechanical equipment and screening)
Minimum Required Setbacks:	Per Site Plan



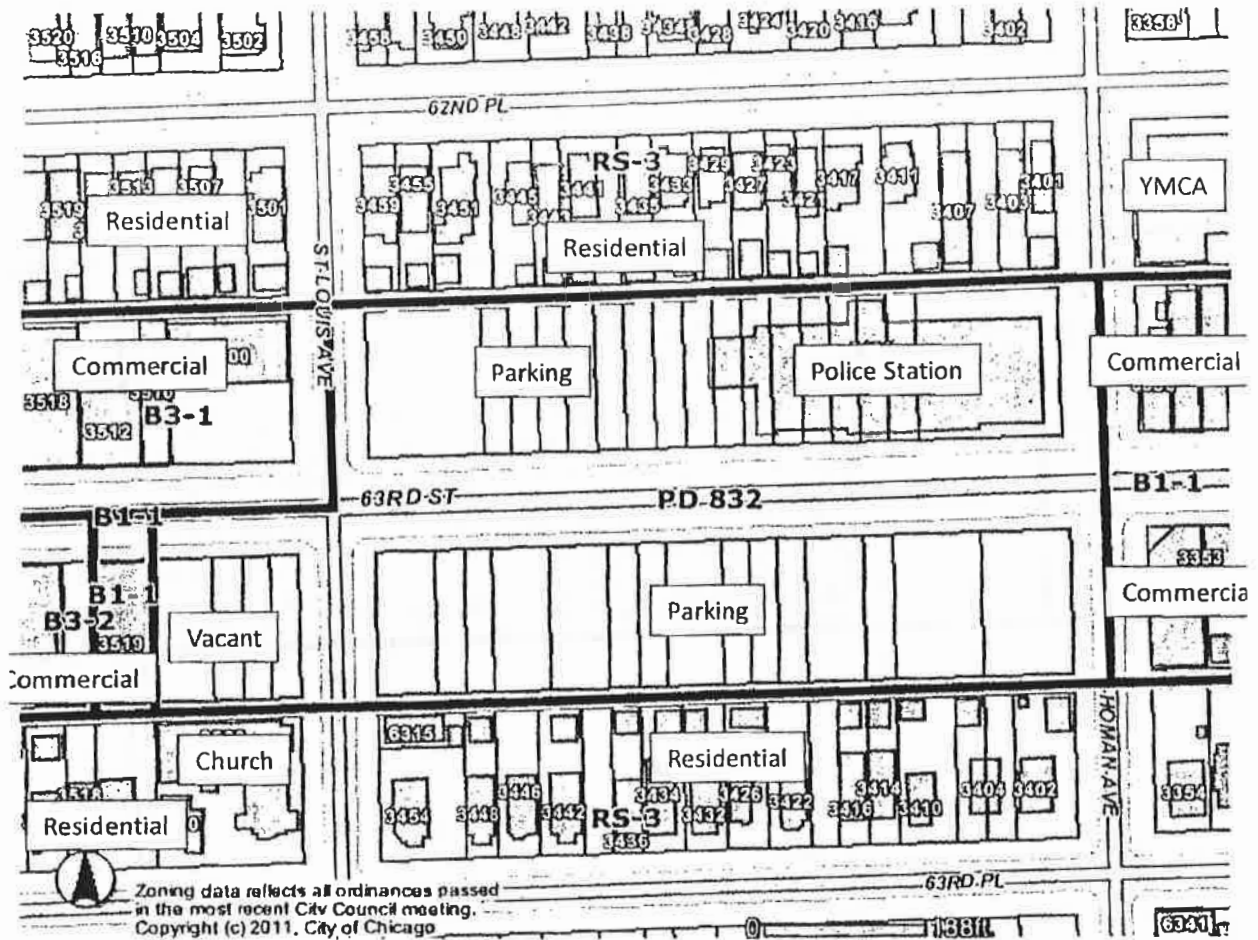
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SITE



EXISTING ZONING MAP

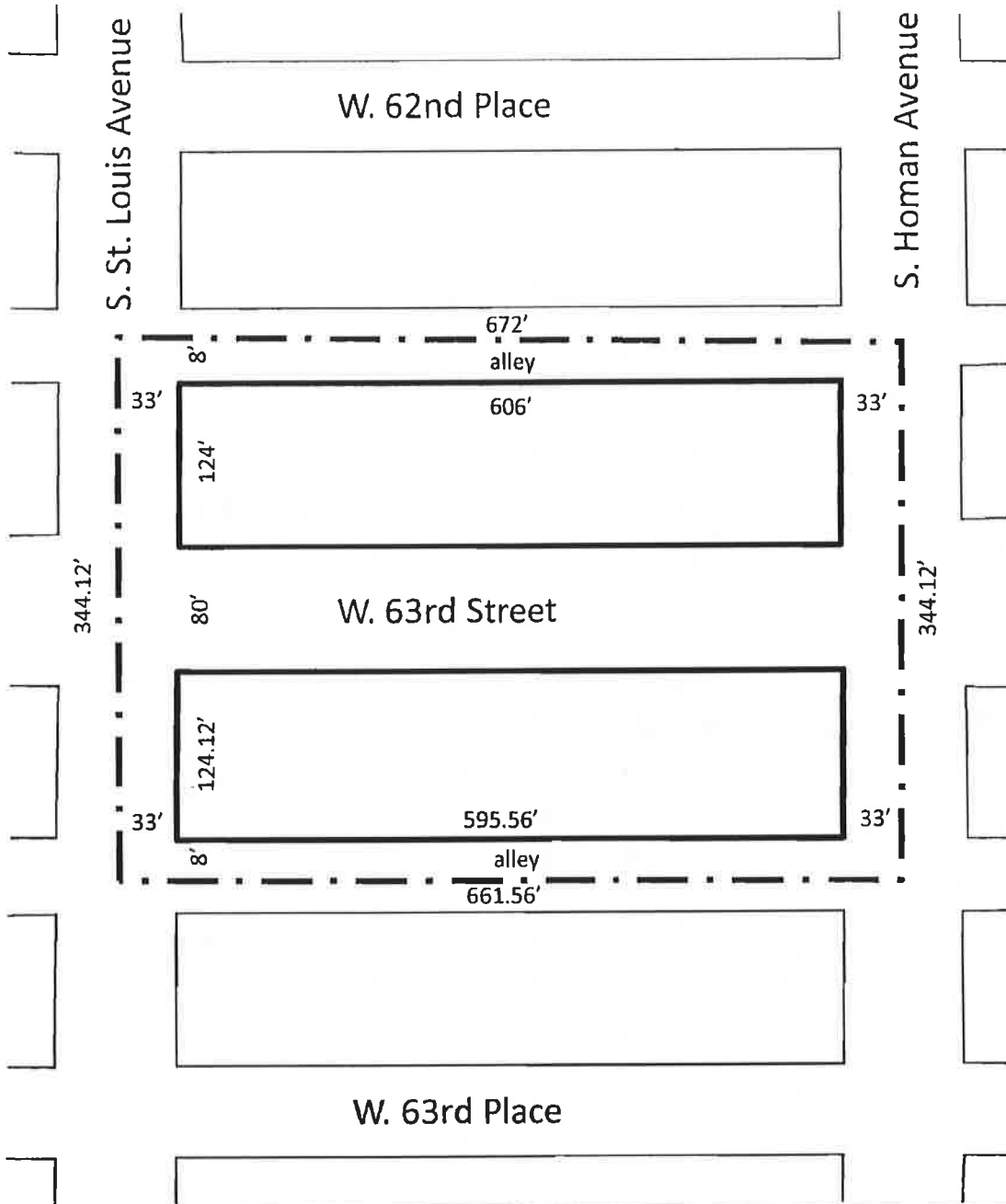
Applicant: Alderman Michael R. Zalewski (23rd Ward)
 Addresses: 3400 – 3459 W. 63rd Street; 6246 – 6310 S. Homan Avenue; and 6249 – 6311 S. St. Louis Avenue
 Introduced Date: June 26, 2013
 Plan Commission Date: August 15, 2013






Zoning data reflects all ordinances passed in the most recent City Council meeting.
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EXISTING LAND USE MAP

Applicant: Alderman Michael R. Zalewski (23rd Ward)
 Addresses: 3400 – 3459 W. 63rd Street; 6246 – 6310 S. Homan Avenue; and 6249 – 6311 S. St. Louis Avenue
 Introduced Date: June 26, 2013
 Plan Commission Date: August 15, 2013

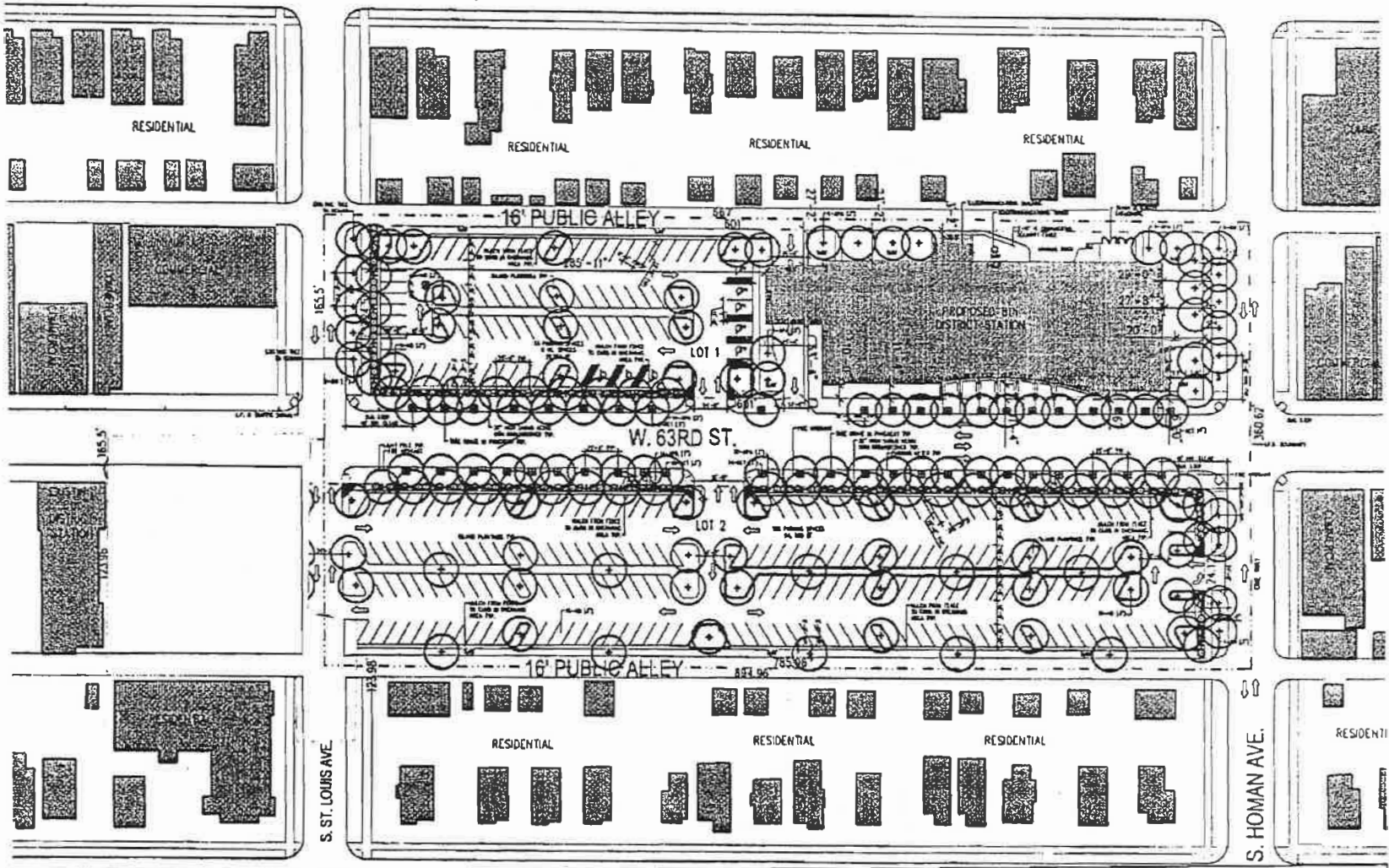


Planned Development Boundary  N.T.S. 

Property Line 

PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

Applicant: Alderman Michael R. Zalewski (23rd Ward)
 Addresses: 3400 - 3459 W. 63rd Street; 6246 - 6310 S. Homan Avenue; and 6249 - 6311 S. St. Louis Avenue
 Introduced Date: June 26, 2013
 Plan Commission Date: August 15, 2013



SITE PLAN/LANDSCAPE PLAN

Applicant: Alderman Michael R. Zalewski (23rd Ward)
 Addresses: 3400 – 3459 W. 63rd Street; 6246 – 6310 S. Homan Avenue; and 6249 – 6311 S. St. Louis Avenue
 Introduced Date: June 26, 2013
 Plan Commission Date: August 15, 2013

A7918

9/11/2013

REPORTS OF COMMITTEES

60295

B3-3

Reclassification Of Area Shown On Map No. 6-J.
(Application No. A-7918)
(Common Address: 3501 -- 3519 W. 63rd St.)

[O2013-5436]

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 B1-1 Neighborhood Shopping District, B3-2 Community Shopping District and Planned Development Number 832 symbols and indications as shown on Map Number 16-J in the area bounded by:

West 63rd Street; South St. Louis Avenue; the alley next south of and parallel to West 63rd Street; and a line 200 feet west of and parallel to South St. Louis Avenue,

to those of a B3-3 Community Shopping District.

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

~~*Reclassification Of Area Shown On Map No. 22-H.*
(Application No. A-7927)
(Common Address: 1706 W. 95th St.)~~

[O2013-5602]

~~*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 B1-1 Neighborhood Shopping District symbols and indications as shown on Map Number 22-H in the area bounded by:~~

~~the public alley next north of and parallel to West 95th Street; a line 75 feet west of and parallel to South Charles Street; West 95th Street; a 100.72 feet long perpendicular line to West 95th Street that is 94.99 feet west of the west line of South Charles Street; and a northeasterly line 27.77 feet long beginning at a point 94.99 feet west of the west boundary line of South Charles Street and 100.72 feet north of the north boundary line~~

*Reclassification Of Area Shown On Map Number 13-G.
(Application Number A-4912)*

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 the B2-2 Restricted Retail District symbols and indications as shown on Map Number 13-G in the area bounded by:

a line 180 feet south of and parallel to West Ainslie Street; North Clark Street; West Lawrence Avenue; and the public alley next east of and parallel to North Ashland Avenue,

to those of a C2-2 General Commercial District and a corresponding use district is hereby established in the area described above.

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

*Reclassification Of Area Shown On Map Numbers 14-J And 16-J.
(As Amended)
(Application Number A-4915)*

Be It Ordained by the City Council of the City of Chicago: IPD 832

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B2-1 Restricted Retail District symbols and indications as shown on Map Numbers 14-J and 16-J in the area bounded by:

the alley next north of and parallel to West 63rd Street; South Homan Avenue; the alley next south of and parallel to West 63rd Street; a line 124 feet west of and parallel to South St. Louis Avenue; West 63rd Street; and South St. Louis 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 this 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 832.

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development consists of approximately one hundred sixty-four thousand one hundred eighty-six (164,186) square feet (three and seventy-seven hundredths (3.77) 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 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 will include telecommunication facilities with associated equipment and tower structure, 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 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, 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 B2-1 Restricted Retail 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 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 86758.
through 86762 of
this *Journal*.]

5/29/2002

REPORTS OF COMMITTEES

A4915
86757

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

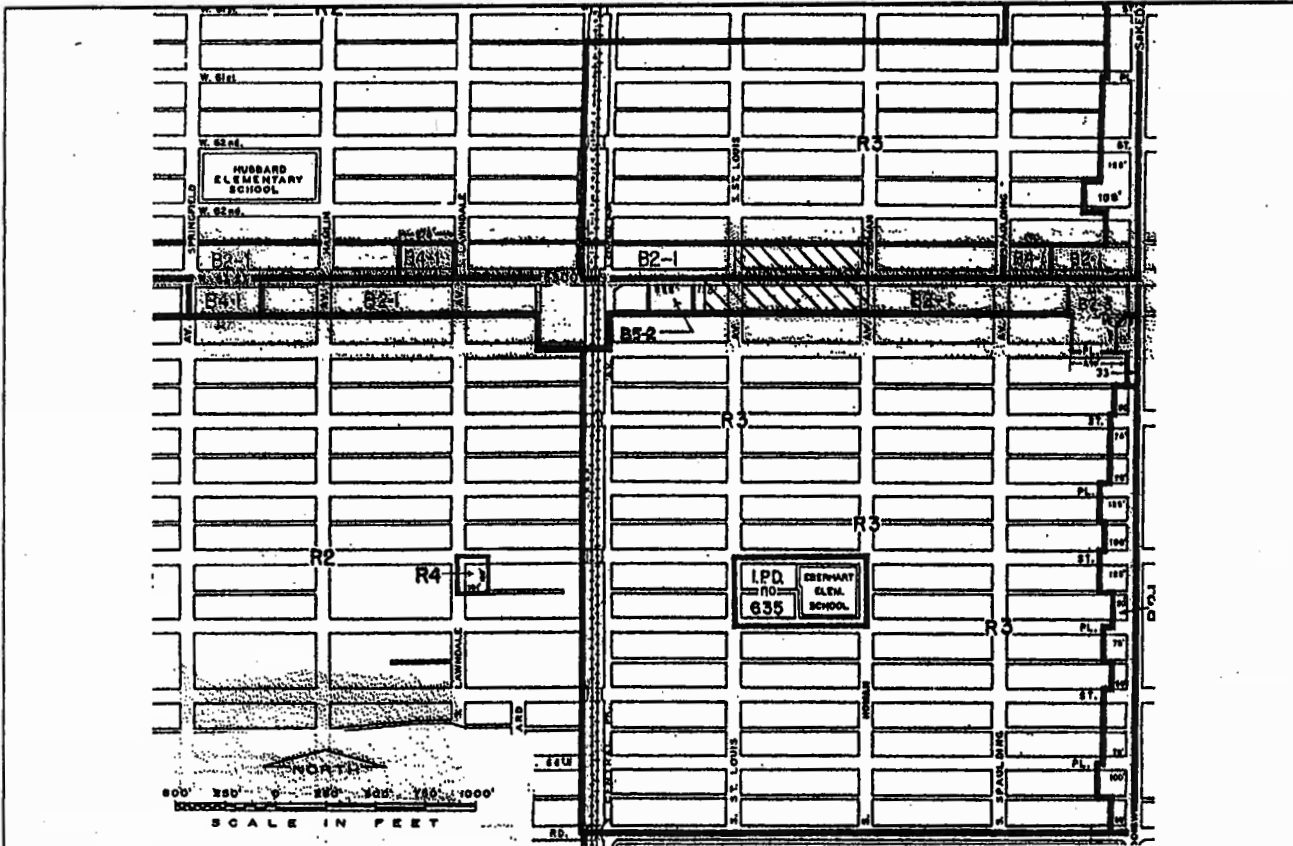
Institutional Planned Development Number 832.

New 8th District Police Station.

Bulk Regulations And Data Table.

Net Site Area	Maximum Floor Area Ratio
Net Site Area: 164,186 square feet (3.77 acres)	0.32
Gross Site Area: 245,615 square feet (5.64 acres)	
Public Right-of-Way Area: 81,429 square feet (1.87 acres)	
Minimum Number of Off-Street Loading Spaces:	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 Percentage of Site Coverage:	In accordance with the Site Plan.

Existing Zoning Map.



APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO
ADDRESS: 3420 W. 83rd STREET

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

CITY OF CHICAGO
MAYOR RICHARD M. DALEY

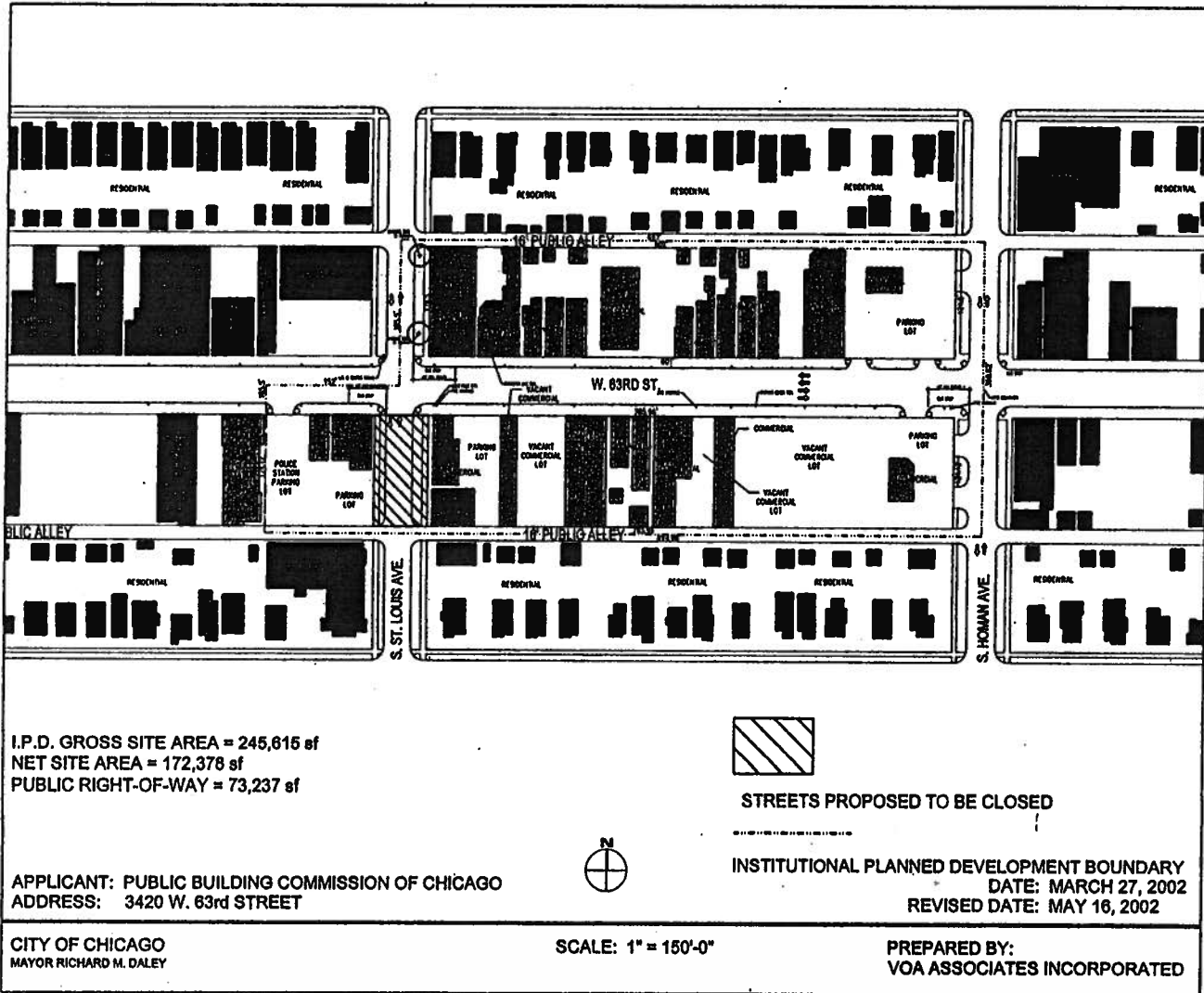
PREPARED BY:
VOA ASSOCIATES INCORPORATED

5/29/2002

REPORTS OF COMMITTEES

86759

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

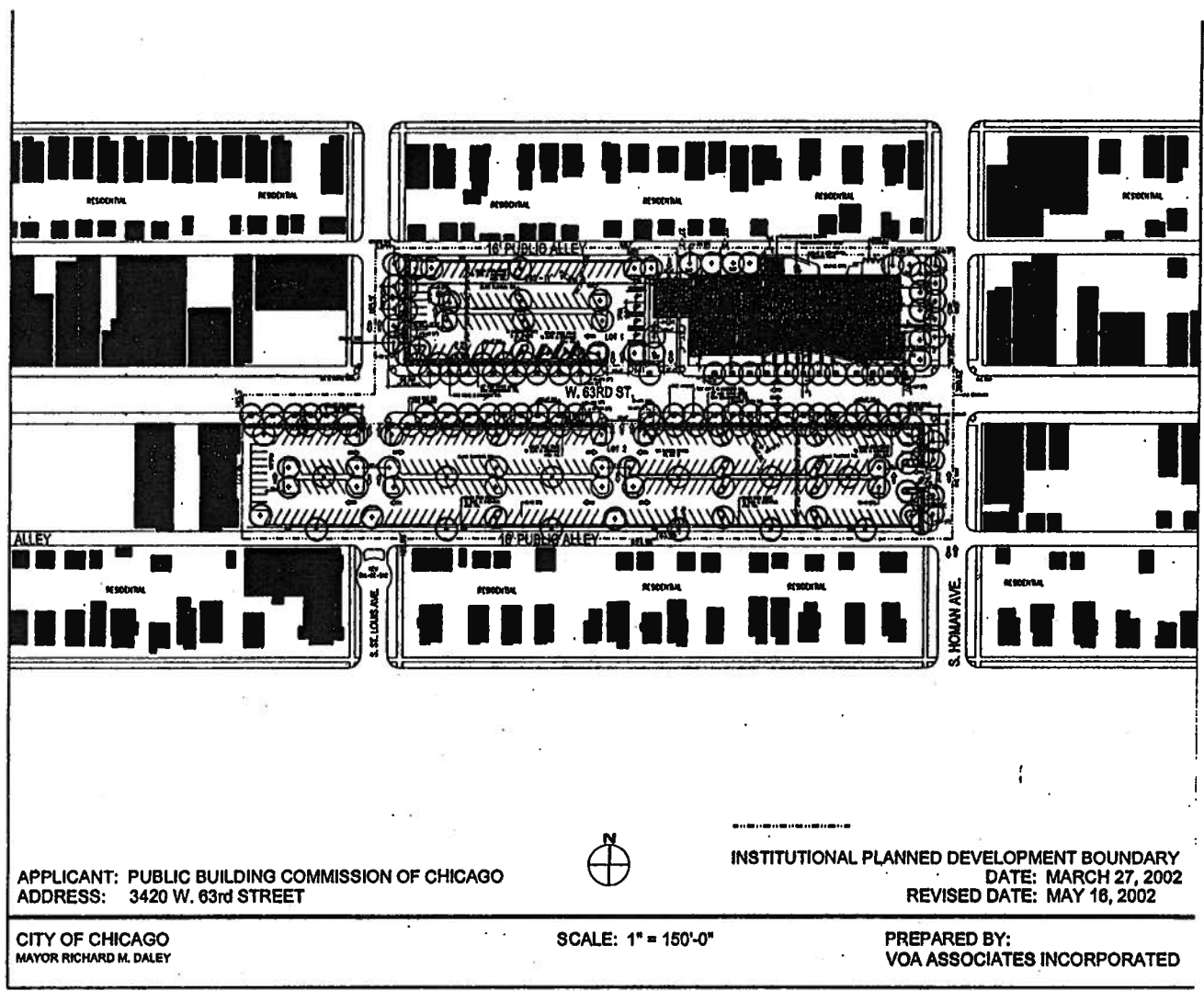


5/29/2002

REPORTS OF COMMITTEES

86761

Site And Landscape Plan.



Building Elevations.

