



City of Chicago



SO2021-4626

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 10/14/2021

Sponsor(s): Scott, Jr. (24)

Type: Ordinance

Title: Zoning Reclassification Map No. 4-J at 3201-3423 W Ogden Ave; 1800-1812 S Kedzie Ave; 1800-1813 S Sawyer Ave; 1800-1813 S Spaulding Ave; 1800-1813 S Christiana Ave; and 1839-1847 S Homan Ave

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

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ORDINANCE

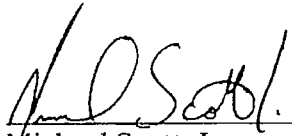
BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1: Title 17 of the Municipal Code of Chicago, Chicago Zoning Ordinance, is amended by changing all the Institutional Planned Development Number 833 symbols and indications as shown on Map No. 4-J in the area bounded by:

West Ogden Avenue;
South Kedzie Avenue;
the alley next southeast of and parallel to West Ogden Avenue (as extended where no alley exists);
the alley next east of and parallel to South Spaulding Avenue;
the south right-of-way line of the alley next southeast of and parallel to West Ogden Avenue (as extended where no alley exists);
the alley next west of and parallel to South Spaulding Avenue;
the alley next southeast of and parallel to West Ogden Avenue (as extended where no alley exists);
the alley next north of and parallel to West 19th Street;
South Homan Avenue;

to those of Institutional Planned Development Number 833, as amended, 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 take effect upon its passage and due publication.



Michael Scott, Jr.
Alderman – 24th Ward

Common Address(es):

3201-3423 W. Ogden Ave.;
1800-1812 S. Kedzie Ave.;
1800-1813 S. Sawyer Ave.;
1800-1813 S. Spaulding Ave.;
1800-1813 S. Christiana Ave.;
1839-1847 S. Homan Ave.

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Institutional Planned Development Number 833 Bulk Regulations and Data Table

	Net Site Area	Maximum Floor Area Ratio
Net Site Area:	167,506 square feet* (3.85 acres)	0.35
Gross Site Area:	324,825 square feet* (7.46 acres)	
Public Right-of-Way Area:	157,319 square feet* (3.61 acres)	
Minimum Number of Off-Street Loading Spaces:		1 at 10 feet by 25 feet.
Minimum Number of Off-Street Parking Spaces:		260.
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.

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*Institutional Planned Development Number 833
Plan of Development Statements.*

1. The area delineated herein as an Institutional Planned Development consists of approximately one hundred sixty seven thousand five hundred six (167,507) square feet (three and eighty-five hundredths (3.85 acres) net site area which is depicted on the attached Planned Development Boundary, Property Line and Right-of-Way Adjustment Map (the "Property") and 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 of 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 of 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 government 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; an existing Land Use Map; a Planned Development Boundary and Right-of-Way Adjustment Map; a Site/Landscape Plan dated January 20, 2022. The Building Elevations, First and Second Floor plans prepared by O'Donnell, Wicklund, Pigozzi & Peterson Architects, dated May 16, 2002 and published in June 19, 2002 City Council Journal pages 89022-89025 inclusion. 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 areas delineated herein and these and no other zoning controls shall apply. The planned development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a planned development.
5. The uses permitted within the area delineated herein as "Institutional Planned Development" shall be police station, detention facilities, community rooms, accessory

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- parking, and other accessory uses, including a telecommunication tower and associated equipment facilities.
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 of 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 provision 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 matter which promotes, enables, and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be

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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.

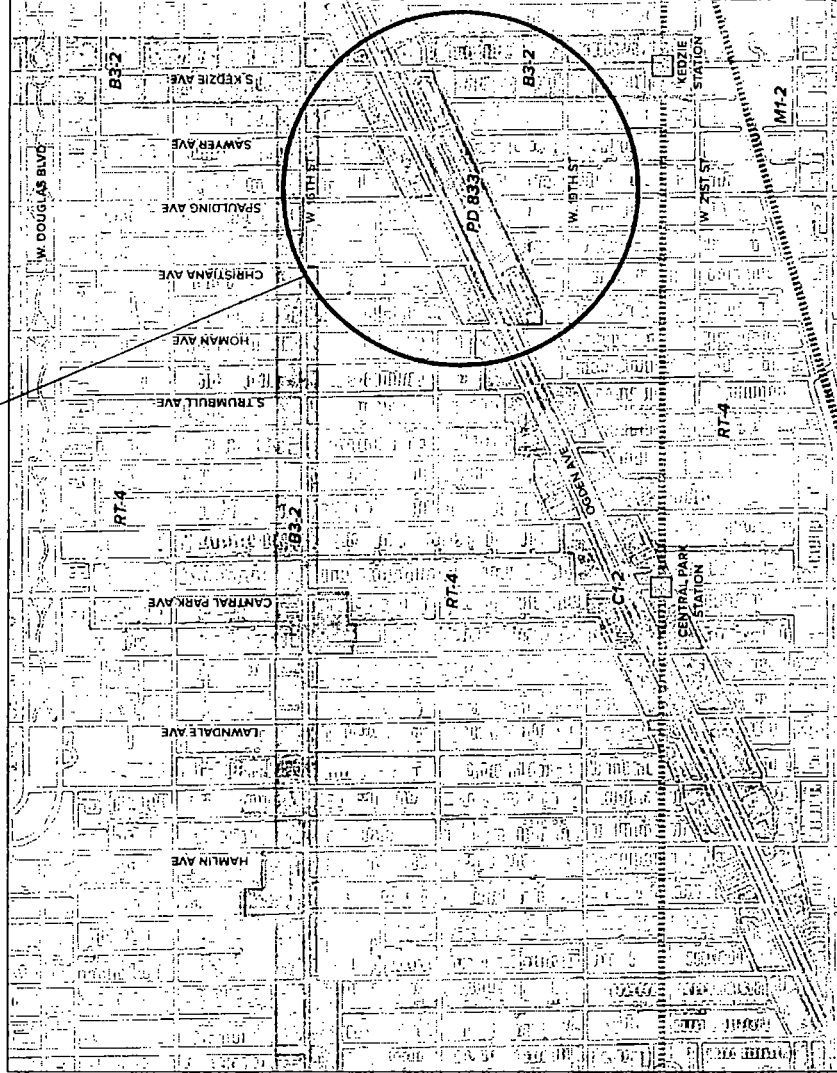
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within 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 Planned Development 833 as reviewed and approved by City Council on June 19, 2002
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.



FINAL ZONING MAP

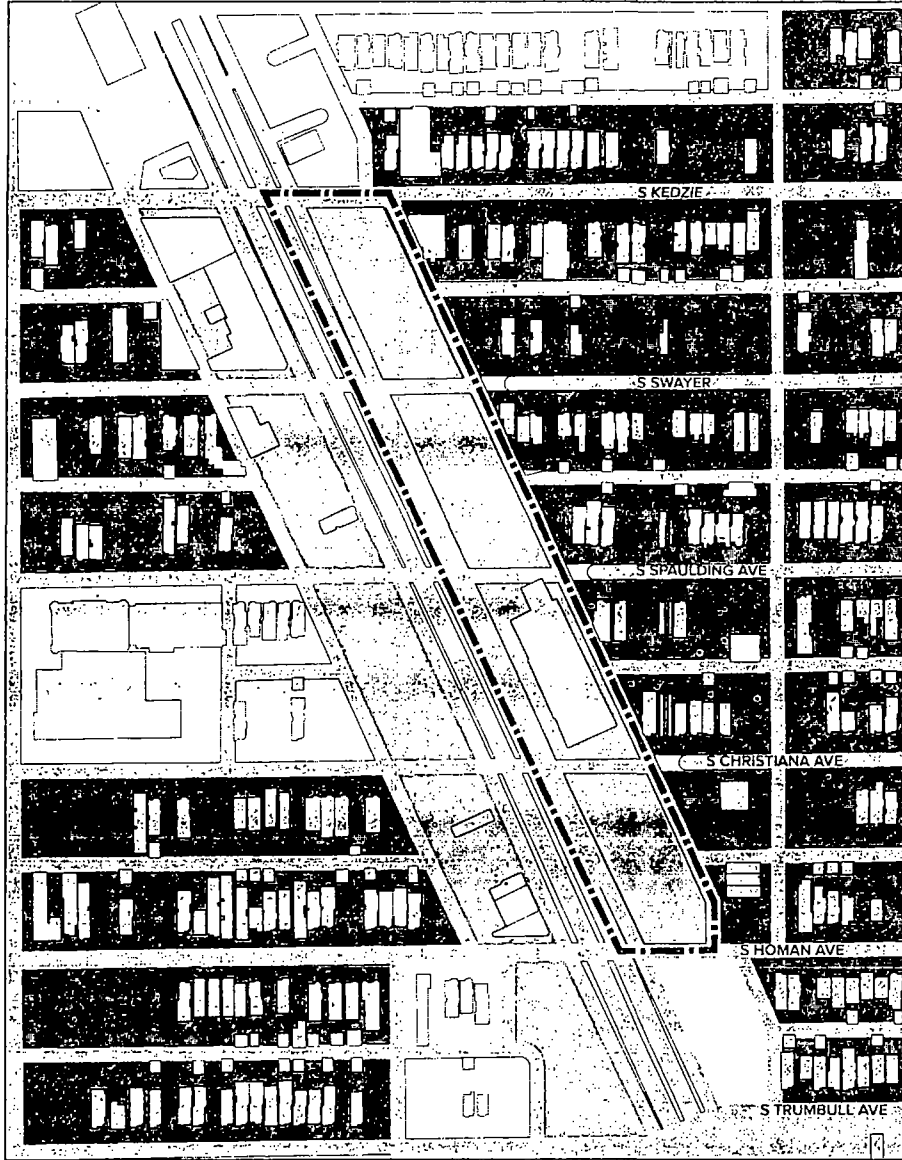
INSTITUTIONAL PLANNED DEVELOPMENT.
EXISTING ZONING MAP

INSTITUTIONAL PLANNED DEVELOPMENT.



EXISTING LAND USE

SITE ANALYSIS



RESIDENTIAL USES



BUSINESS USES

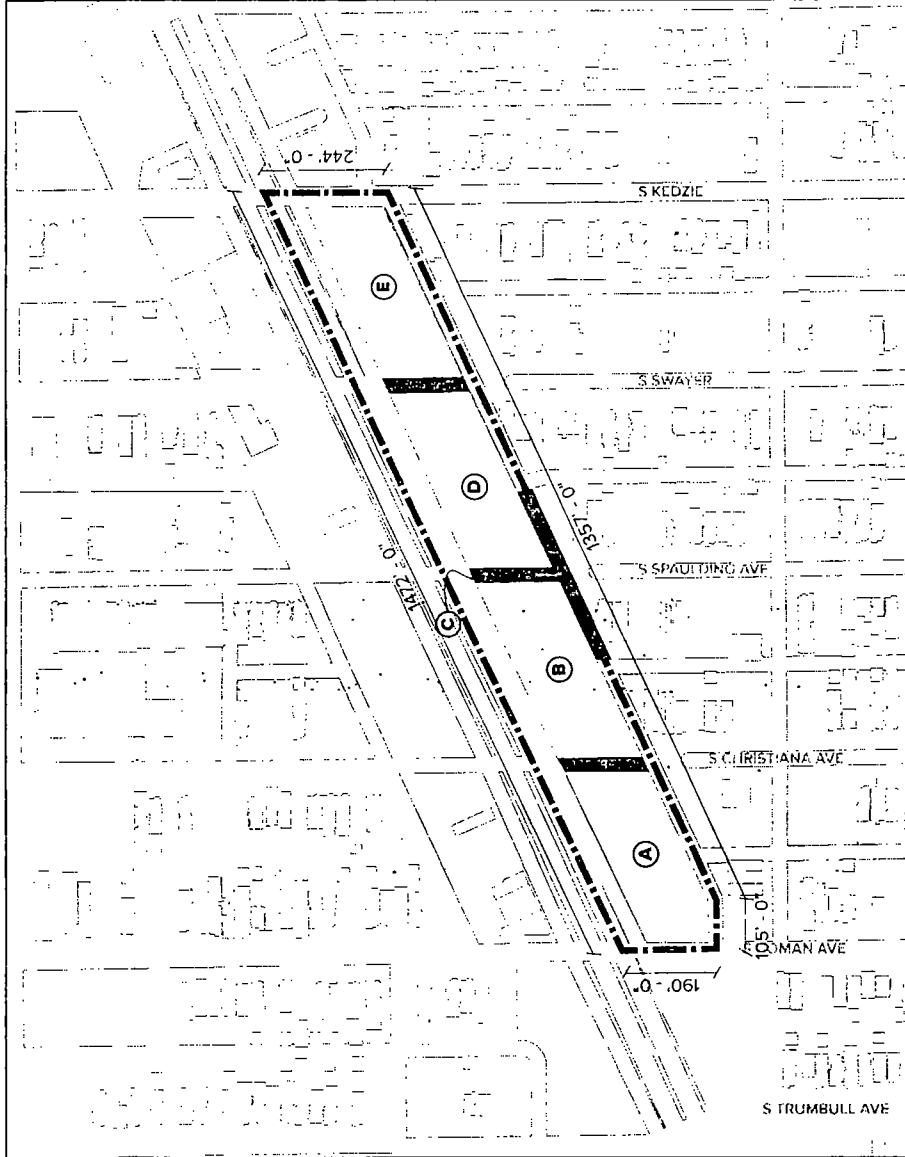


INSTITUTIONAL PLANNED DEVELOPMENT BOUNDARY



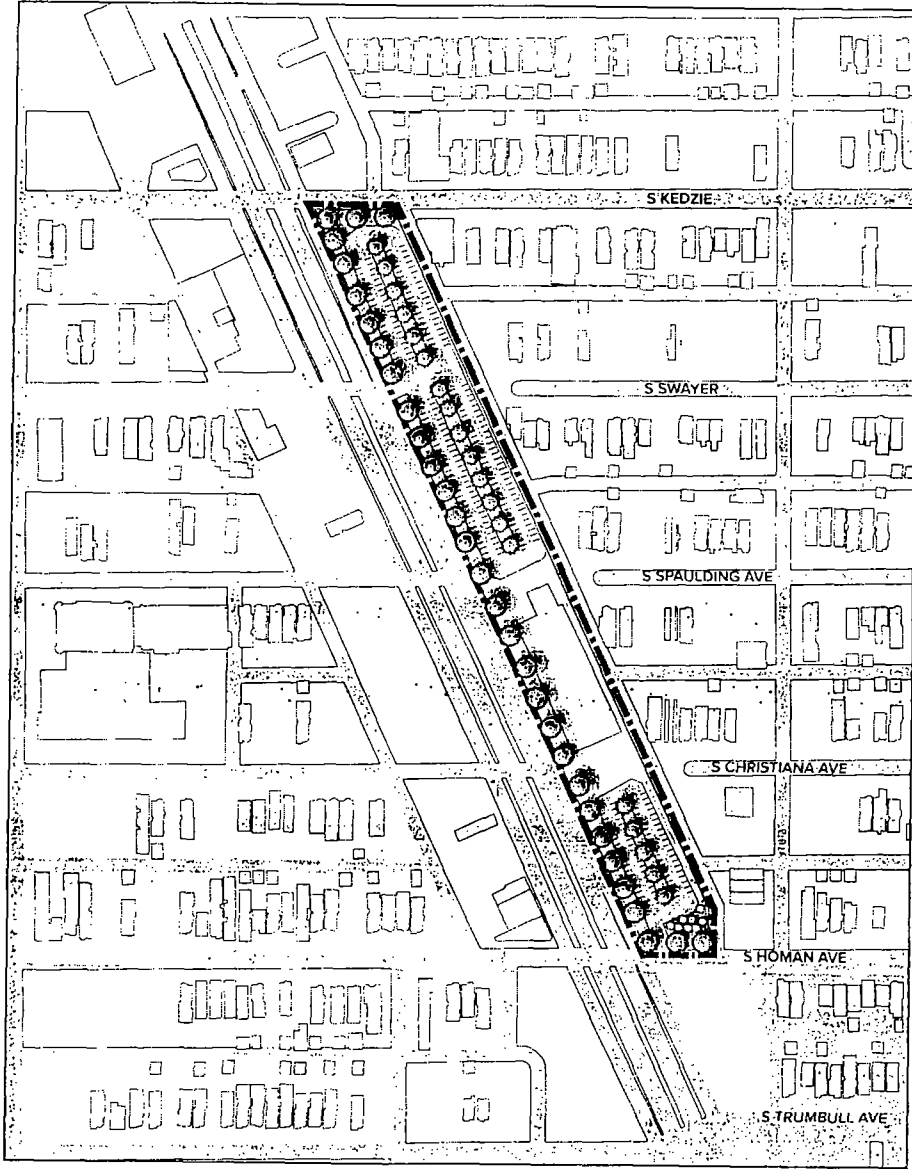


PD BOUNDARY & RIGHT OF WAY ADJUSTMENT PLAN



	INSTITUTIONAL PLANNED DEVELOPMENT BOUNDARY		AREA CLOSED TO VEHICULAR TRAFFIC		AREA PROPOSED TO BE VACATED
		(A)	37873 S.F.	(B)	37142 S.F.
		(C)	9216 S.F.	(D)	37185 S.F.
		(E)	37064 S.F.		
					NET AREA 158484 S.F.
					GROSS AREA 302251 S.F.

LANDSCAPE & SITE PLAN



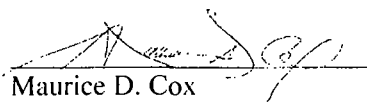
- PROPERTY LINE
- TREE SAUCER (TYP) SHADE TREES (3 1/2" CALIPER)
- ORNAMENTAL FLOWERING TREE (7' WT)
- EVERGREEN TREE (7' WT)
- SHRUBS (30' HT 30" O C)
- GROUND COVER
- TOTAL PARKING 238 SPACES



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

To: Alderman Thomas Tunney
Chairman, City Council Committee on Zoning

From: 
Maurice D. Cox
Chicago Plan Commission

Date: January 20, 2022

Re: Proposed Amendment to Planned Development #833 for the property generally located at 3201-3423 W. Ogden Ave., 1800-1812 S. Kedzie Ave., 1800-1813 S. Sawyer Ave.; 1800-1813 S. Spaulding Ave., 1800-1813 S. Christiana Ave. and 1839-1847 S. Homan Ave.

On January 20, 2022, the Chicago Plan Commission recommended approval of the Zoning Map Amendment submitted by Alderman Michael Scott, Jr. (24th Ward). A copy of the proposed Zoning Map Amendment is attached. I would appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact me at 312-744-9476

Cc: Steve Valenziano
PD Master File (Original PD, copy of memo)