



Office of the Chicago City
Clerk



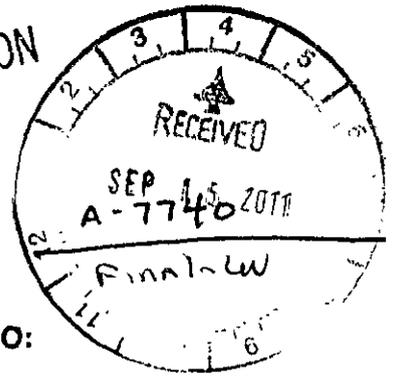
SO2011-6632

Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date:	7/28/2011
Sponsor(s):	Laurino, Margaret (39)
Type:	Ordinance
Title:	Zoning Reclassification on Map No. 11-J
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION



ORDINANCE

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 Leiland Avenue; the alley next east of and parallel to North Pulaski Road; a line 348.87 south of and parallel to West Leiland 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 Leiland 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.

A handwritten signature in black ink, appearing to read "Margaret Laurino".

Margaret Laurino
Alderman-39th Ward

Institutional Planned Development Number 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 title holders 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 & Landscape Plan; and Building Elevations prepared by VOA Architects, dated August 20, 2009. Full-size sets of the Site & 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

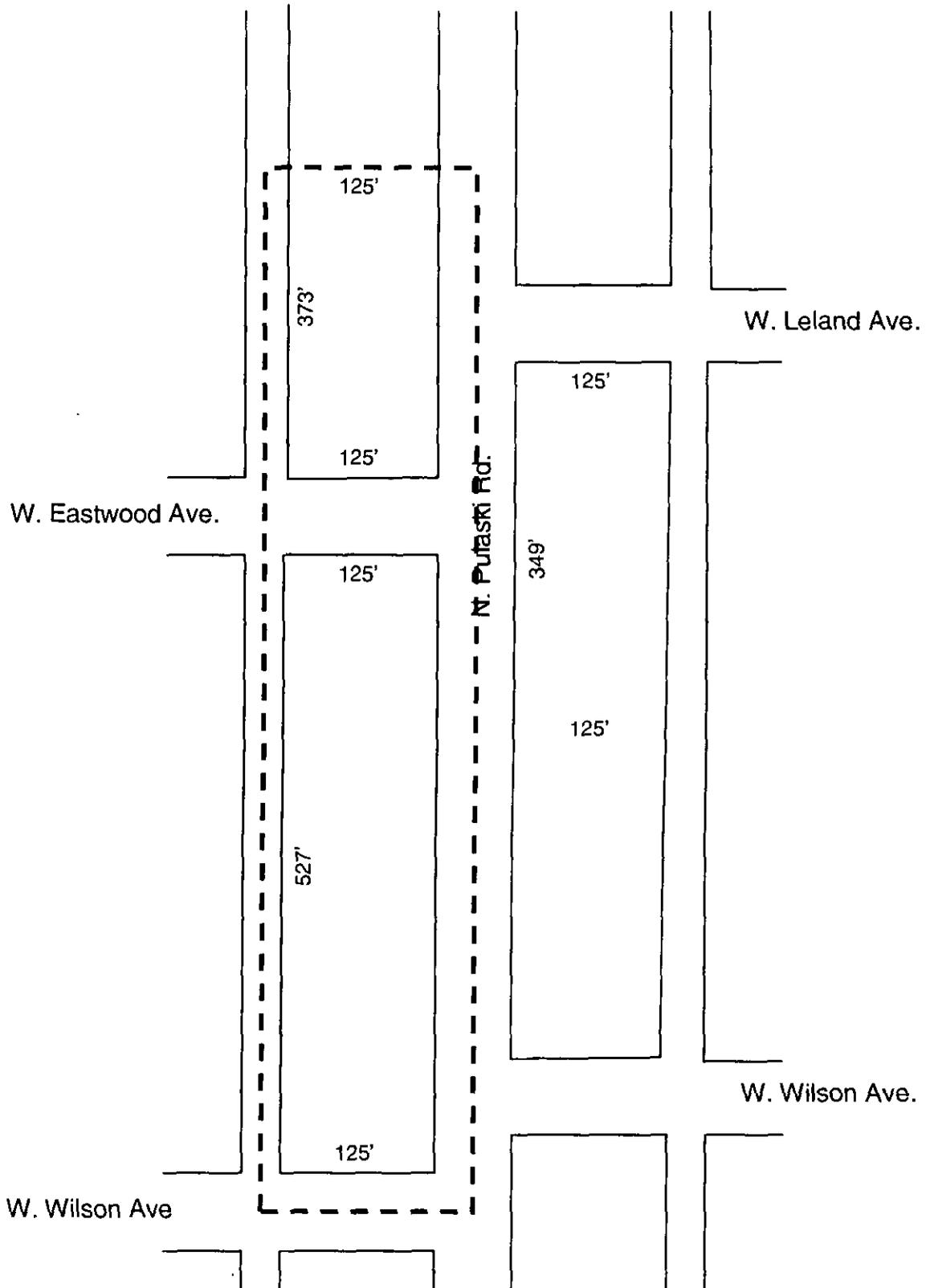
APPLICANT: Alderman Margaret Laurino (39th Ward)
ADDRESS: 4556 N. Pulaski Road
DATE: July 28, 2011
REVISED: September 15, 2011

City of Chicago, Municipal Code, Article II, Section 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 (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.

APPLICANT: Alderman Margaret Laurino (39th Ward)
ADDRESS: 4556 N Pulaski Road
DATE: July 28, 2011
REVISED: September 15, 2011

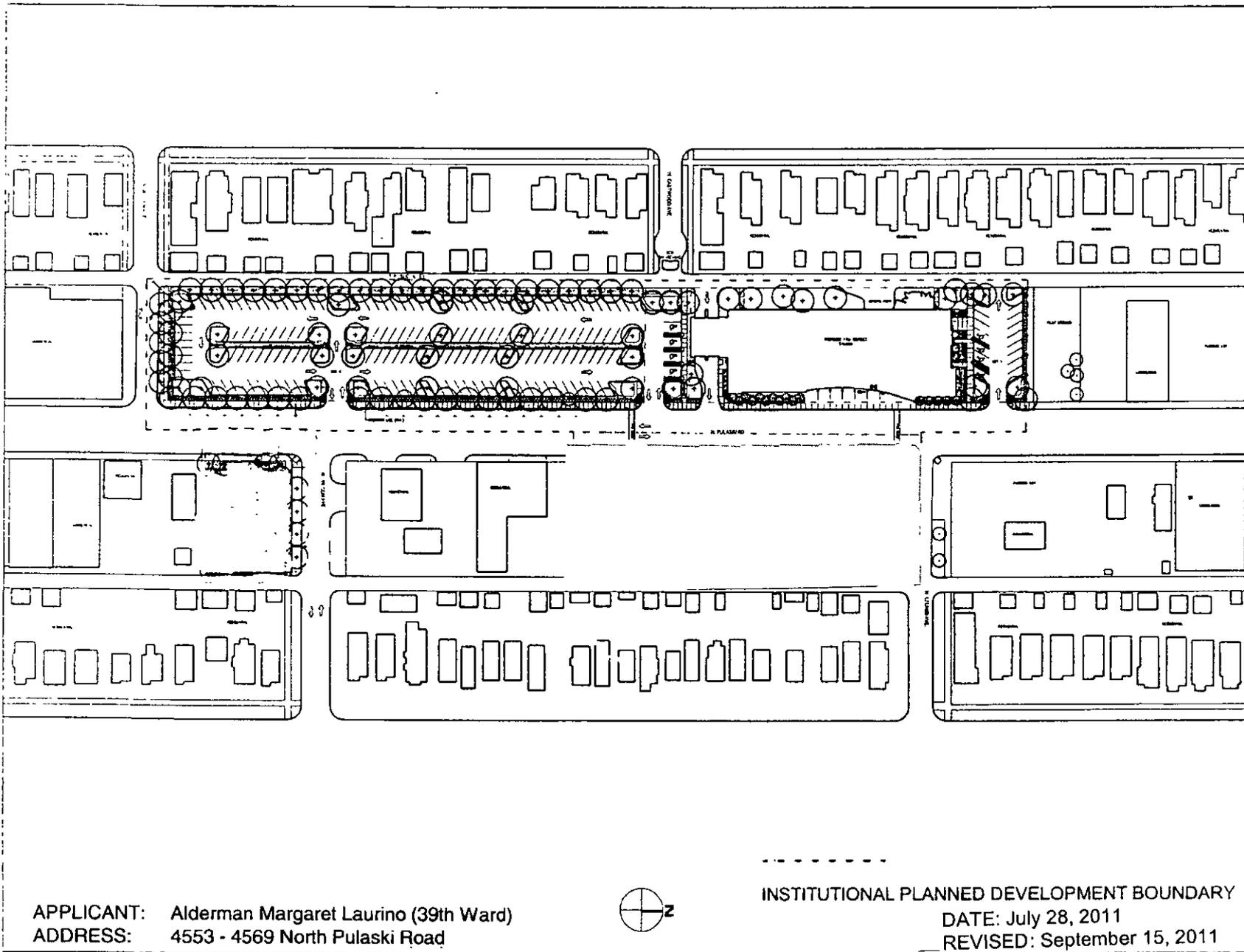
16. Unless substantial construction has commenced within six (6) years following adoption of this planned development, and unless completion is thereafter diligently pursued, then this planned development shall expire; and the zoning of the Property shall automatically revert to the prior B3-1 Community 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

APPLICANT: Alderman Margaret Laurino (39th Ward)
ADDRESS: 4556 N. Pulaski Road
DATE: July 28, 2011
REVISED: September 15, 2011

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



APPLICANT: Alderman Margaret Laurino (39th Ward)
ADDRESS: 4553 - 4569 North Pulaski Road



 INSTITUTIONAL PLANNED DEVELOPMENT BOUNDARY
 DATE: July 28, 2011
 REVISED: September 15, 2011

CITY OF CHICAGO
 MAYOR RICHARD M. DALEY

SCALE: 1" = 150'-0"

PREPARED BY:
 VOA ASSOCIATES INCORPORATED



A7746
FINAL

DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

TO: Alderman Daniel S. Solis
Chairman, City Council Committee on Zoning

FROM: 
Andrew J. Mooney
Secretary
Chicago Plan Commission

DATE: September 16, 2011

RE: Proposed Technical Amendment to Institutional –Business Planned Development No. 831 for the property generally located 4556-4704 and 4627-4659 North Pulaski Road, 4000-4010 West Wilson Avenue, 4000-4010 and 4001-4011 West Eastwood Avenue, and 3949-3959 West Leland Avenue

On September 15, 2011, the Chicago Plan Commission recommended approval of the proposed amendment submitted by 47th Ward Alderman Margaret Laurino. A copy of the proposed amendment is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning hearing.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Zoning and Land Use Planning recommendation and a copy of the Resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-5777.

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

FINAL FOR PUBLICATION

FINAL

A7740

**REPORT
to the
CHICAGO PLAN COMMISSION
from
DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT**

SEPTEMBER 15, 2011

**FOR APPROVAL: PROPOSED AMENDMENT TO INSTITUTIONAL
PLANNED DEVELOPMENT No. 831**

APPLICANT: ALDERMAN MARGARET LAURINO (39TH WARD)

**LOCATION: 4556 - 4704, 4563 - 4569 and 4627 - 4659 NORTH
PULASKI ROAD; 3949-3959 and 4000-4011 WEST
WILSON AVENUE; 4001 - 4011 WEST EASTWOOD
AVENUE CHICAGO, ILLINOIS**

Pursuant to the provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the Department Zoning and Land Use Planning hereby submits this report and recommendation on a proposed amendment to Institutional Planned Development No. 831 for your review and recommendation to the Chicago City Council. The application for this amendment to the Chicago Zoning Ordinance was introduced into the City Council on July 28, 2011. Notice of the public hearing was published in the Chicago Sun-Times on August 31, 2011. The applicant was separately notified of this public hearing.

The application proposes to amend Institutional Planned Development No. 831, located in the Albany Park Community on the City's Northwest Side. The application proposes to amend the Planned Development to remove an approximately one acre parcel from the Planned Development, redraw the Planned Development boundaries, and revise the Bulk Regulations and Data Table to reduce the net site area and the number of parking spaces. As a result of the removal of a portion of the net site area, the FAR of the planned development will increase slightly from .30 to .4.

BACKGROUND AND AREA DESCRIPTION

Institutional Planned Development No. 831 was approved by the Chicago City Council May 29, 2002. The approximately 2.53-acre site lies on either side of North Pulaski Road, from West Wilson Avenue on the south to almost West Lawrence Avenue on the north.

The site of Institutional Planned Development contains the recently constructed 17th District Police Station and three parking lots. The two-story police station lies at the

northwest corner of N. Pulaski Road and W. Eastwood Avenue. A small, 15-space parking lot lies north of the police station. A second, 173-space parking lot lies south of the police station at the southwest corner of N. Pulaski Road and W. Eastwood Avenue. The third parking lot lies on the east side of N. Pulaski Road at the southeast corner of N. Pulaski Road and W. Leland Avenue. The three parking lots, together, contain approximately 290 spaces.

In 2009, the planned development was amended to remove a small, fourth lot originally planned for approximately 26 cars was planned for the southeast corner of N. Pulaski Road and W. Wilson Avenue. The additional parking spaces were never needed and the parcel was removed. The parcel that lies at the southeast corner of Pulaski and Leland Avenue is proposed to be removed from the planned development, which contains 99 spaces.

The area surrounding the police station site contains a mix of uses. The areas along N. Pulaski Road to the north and south are comprised of commercial businesses and vacant commercial lots and are zoned B1-1 Neighborhood Shopping District and B3-2 Community Shopping District. The areas east and west of the site contain residential uses and are zoned RS3 Residential Single-Unit (Detached House) District. Haugan Elementary School lies three blocks east of the site.

PROJECT DESCRIPTION

The applicant proposes to amend Institutional Planned Development No. 831 to remove the approximately 43,709 square-foot (1.0 acre) parcel at the southeast corner of N. Pulaski Road and W. Wilson Avenue from the Planned Development and assign it the B3-1 Neighborhood Shopping District zoning classification, so that it might be redeveloped for more active business uses.

The parcel being removed, which lies at the southeast corner of Pulaski and Leland Avenue, contains 99 parking spaces currently, which would result in 188 parking spaces for the overall planned development. By removing this lot, the station would still have thirty-eight (38) more spaces than the 150 parking spaces that would be required for a facility of this size under the Chicago Zoning Ordinance.

Also as a result of removing this parcel, the Planned Development's overall net site area would drop to 110,365 square feet (2.53 acres). The minimum number of off-street parking spaces would fall from 290 to 188. The floor area would increase slightly from .30 to .40, which is still below the 1.2 FAR that would have been allowed by the underlying zoning. No construction or modifications will be made to the police station as a result of this action and no other changes are contemplated by this amendment.

RECOMMENDATION

The Department of Zoning and Land Use Planning has reviewed the project materials submitted by the applicant and has concluded that the proposed amendment to Institutional Planned Development No. 831 would be appropriate for the site for the following reasons:

1. The project meets the criteria and objectives set forth in Section 17-13-0900 of the Zoning Ordinance and its adoption would not have any adverse impact on the public's health, safety, or welfare.
2. The maximum Floor Area Ratio (FAR) of 0.4 is a slight increase from .30 due to the reduction in net site area, but is still well under the permitted 1.2 FAR for the underlying zoning district;
3. The reduced parking requirement to 188 spaces is appropriate because the existing parking spaces 290 are not fully used now and as the Chicago Zoning Ordinance would only require 150 parking spaces for a facility of this size.
4. The proposed amended development is compatible with the character of the surrounding area in terms of uses, density and building scale.
5. The existing 17th District Police Station and its currently developed parking lots would be unchanged, both in character and in relation to its surroundings.

Based on the foregoing, it is the recommendation of the Department of Housing and Economic Development that the revised application for an amended Institutional Planned Development be approved and that the recommendation to the City Council Committee on Zoning be: "As Revised, Passage Recommended."

Department of Housing and Economic Development
Bureau of Planning and Zoning



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

**INSTITUTIONAL PLANNED DEVELOPMENT No. 831
(4553 - 4569 NORTH PULASKI ROAD)**

RESOLUTION

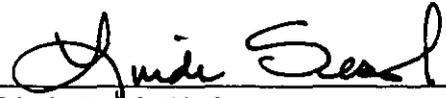
- WHEREAS,** Alderman Margaret Laurino (39th Ward) has introduced an ordinance to amend Institutional Planned Development No. 831, located in the Albany Park Community Area; and
- WHEREAS,** the application proposes to redraw the boundaries of the Planned Development, reduce the Net Site Area to 110,365 square feet (2.53 acres); increase the floor area ratio from .3 to .4 and reduce the minimum number of parking spaces from 290 to 188; and
- WHEREAS,** an application for Planned Development amendment approval was introduced into the City Council on July 28, 2011; and
- WHEREAS,** notice of the public hearing to consider the application was published in the Chicago Sun-Times on August 31, 2011; the applicant was notified of the hearing; and the proposed Planned Development application was considered at a public hearing by this Plan Commission on September 15, 2011; and
- WHEREAS,** this Plan Commission has reviewed the application with respect to the Planned Development provisions of the Chicago Zoning Ordinance and finds that the proposal would be consistent with that ordinance; and
- WHEREAS,** the Department of Zoning and Land Use Planning recommended approval of the application, which recommendation and the reasons therefore are contained in the Department's written report dated September 15, 2011, a copy of which is attached hereto and made a part hereof; and

WHEREAS,

the Chicago Plan Commission has fully reviewed the application and all information submissions associated with the proposed development, the report and recommendation of the Commissioner of the Department of Zoning and Land Use Planning, and all other testimony presented at the public hearing held on September 15, 2011, giving due consideration to the Planned Development Standards and Guidelines contained in the Chicago Zoning Ordinance;

NOW, THEREFORE, BE IT RESOLVED BY THE CHICAGO PLAN COMMISSION:

THAT this Plan Commission recommend approval of the attached amended Planned Development Ordinance to the City Council Committee on Zoning and forward the Report of the Commissioner of the Department of Zoning and Land Use Planning, dated September 15, 2011, as the findings of this Plan Commission regarding same.



Linda Searl, Chairman
Chicago Plan Commission

Approved: September 15, 2011

IPD No. 831, as amended