



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Details (With Text)

**File #:** SO2013-5437  
**Type:** Ordinance                      **Status:** Passed  
**File created:** 6/26/2013                      **In control:** City Council  
**Final action:** 9/11/2013  
**Title:** Zoning Reclassification Maps No. 14-J and No. 16-J at 3400-3458 W 63rd St, 3401-3457 W 63rd St  
**Sponsors:** Zalewski, Michael R.  
**Indexes:** Map No. 14-J, Map No. 16-J  
**Attachments:** 1. O2013-5437.pdf, 2. SO2013-5437.pdf

Date	Ver.	Action By	Action	Result
9/11/2013	1	City Council	Passed as Substitute	Pass
9/4/2013	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
6/26/2013	1	City Council	Referred	

# 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 # 832 symbols and indications as shown on Maps No. 14-J and No. 16-J in the area bounded by

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

to those of Institutional Planned Development No: 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.

Address Range: 3400-58 W. 63<sup>rd</sup> St.

3401-57 W.63<sup>d</sup> St.

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### 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 title holders 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 title holder 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

Applicant: Alderman Michael R. Zalewski (23rd Ward)  
Addresses: 3400-3458 W. 63rd Street; 3401-3459 W. 63rd Street; 6246-6310 S. Homan Avenue;  
6249-6311 S. St. Louis Avenue  
Introduced Date: June 24, 2013  
Plan Commission Date: August 15, 2013

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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-Premise 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-Premise 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

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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 title holders 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 ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Furthermore, all future improvements on the Property shall be designed, constructed and maintained in

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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.

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Institutional Planned Development No. 832, as amended Bulk  
Regulations and Data Table

Gross Site Area: Net Site Area:

Area to Remain in Public Right-of-Way:

Maximum Floor Area Ratio (FAR):

Minimum Number of Off-Street Parking Spaces:

Minimum Number of Loading Spaces: Maximum Building Height-Minimum Required Setbacks:  
229,452 square feet (5.27 acres) 149,065 square feet (3.42 acres) 80,387 square feet (1.85  
acres) 0.35 250

**1 @ 10" x25'**

32 feet (excluding mechanical equipment and screening

Per Site Plan

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6246-6310 S. Homan Avenue; 6249-6311 S. St. Louis Avenue Introduced

Date: June 26, 2013 Plan Commission Date: August 15, 2013

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# SITE

Applicant: Alderman Michael R. Zalewski (23rd Ward)  
 Date: August 15, 2013  
 Plan Commission Date: August 15, 2013

**EXISTING ZONING MAP**

St Louis Avenue

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 Date: August 15, 2013  
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**EXISTING LAND USE MAP**

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## W. 63rd Place

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### 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

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