

PD 1271

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Reclassification Of Area Shown On Map No. 14K.

(As Amended)

(Application No. 18221)

(Common Address: 4101 -- 4159 W. 60th St., 4100 -- 4158 W. 61st St.,
6001 -- 6055 S. Keeler Ave. And 6000 -- 6058 S. Karlov Ave.)

IPD 1271

[SO2014-8808]

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, be amended by changing all the RS2 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 14-K in the area bounded by:

West 60th Street; South Karlov Avenue; West 61st Street; and South Keeler Avenue,

to those of Institutional Planned Development Number 1271, which is hereby established in the area 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 Statements.

1. The area delineated herein as Planned Development Number 1271 ("Planned Development") consists of approximately 359,100 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, Public Building Commission, In Trust for the Use of Schools.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and 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 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 applicant 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 applicant or its successors, assign or grantees.

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 Planning and Development. 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.

The applicant will complete a Traffic Management Plan for the proposed school. This plan must be reviewed and approved by the Chicago Department of Transportation prior to the school obtaining a certificate of occupancy.

4. This plan of development consists of 15 Statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan and Building Elevations (North, South, East and West) dated December 18, 2014 submitted herein. Full-sized copies of the Site Plan and Building Elevations are on file with the Department of Planning and 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 allowed in the area delineated herein as an Institutional Planned Development: schools, park and recreational uses, accessory parking, wireless co-located communication facility and accessory uses.
6. 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 Planning and Development. Off-premises signs are prohibited within the boundary of the Planned Development.

7. 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~~ the Federal Aviation Administration.
8. 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 359,100 square feet.
9. 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 Planning and 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.
10. 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 Planning and Development. Any interim reviews associated with site plan review or Part II Reviews, are conditional until final Part II Approval.
11. The applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. 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 Applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors.
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 to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The applicant acknowledges that 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 applicant

agrees to achieve basic LEED Certification and to provide an artificial turf of 168,767 square feet with the capacity to retain 13,361 cubic feet of storm water on a portion of the southern boundary of the Property to satisfy the City of Chicago's Sustainable Policy requirements.

15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to RS2.

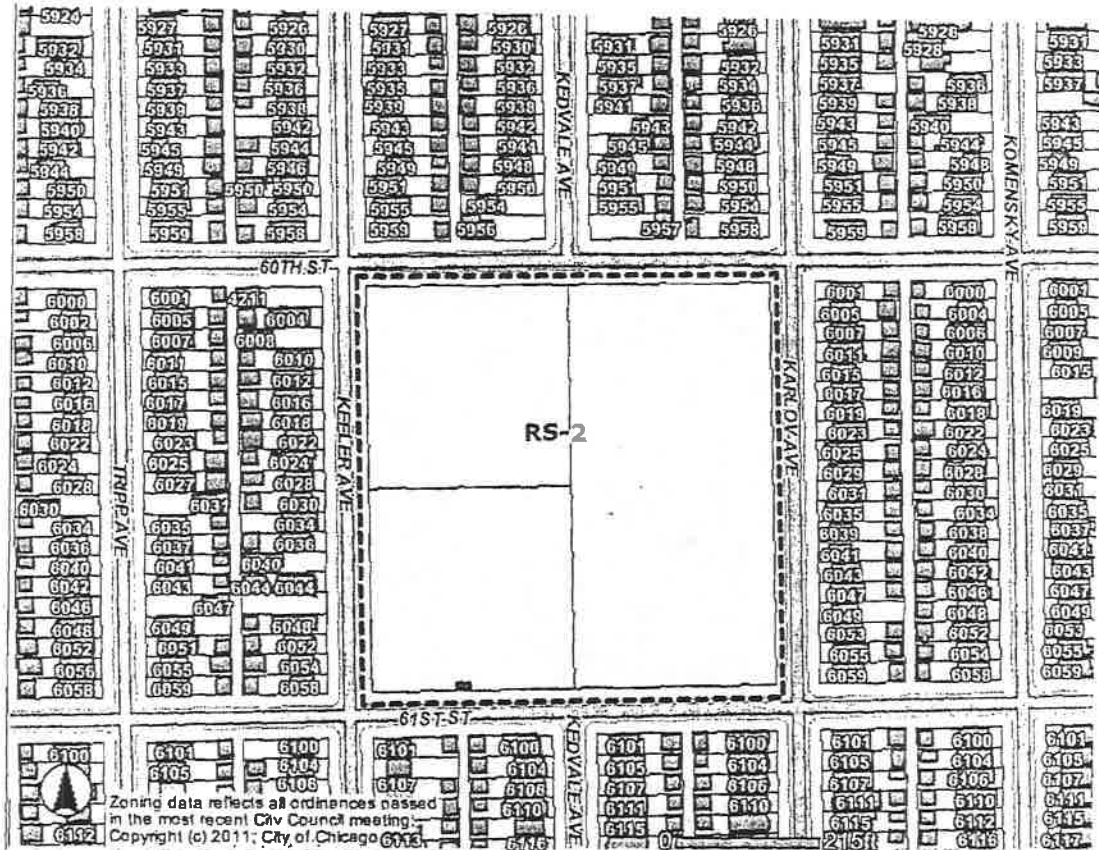
[Existing Zoning Map; General Land-Use Map; Boundary Line Map; Site Plan; Landscape Plan; Pickup and Drop-Off Plan; Sustainability Open Space Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 102404 through 102412 of this *Journal*.]

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

Institutional Planned Development.

Bulk Regulation And Data Table.

Gross Site Area:	442,331 square feet (10.2 acres)
Net Site Area:	359,100 square feet (8.2 acres)
Area to Remain in Right-Of-Way:	83,231 square feet (2.0 acres)
Maximum Floor Area Ratio:	0.65
Minimum Number of Off-Street Loading Spaces:	1
Minimum Number of Off-Street Parking Spaces:	36 (including two accessible)
Minimum Number of Bike Spaces:	4
Maximum Building Height:	50 feet
Minimum Required Setback:	Per Site Plan



Zoning data reflects all ordinances passed in the most recent City Council meeting. Copyright (c) 2011, City of Chicago 606

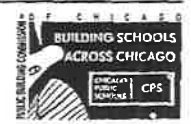
EXISTING ZONING MAP

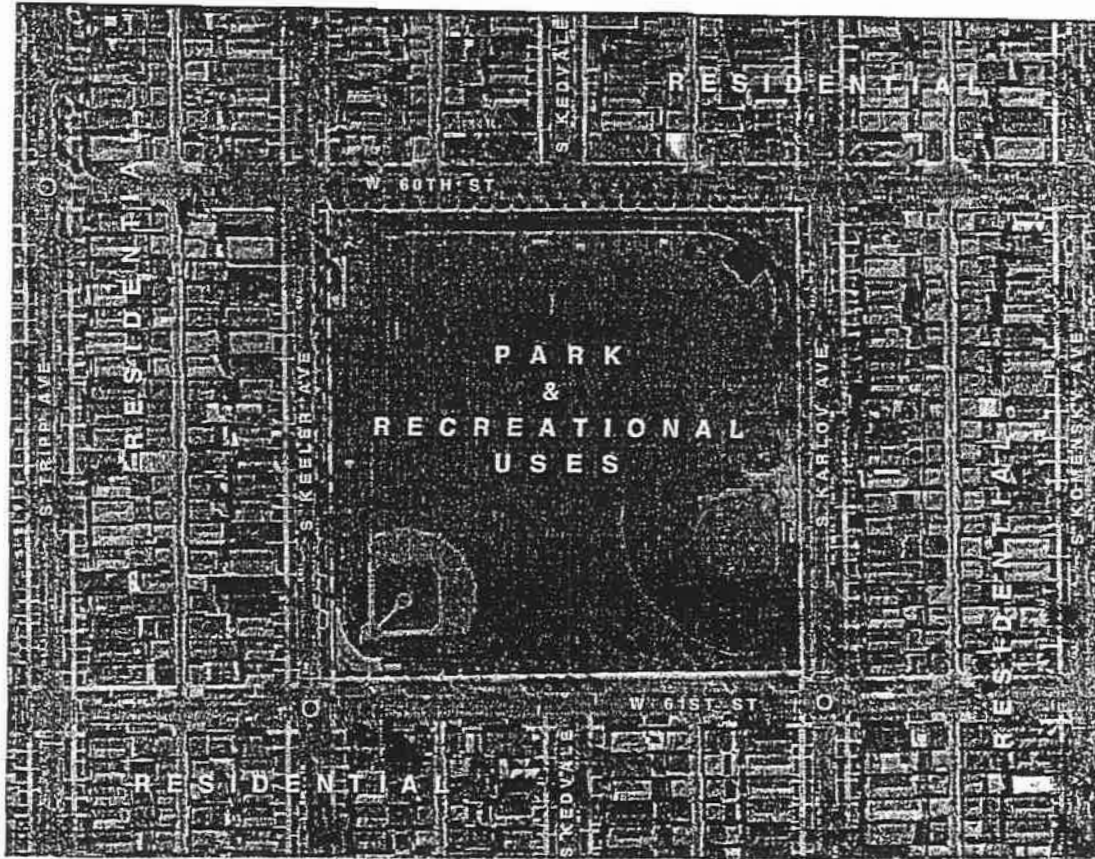


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**INSTITUTIONAL PLANNED DEVELOPMENT
 SOUTHWEST AREA SCHOOL**

Applicant: Public Building Commission of Chicago
 Address: 6018 S Karlov Ave
 Chicago, IL 60629
 Intro Date: November 5, 2014
 CPC Date: December 18, 2014





 PROJECT SITE

GENERAL LAND USE MAP



1/21/2015

REPORTS OF COMMITTEES

102405

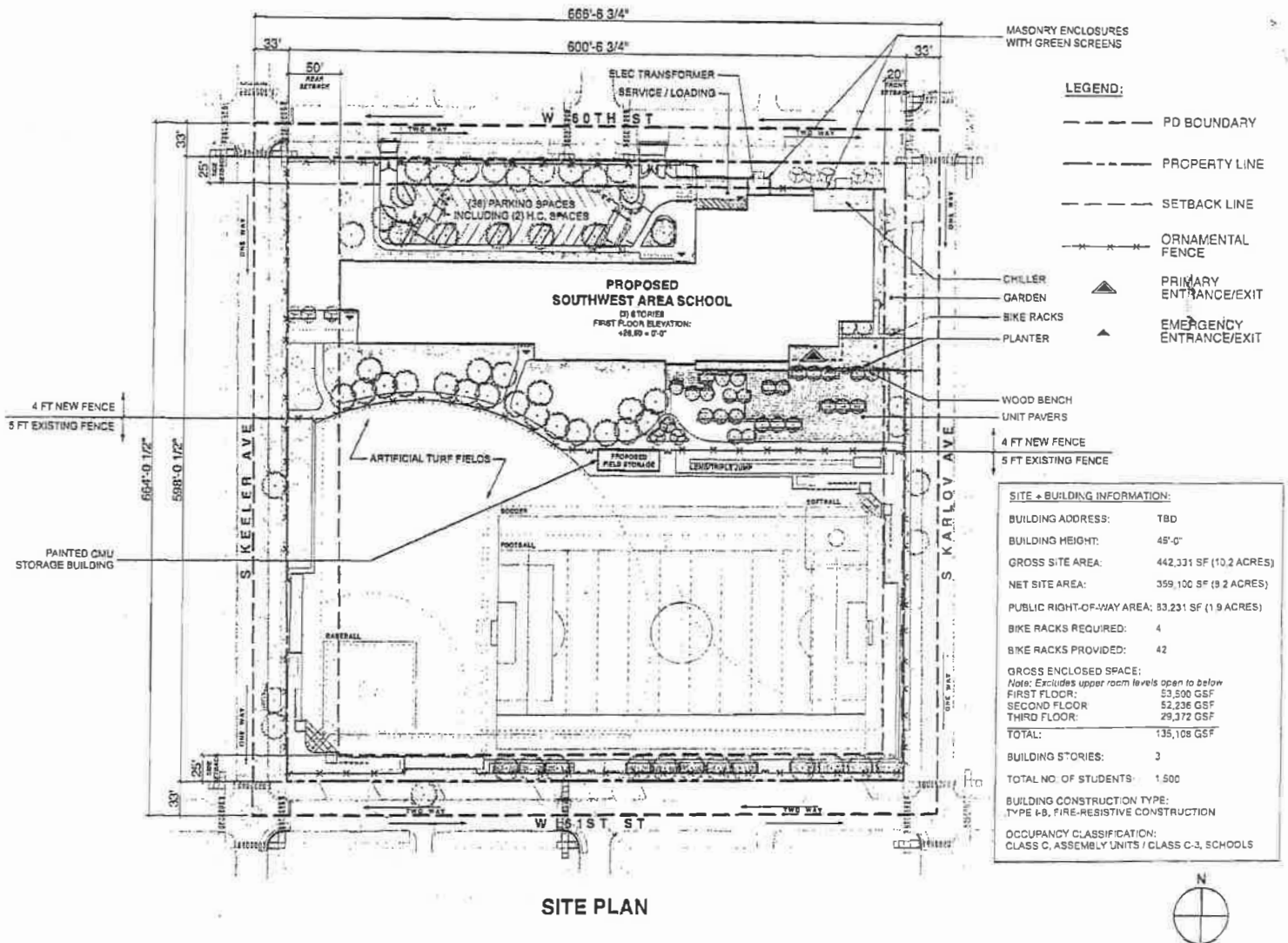
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SITE PLAN

LEGEND:

- PD BOUNDARY
- PROPERTY LINE
- SETBACK LINE
- ORNAMENTAL FENCE
- ▲ PRIMARY ENTRANCE/EXIT
- ▲ EMERGENCY ENTRANCE/EXIT

SITE + BUILDING INFORMATION:

BUILDING ADDRESS:	TBD
BUILDING HEIGHT:	45'-0"
GROSS SITE AREA:	442,331 SF (10.2 ACRES)
NET SITE AREA:	359,100 SF (8.2 ACRES)
PUBLIC RIGHT-OF-WAY AREA:	83,231 SF (1.9 ACRES)
BIKE RACKS REQUIRED:	4
BIKE RACKS PROVIDED:	42
GROSS ENCLOSED SPACE:	
<i>Note: Excludes upper room levels open to below</i>	
FIRST FLOOR:	53,500 GSF
SECOND FLOOR:	52,236 GSF
THIRD FLOOR:	29,372 GSF
TOTAL:	135,108 GSF
BUILDING STORIES:	3
TOTAL NO. OF STUDENTS:	1,500
BUILDING CONSTRUCTION TYPE:	
TYPE I-B, FIRE-RESISTIVE CONSTRUCTION	
OCCUPANCY CLASSIFICATION:	
CLASS C, ASSEMBLY UNITS / CLASS C-3, SCHOOLS	

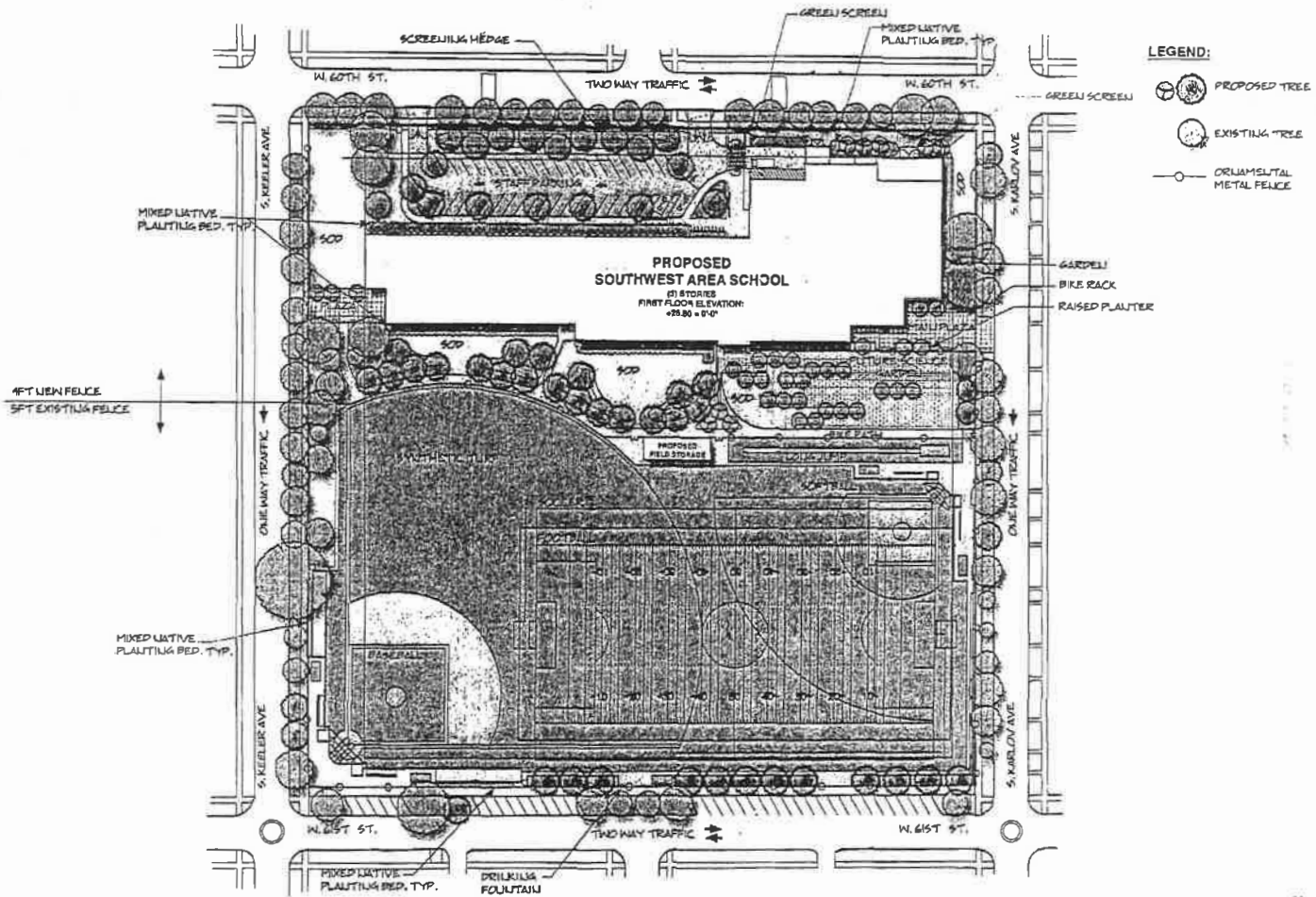


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LANDSCAPE PLAN



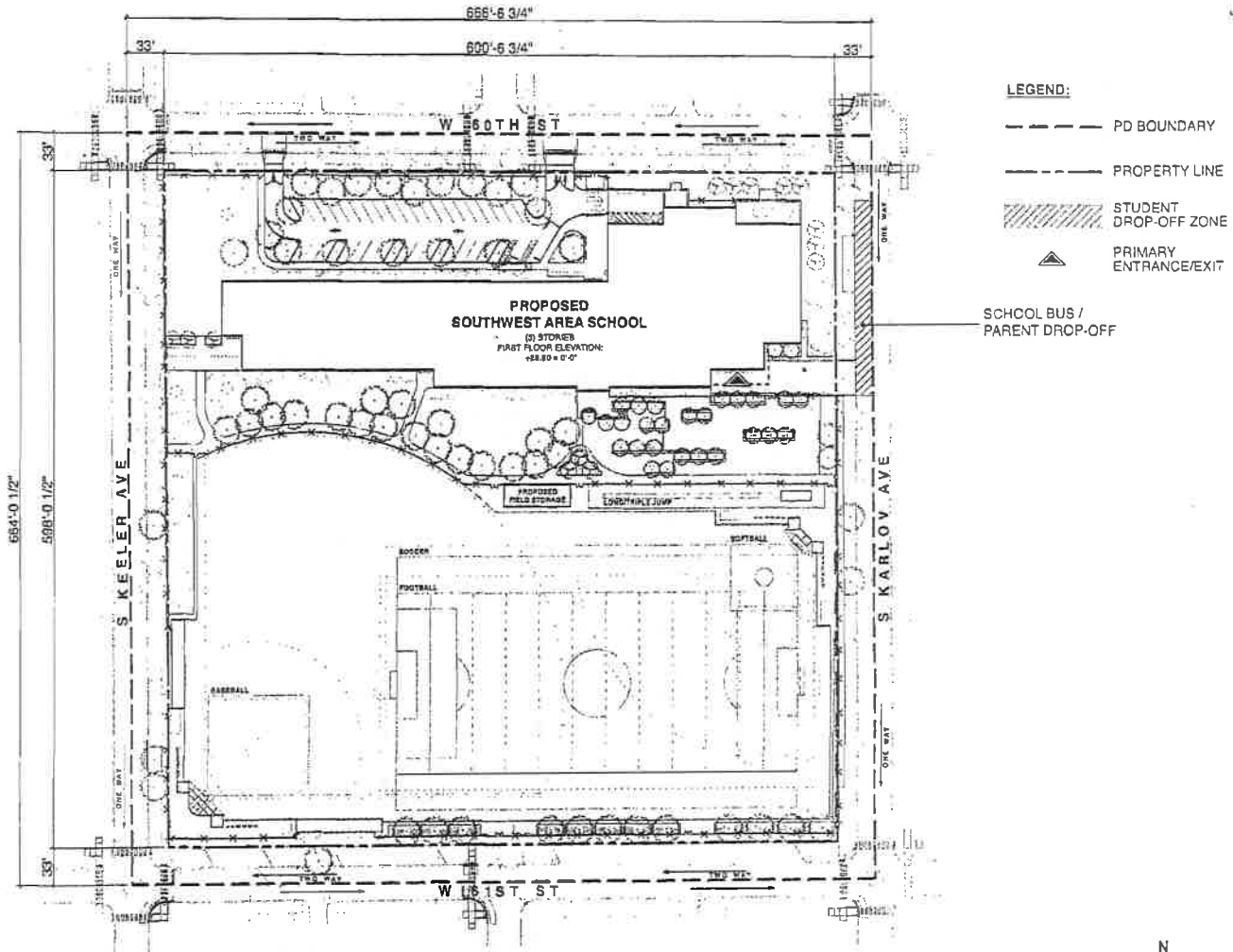
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PICK UP AND DROP OFF PLAN

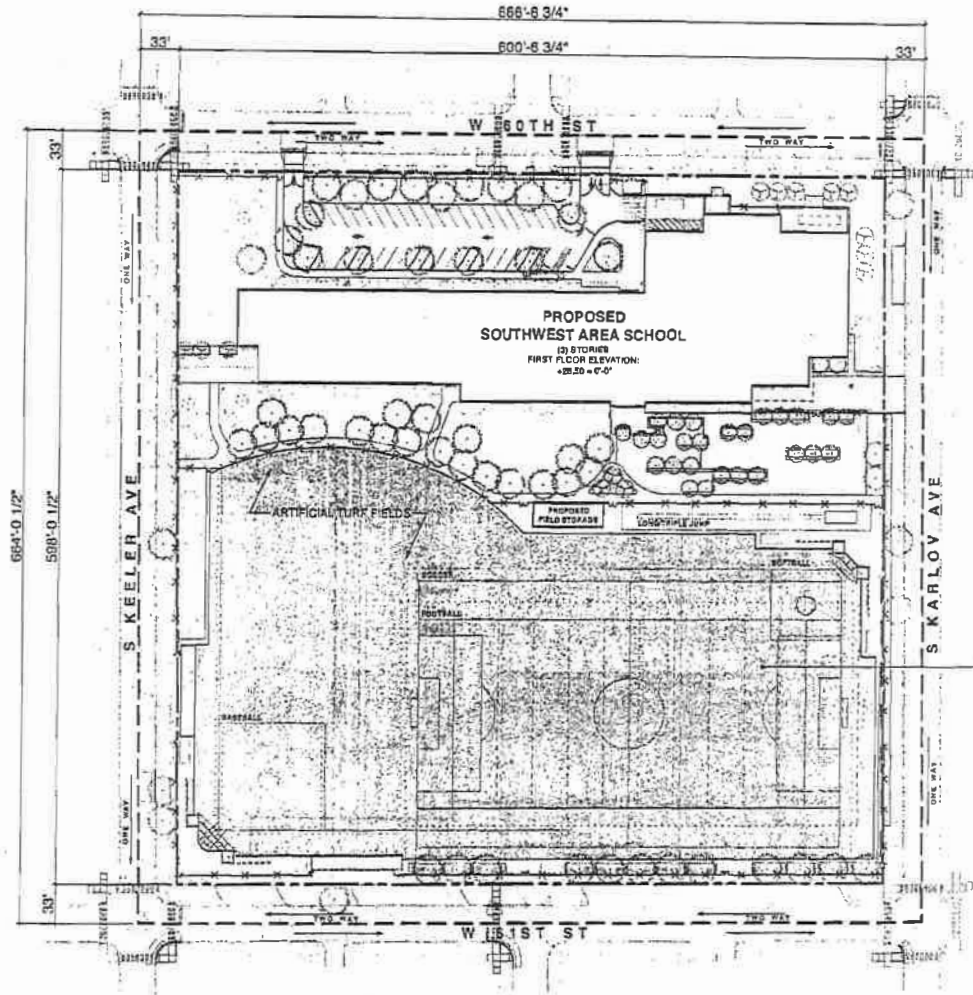


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- LEGEND:**
- PD BOUNDARY
 - PROPERTY LINE
 - AT-GRADE VOLUME CONTROL BMP

AT-GRADE VOLUME CONTROL BMP
 ARTIFICIAL TURF AREA: 168,767 sq. ft.
 WATER RETENTION: 13,351 cu. ft.

FINAL FOR PUBLICATION

SUSTAINABILITY OPEN SPACE PLAN

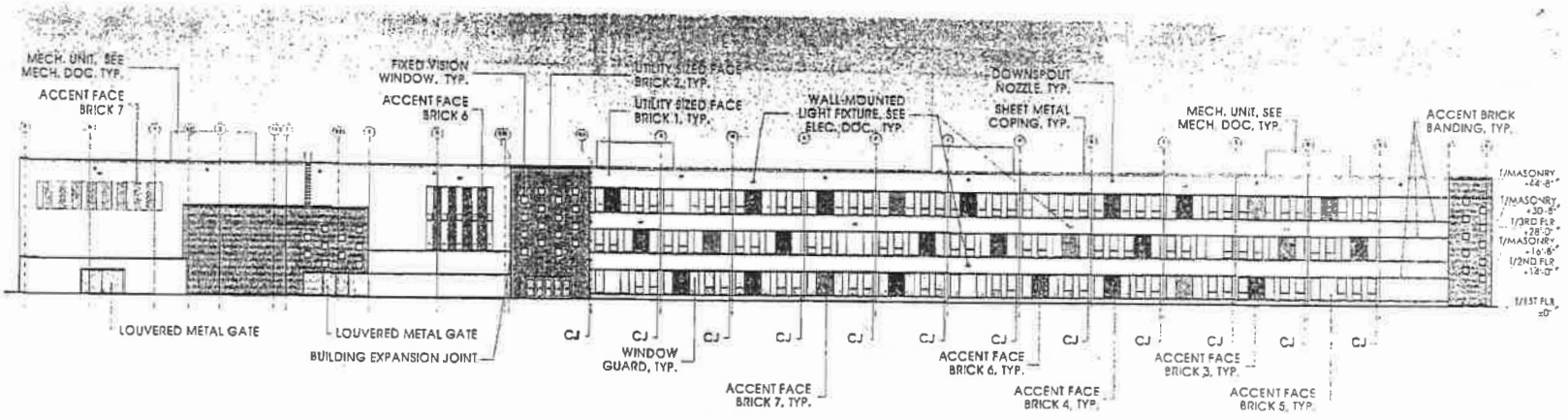


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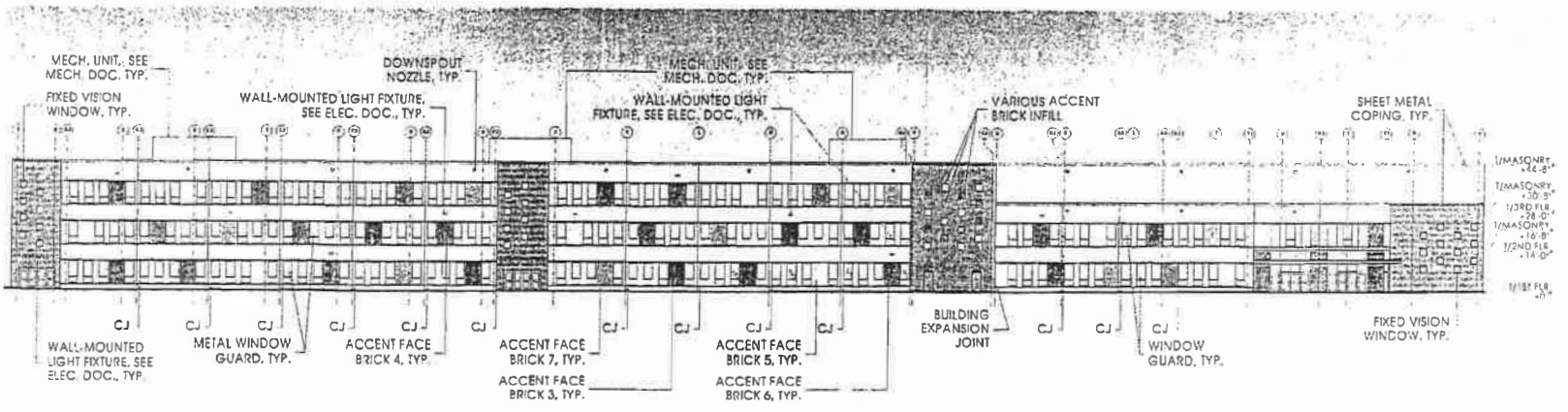
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NORTH ELEVATION



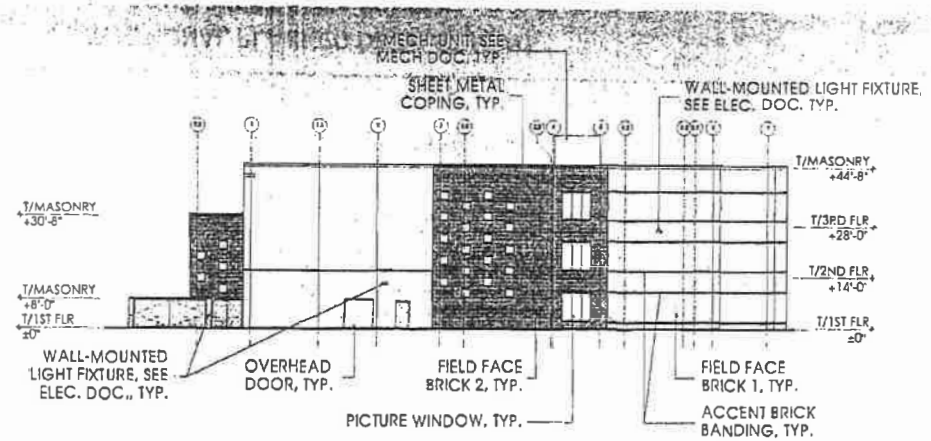
SOUTH ELEVATION

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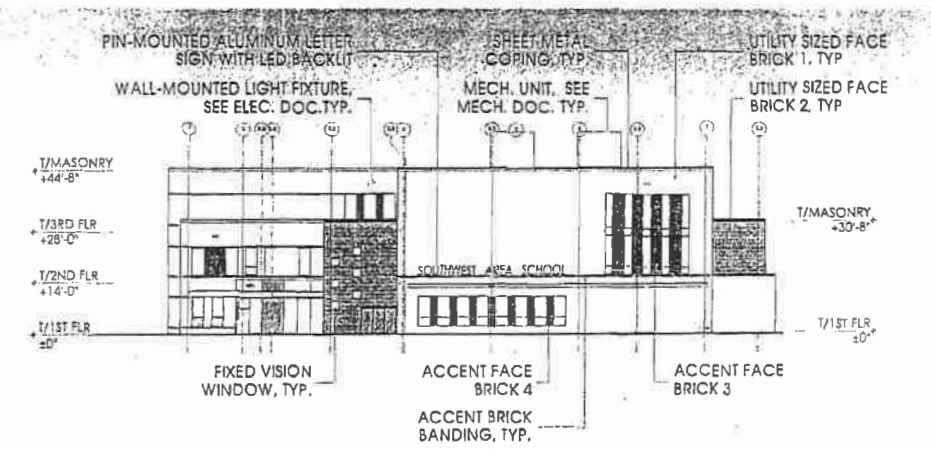
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WEST ELEVATION



EAST ELEVATION



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