

# PD 1274

**Table of Contents**

**03/18/2015 PD Adoption** ..... **2**  
    Ordinance ..... 2  
    Statements ..... 3  
    Bulk Table ..... 5  
    Exhibits ..... 6

18272

3/18/2015

REPORTS OF COMMITTEES

105051

*Reclassification Of Area Shown On Map No. 12-G.*  
(Application No. 18267)  
(Common Address: 5029 S. Racine Ave.)

[O2015-51]

*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 RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 12-G in the area bounded by:

a line 316 feet north of and parallel to West 51<sup>st</sup> Street; the public alley next east of and parallel to South Racine Avenue; a line 291 feet north of and parallel to West 51<sup>st</sup> Street; and South Racine Avenue,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and approval.

*Reclassification Of Area Shown On Map No. 12-K.*  
(As Amended)  
(Application No. 18272)  
(Common Address: 4815 S. Karlov Ave.)

IPD 1274

[SO2015-56]

*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 RS3 Residential Single-Unit (Detached) District symbols and indications as shown on Map Number 12-K in the area bounded by:

West 48<sup>th</sup> Street; South Komensky Avenue; West 49<sup>th</sup> Street; and South Karlov Avenue,

to those of the designation of Institutional Planned Development Number 1274 which is hereby established in the area described above subject to such use and bulk regulations as are set forth in the Plan of Development herewith attached and made a part thereof 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 1274 ("Planned Development") consists of approximately 161,087 net 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 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 Department 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.

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; and Building Elevations (North, South, East and West) dated February 19, 2015 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, parking, wireless co-located communication facility (excluding free standing communication towers) as an accessory use, and all other related 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 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 161,087 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 at-grade open green space resulting in a net reduction in impervious area of 32 percent (30,400 square feet of newly pervious vegetated surface) which exceeds the 15 percent improvement required by the Stormwater Ordinance.
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 RS3.

[Zoning Map; Surrounding Area Map; Boundary Map; Site Plan; Landscape Plan; Student Drop Off Plan; Surrounding Area Photos; Sustainability Site Plan; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 105055 through 105064 of this *Journal*.]

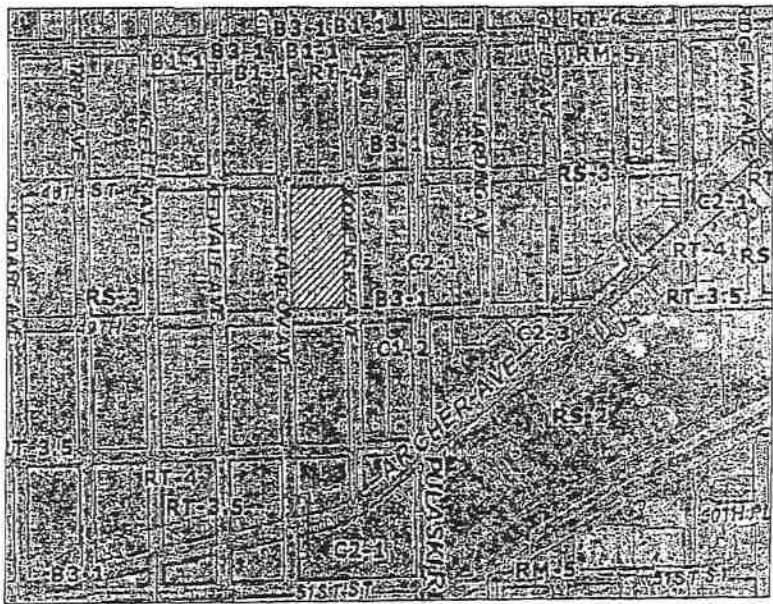
Bulk Regulation and Data Table referred to in these Plan of Development Statements reads as follows:

*Institutional Planned Development.*

*Bulk Regulation And Data Table.*

Gross Site Area:	222,930 square feet
Public Right-of-Way:	61,843 square feet
Net Site Area:	161,087 square feet
Maximum Floor Area Ratio:	0.9
Minimum Number of Off-Street Loading Spaces:	1 at 10 by 50
Minimum Number of Off-Street Parking Spaces:	50
Maximum Building Height:	60 feet
Minimum Required Setback:	Per Site Plan
Minimum Number of Bike Parking Spaces:	5

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LEGEND

- ..... PLANNED DEVELOPMENT (P.D.) BOUNDARY
- PROPERTY LINE (P.L.)

ZONING MAP



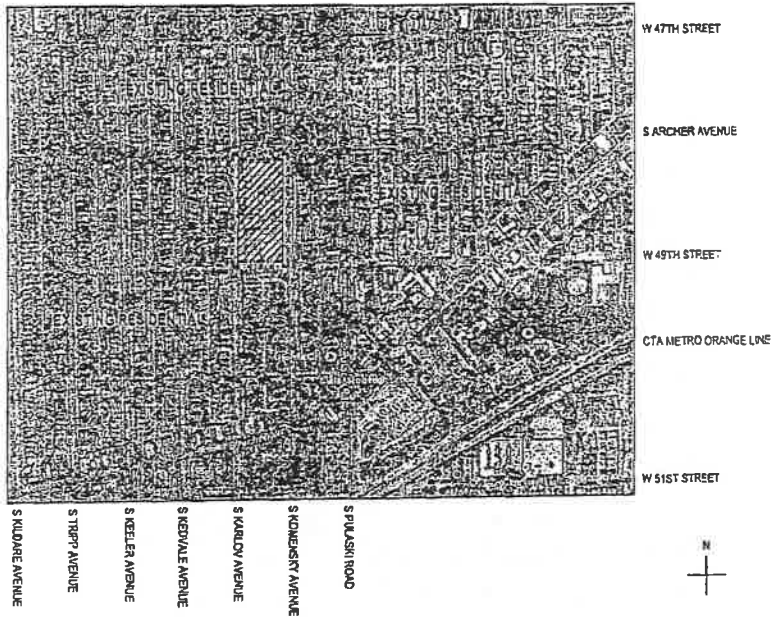
Applicant: Public Building Commission of Chicago &  
Chicago Public Schools & Alderman Edward M. Burke  
City of Chicago, Mayor Rahm Emanuel

Edward Elementary School Annex  
4815 S Karlov Ave, Chicago IL 60632  
Chicago Public Schools  
January 21st, 2015



806 N. Dearborn Street, Chicago, Illinois 60610

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SURROUNDING AREA MAP

LEGEND

- ..... PLANNED DEVELOPMENT (P.D.) BOUNDARY
- PROPERTY LINE (P.L.)



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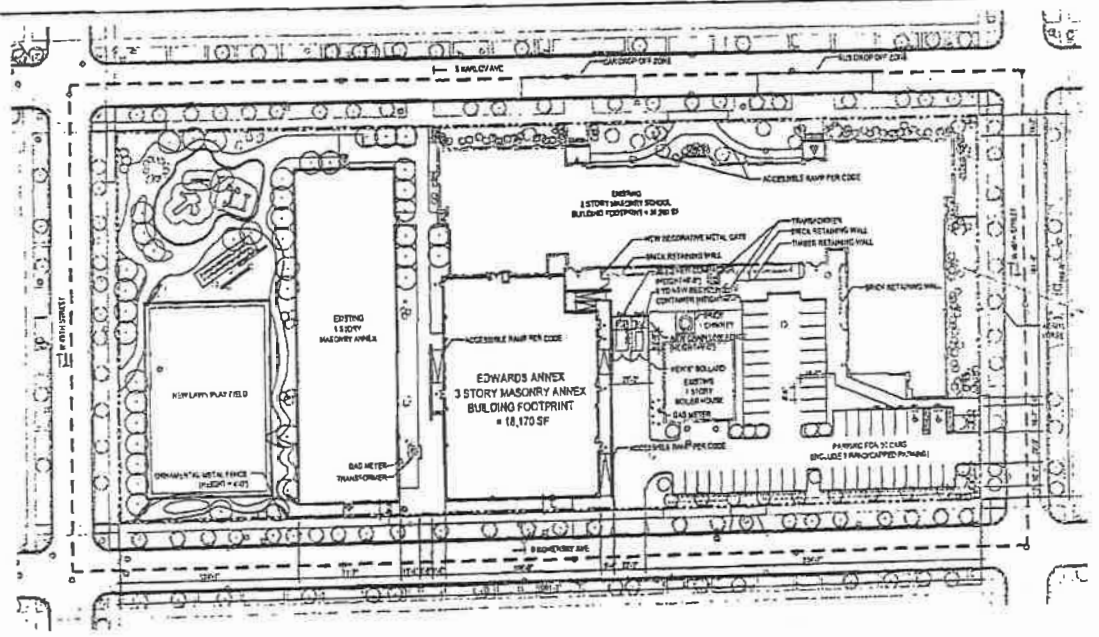
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LEGEND  
 --- PLANNED DEVELOPMENT (P.D.) BOUNDARY  
 - - - PROPERTY LINE (P.L.)

SITE PLAN



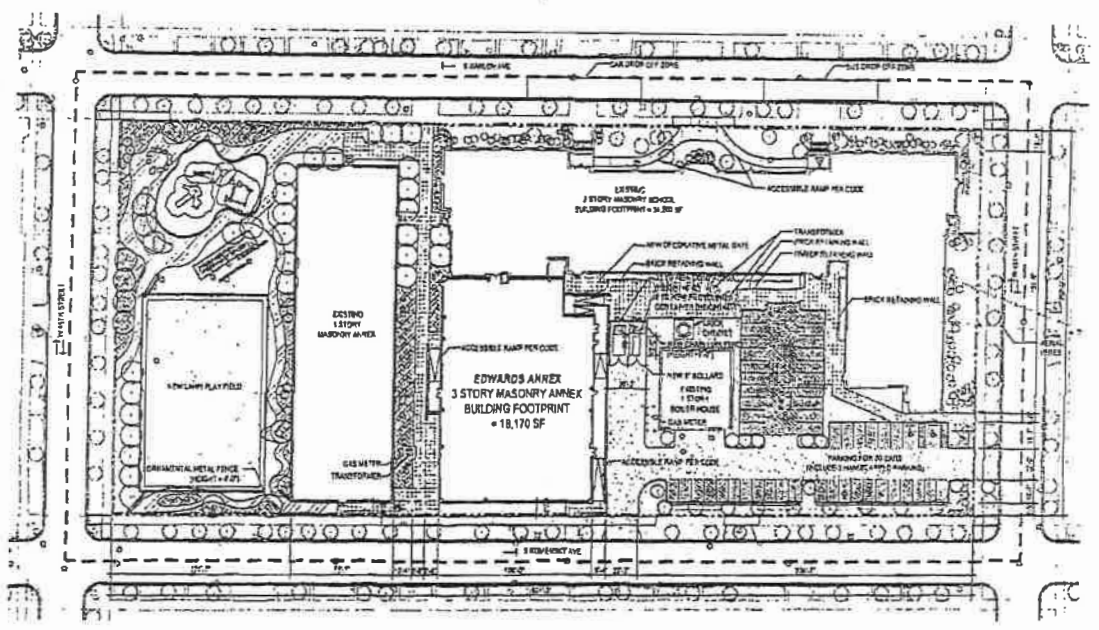
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LEGEND

--- PLANNED DEVELOPMENT (P.D.) BOUNDARY

- - - PROPERTY LINE (P.L.)

	SIDEWALK CONCRETE PAVEMENT
	CONCRETE PAVEMENT
	GRASS
	SCD
	PERMEABLE PAVERS
	NEW PERMEABLE PEA GRAVEL

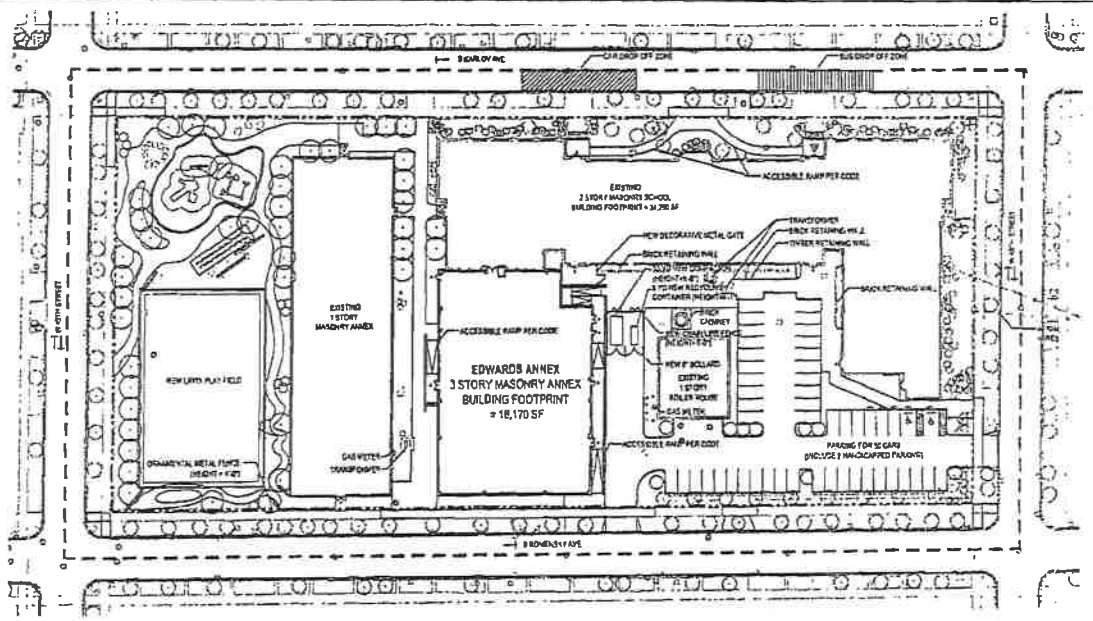
LANDSCAPE PLAN

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- LEGEND
- PLANNED DEVELOPMENT (P.D.) BOUNDARY
  - - - PROPERTY LINE (P.L.)
  - CAR DROP OFF ZONE
  - BUS DROP OFF ZONE

STUDENT DROP OFF PLAN



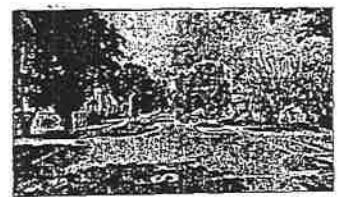
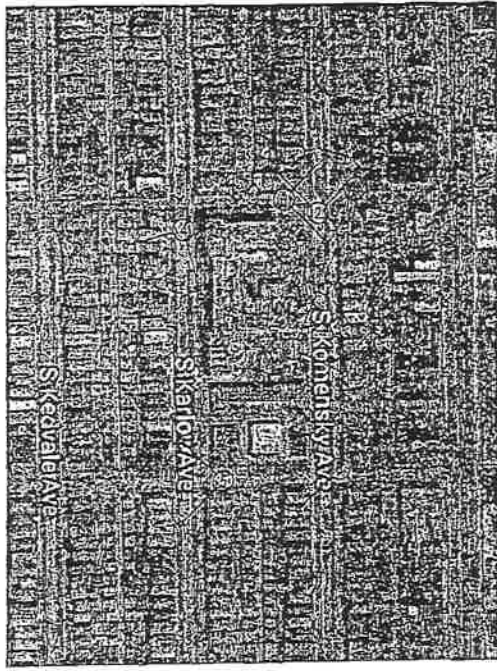
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SURROUNDING AREA PHOTOS



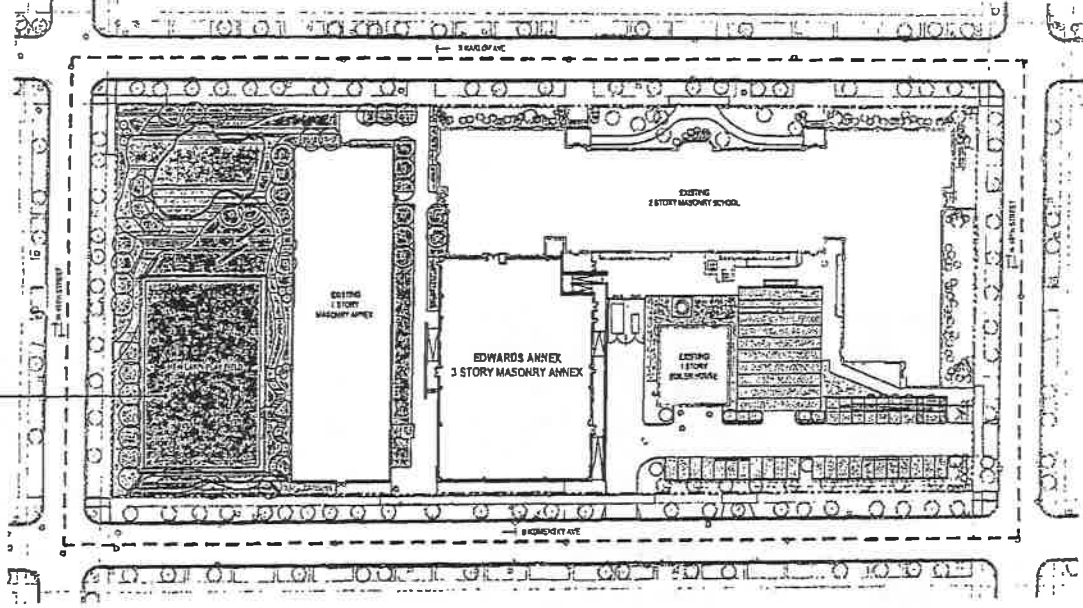
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AREA OF NEW VEGETATED GREEN SPACE = 30,400 SF  
 THIS RESULTS IN A NET REDUCTION OF IMPERVIOUS AREA OF 32%, WHICH EXCEEDS THE 15% IMPROVEMENT REQUIRED BY THE STORM WATER ORDINANCE.

- LEGEND
- PLANNED DEVELOPMENT (P.D.) BOUNDARY
  - - - PROPERTY LINE (P.L.)
  - [Pattern] VEGETATED GREEN SPACE
  - [Pattern] PERMEABLE PAVERS
  - [Pattern] PERMEABLE PEA GRAVEL PAVERS
  - [Pattern] PERMEABLE PLAYGROUND SURFACING

SUSTAINABILITY SITE PLAN

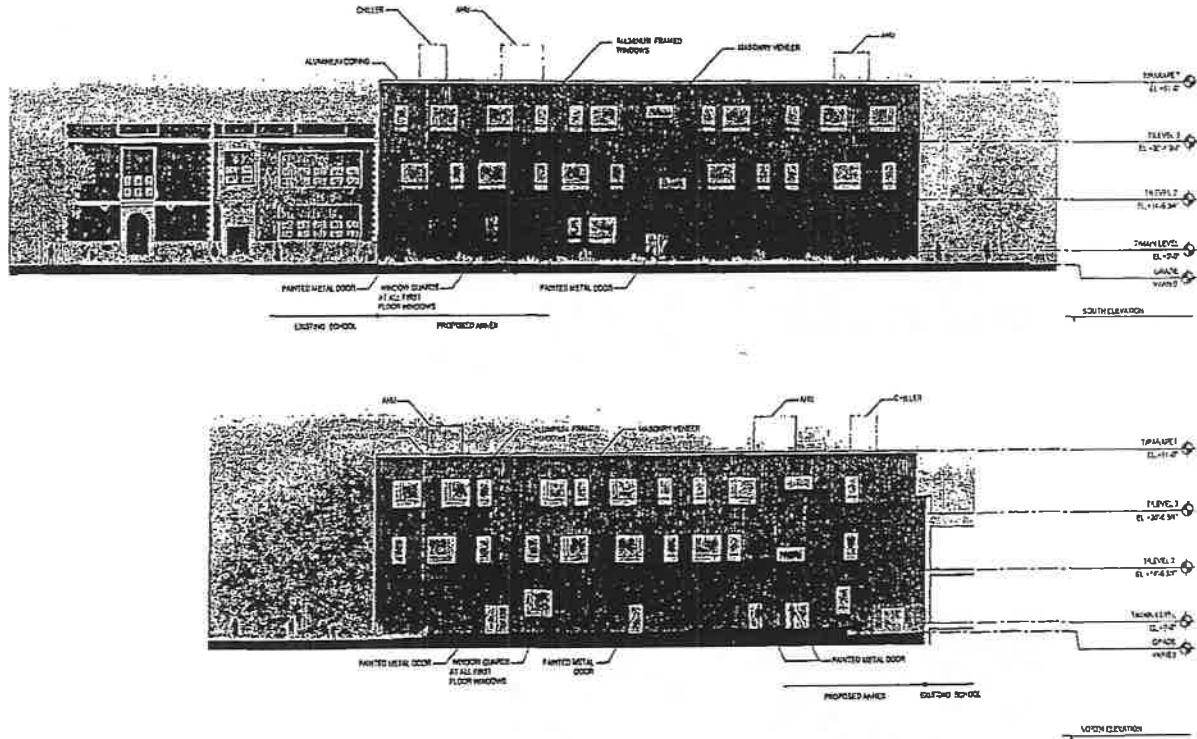


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NORTH AND SOUTH ELEVATIONS



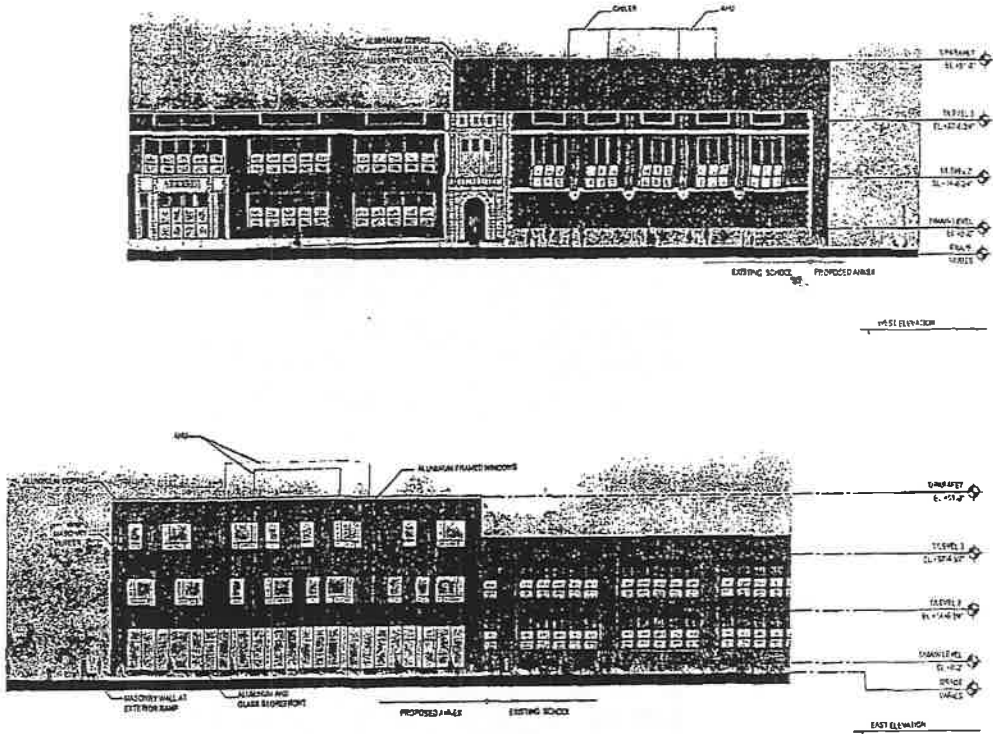
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EAST WEST ELEVATIONS



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