



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

February 2, 2018

Scott R. Borstein
Neal & Leroy, LLC
120 N. LaSalle Street, Suite 2600
Chicago, IL 60602

**Re: Administrative Relief request for Planned Development No. 734,
Proposed Columbia Explorers School modular addition at 4520 S. Kedzie Avenue**

Dear Mr. Borstein:

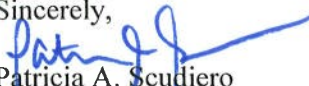
Please be advised that your request for a minor change to Institutional Planned Development No. 734 ("PD 734"), has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 13 of PD 734.

Your client, the Public Building Commission of Chicago, on behalf of the owner, the City of Chicago, is seeking administrative relief to allow for the construction of a new one-story modular building to be located to the south of Columbia Explorers School, located at 4250 S. Kedzie Ave. The modular will assist with current overcrowding at the school and will include six classrooms. No increases in enrollment are contemplated as a result of the new modular. There are currently 102 full time employees at the school and that no. is projected to increase to 104 after the addition. The small play area currently located at the southern end will be relocated to the west of the modular. Finally, combining the 6,737 square foot addition with the 83,313 square foot existing school results in a total floor area ratio ("FAR") of 0.93, below the maximum permitted FAR of 1.0.

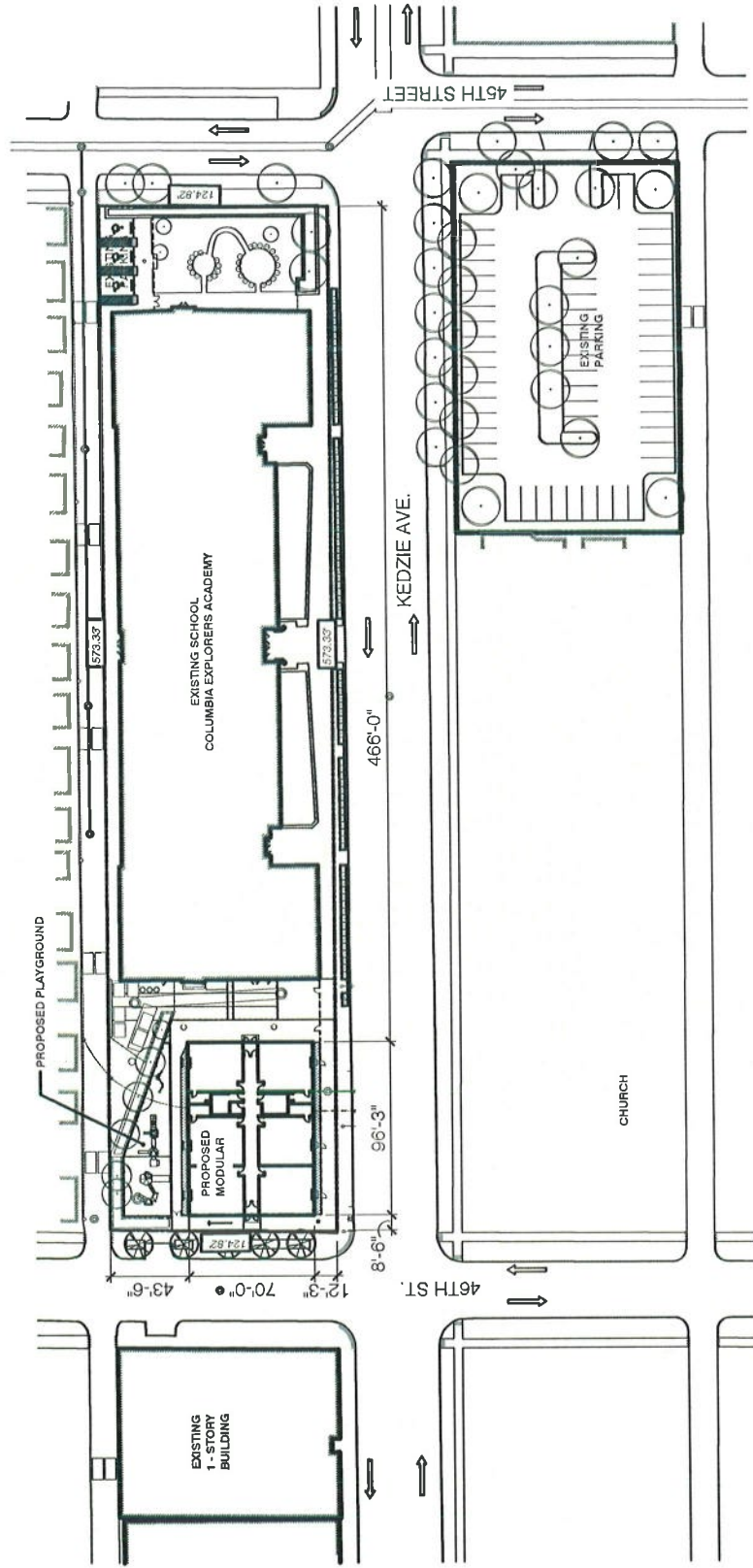
With regard to your request, the Department of Planning and Development has determined that allowing the proposed modular addition will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 734, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

C: Mike Marmo, Erik Glass, Emily Thrun, Main file



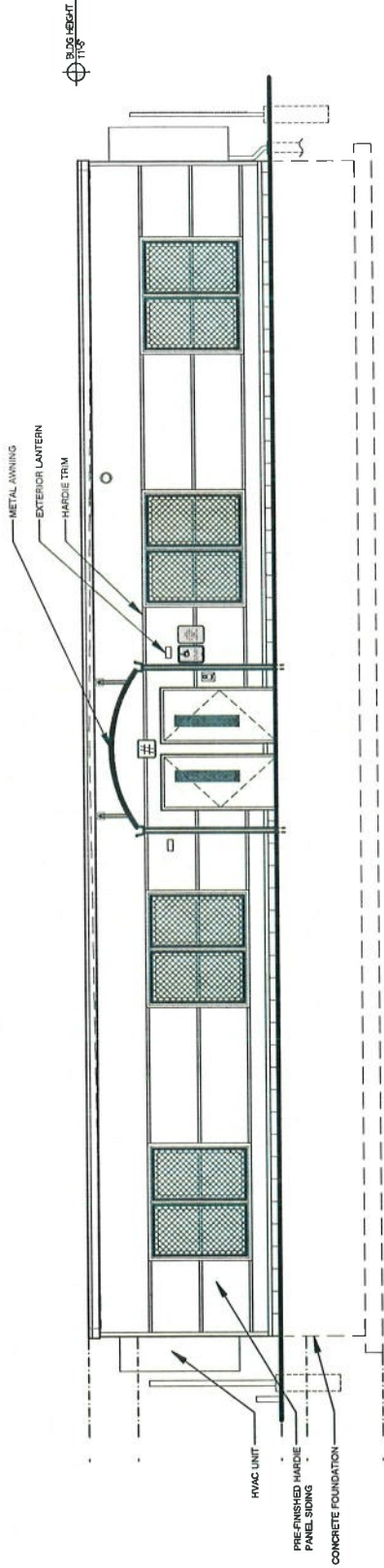
Wallin - Gomez ARCHITECTS LTD
 711 South Dearborn Street, Suite 606
 Chicago, Illinois 60605-1827
 P: 312-427-4702 ■ F: 312-427-6611

APPLICANT: PBC - COLUMBIA EXPLORERS ELEMENTARY ACADEMY MODULAR
 PROJECT NUMBER: 19130
 PROPERTY: 4520 S. KEDZIE
 JANUARY 10, 2018



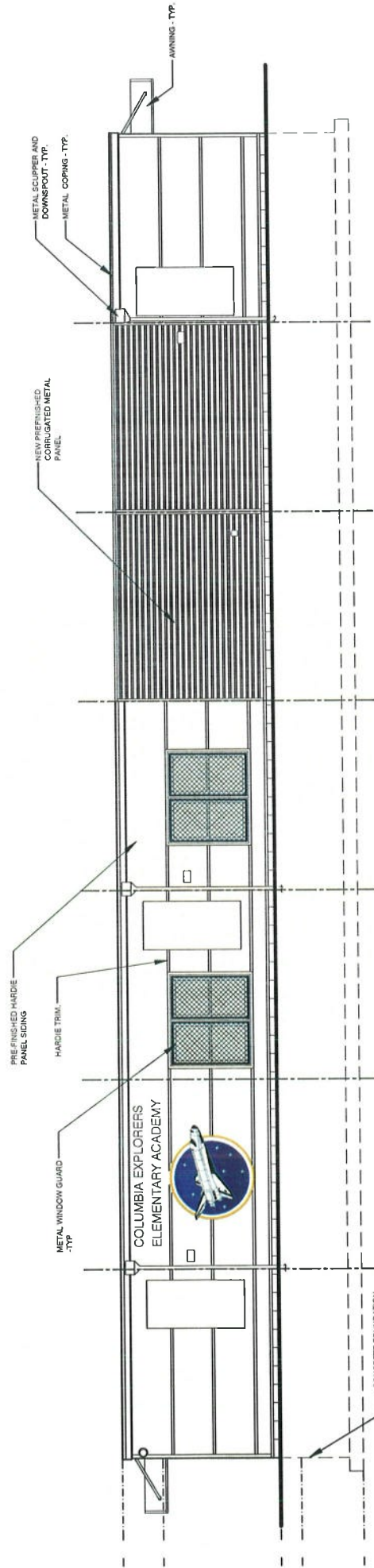
ARCHITECTURAL SITE PLAN
 SCALE: 1" = 100'

SHEET NUMBER: **Z-04**
 SHEET TITLE: **COLUMBIA EXPLORERS SITE PLAN**
 4520 S. KEDZIE AVE
 CHICAGO, IL 60632
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01 NORTH ELEVATION

SCALE: 3/32" = 1'-0"



02 EAST ELEVATION

SCALE: 3/32" = 1'-0"

COLUMBIA EXPLORERS ELEVATIONS

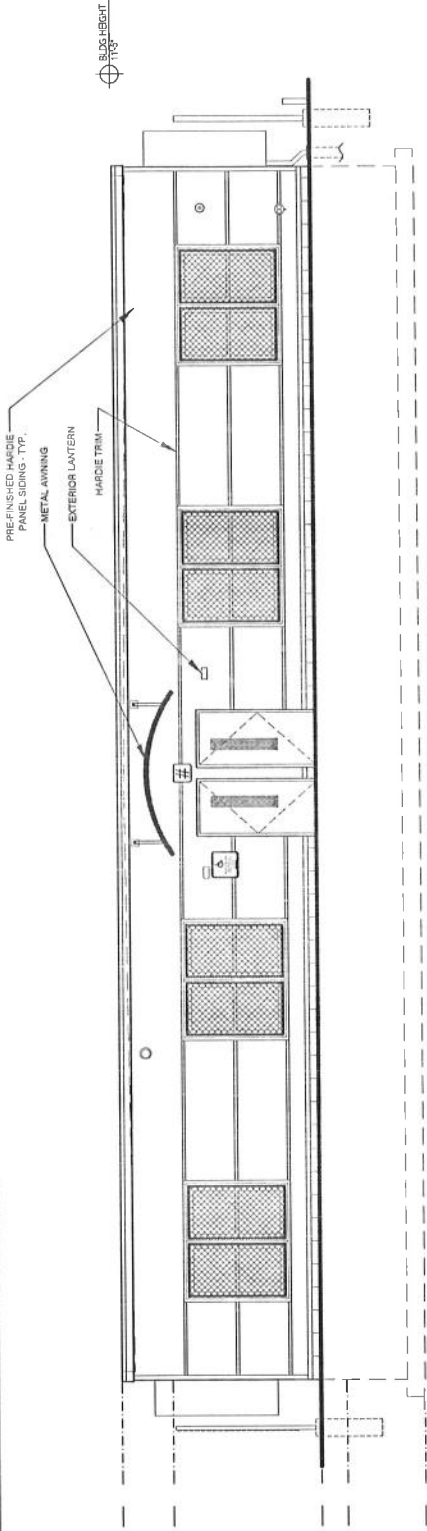
APPLICANT: PBC - COLUMBIA EXPLORERS ELEMENTARY ACADEMY MODULAR

PROJECT NUMBER: 19130
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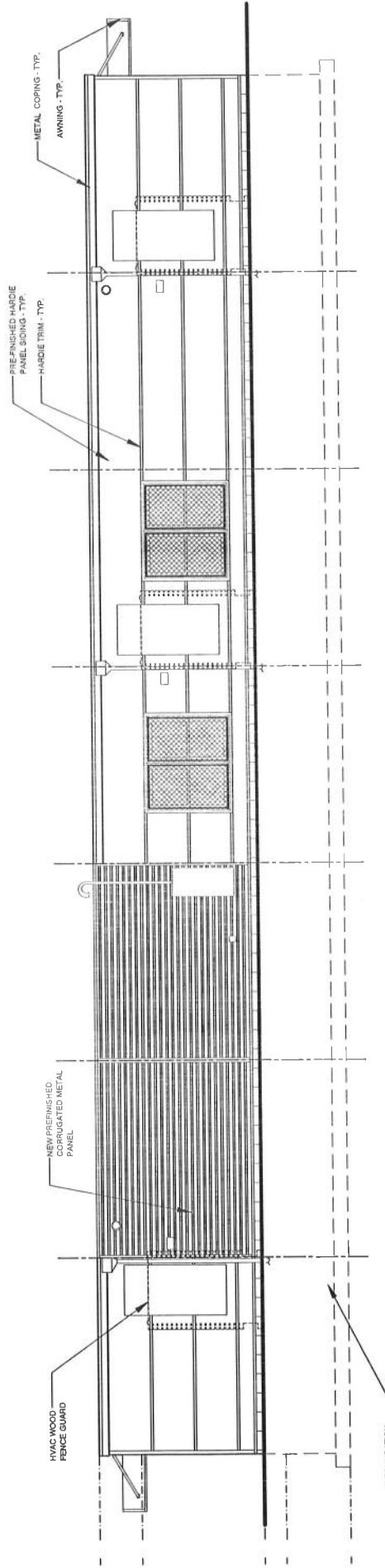
4520 S. KEDZIE AVE
 CHICAGO, IL 60632

SHEET NUMBER
Z-06



01 SOUTH ELEVATION

SCALE: 3/32" = 1'-0"



02 WEST ELEVATION

SCALE: 3/32" = 1'-0"

Wallin - Gomez ARCHITECTS LTD
 APPLICANT: PBC - COLUMBIA EXPLORERS ELEMENTARY ACADEMY MODULAR
 PROJECT NUMBER: 19130
 PROPERTY: 4520 S. KEDZIE
 JANUARY 10, 2018

COLUMBIA EXPLORERS ELEVATIONS
 SHEET TITLE

711 South Dearborn Street, Suite 606
 Chicago, Illinois 60605-1827
 P: 312-427-4702 ■ F: 312-427-6611

4520 S. KEDZIE AVE
 CHICAGO, IL 60632

SHEET NUMBER:

Z-07

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A-42

a line 117.74 feet north of and parallel to West Belmont Avenue; a line 139 feet east of and parallel to North Odell Avenue; West Belmont Avenue; and North Odell Avenue.

to those of an M1-1 Restricted Manufacturing District and a corresponding district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification Of Areas Shown On Map Numbers 10-J And 10-I
(As Amended)*

(Application Number A-4257)

J.P.D.
734

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the C1-1 Restricted Commercial District symbols and indications as shown on Map Numbers 10-J and 10-I in the areas bounded by:

West 45th Street; South Kedzie Avenue; West 46th Street; and the north/south alley west of and parallel to South Kedzie Avenue and West 45th Street (point of beginning)

and

West 45th Street; South Kedzie Avenue; a line 207 feet south of and parallel to West 45th Street; the north/south alley immediately east of and parallel to South Kedzie Avenue; and West 45th (point of beginning) (the "Property"),

to those of an R3 General Residence District which is hereby established in the area above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the R3 General Residence District symbols and indications as described in Section 1 above to an Institutional Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

A-4257

12/15/99

REPORTS OF COMMITTEES

21971

SECTION 3. This ordinance shall be in full 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 Number 734

Plan Of Development Statements.

1. The area delineated herein as an Institutional Planned Development consists of approximately ninety-seven thousand five hundred fifty-three (97,553) square feet (two and twenty-four hundredths (2.24) acres) net site area which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property"), and which will be owned or controlled by the applicant, the Chicago Board of Education.
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 or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or their 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 or 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.

4. This Planned Development consists of fourteen (14) statements; Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land Use Map; a Planned Development Boundary and Property Line Map; and a Site/Landscape Plan and Building Elevations prepared by the Educational Design Group Enterprise (E.D.G.E.), dated November 1999. 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 area delineated herein and the 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 of delineated herein as "Institutional Planned Development" shall be educational and recreational facilities and offices, accessory parking and related uses incidental thereto.
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 by 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 and approval of the Departments of Transportation and Planning and Development. A minimum of two percent (2%) of all parking spaces shall be designated for parking for the handicapped.
8. Any service drives or any 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 Departments of Transportation and Planning and Development.
9. In addition to the maximum height of any building or any appurtenance thereto, the height of any improvement shall also be subject to height limitations 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 of 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, 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.
12. 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 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.
13. 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 by the Commissioner of the Department of Planning and Development that such a modification is minor in nature, 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.
14. Unless substantial new construction on the property 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 their prior C1-1 Restricted Commercial District designations.

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[Existing Zoning Map; Existing Land-Use Map; Planned Development Boundary and Property Line Map; Site/Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 21975 through 21979 of this Journal.]

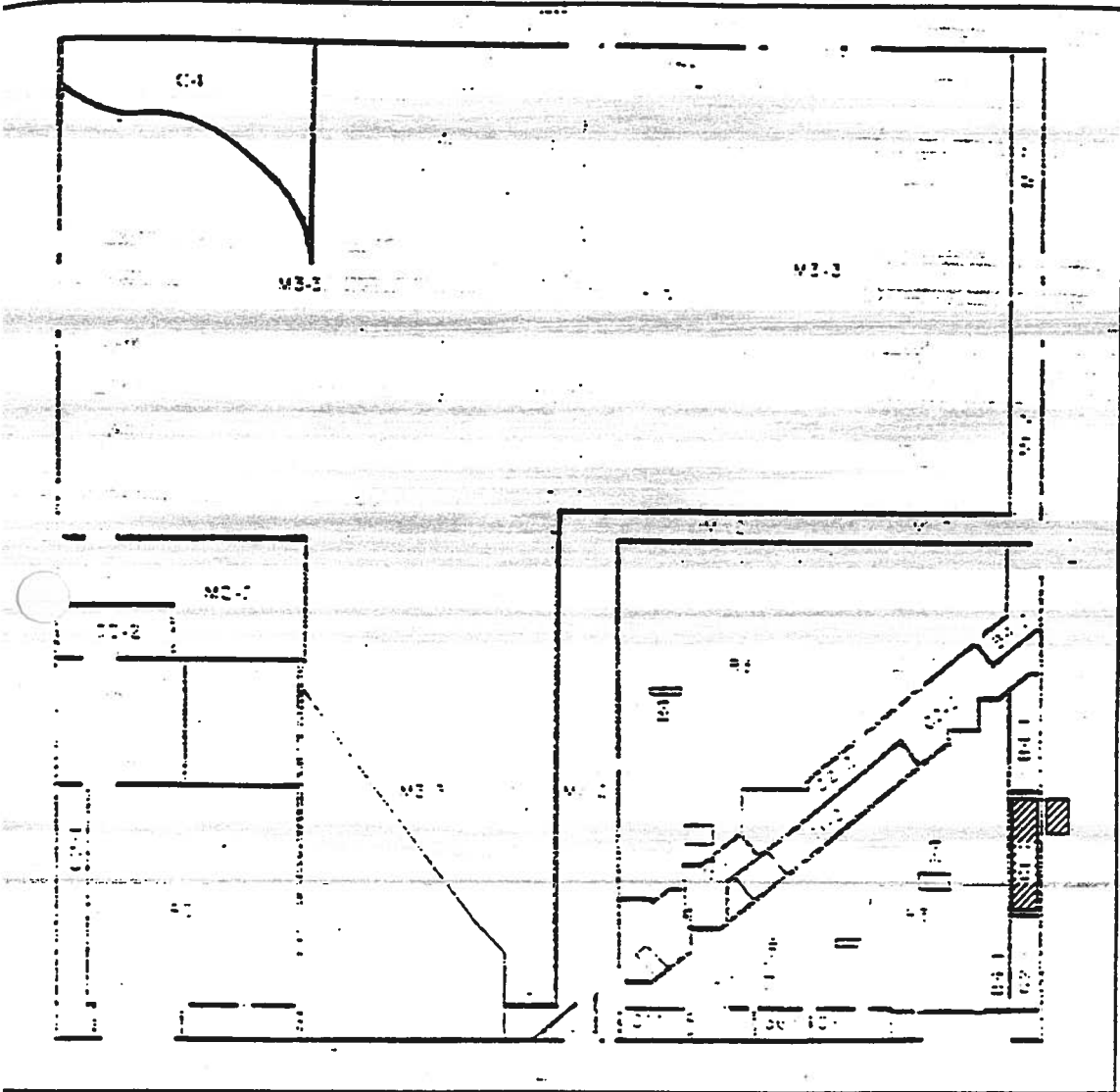
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Institutional Planned Development Number 734.

Bulk Regulations And Data Table.

Gross Site Area:	148,944 square feet (3.42 acres).
Public Right-of-Way:	51,362 square feet (1.18 acres).
Net Site Area:	97,582 square feet (2.24 acres).
Maximum Permitted Floor Area Ratio for Total Net Site Area:	1.0.
Minimum Number of Off-Street Parking Spaces:	60.
Maximum Number of Off-Street Loading Spaces:	1.
Maximum Building Height:	Per Elevation.
Minimum Setbacks:	Per Site Plan.

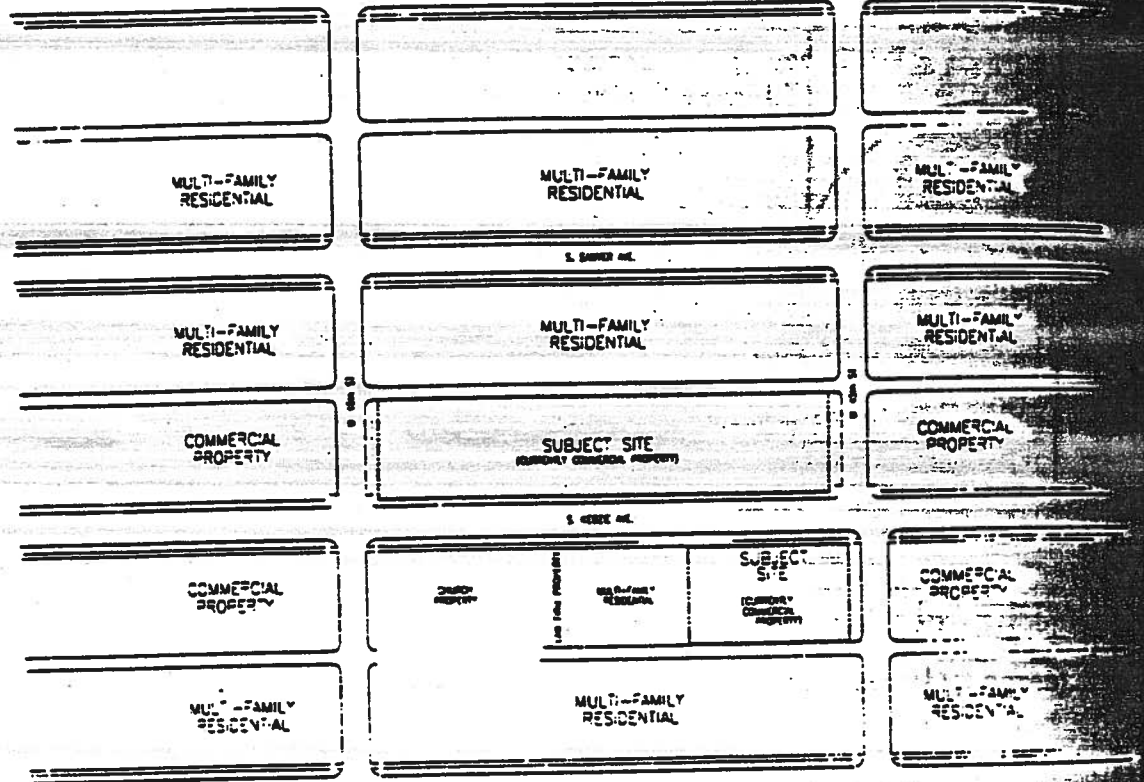
Existing Zoning Map.



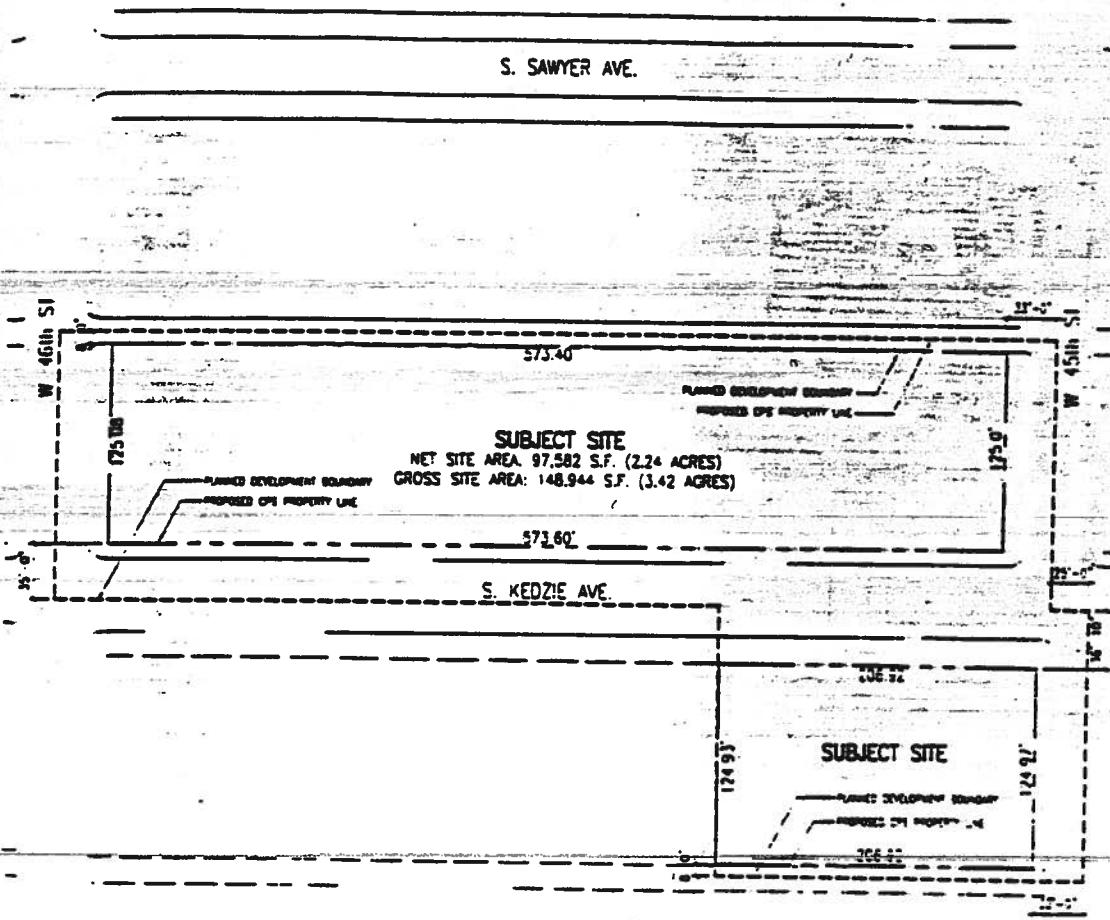
PLANNED DEVELOPMENT BOUNDARIES

I.

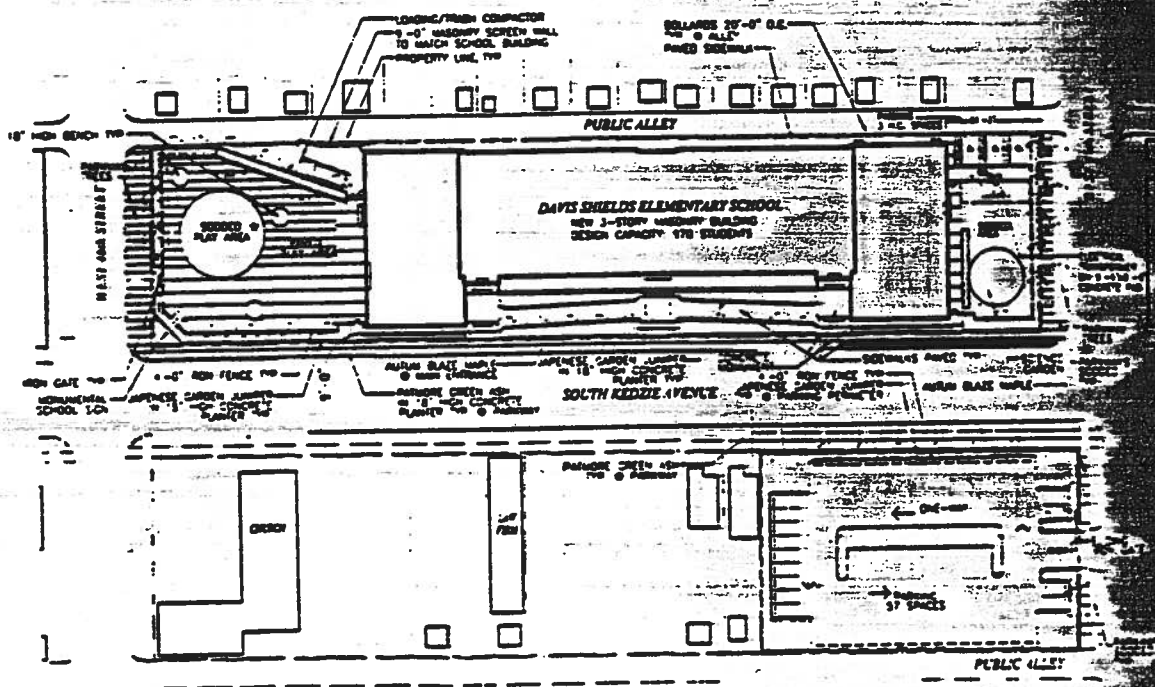
Existing Land-Use Map.



Planned Development Boundary And Property Line Map.



Site/Landscape Plan.



*Sodded play area and greenspace subject to Department of Planning review and approval prior to issuance of Part II Letter.

Building Elevations.

