



City of Chicago



O2015-56

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/21/2015
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 12-K at 4815 S Karlov Ave - App No. 18272
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

18272

INTRO DATE:

JAN. 21, 2015

ORDINANCE

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 No. 12-K in the area bounded by

West 48th Street; South Komensky Avenue;
West 49th Street; and South Karlov Avenue,

to those of the designation of an Institutional Planned Development No. _____, 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.

Common address of Property: 4815 South Karlov Avenue

INSTITUTIONAL PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number ____, (“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 title holders 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 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 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.

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 January 14, 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

Applicant:	Public Building Commission
Address:	4815 S. Karlov
Introduced:	January 14, 2015
Plan Commission:	TBD

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, and all other related and accessory uses as permitted within the RS-3 Single Family Detached Residential District.
6. 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 Planning and Development. Off-Premise 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 SF
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 title holders and any ground lessors.

Applicant: Public Building Commission
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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.
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 RS-3.

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INSTITUTIONAL PLANNED DEVELOPMENT
BULK REGULATION AND DATA TABLE

Gross Site Area:	222,930 SF
Net Site Area:	161,087 SF
Maximum Floor Area Ratio:	1.0
Minimum Number of Off-Street Loading Spaces:	1 at 10 x 50
Minimum Number of Off-Street Parking Spaces:	50
Maximum Building Height:	60'
Minimum Required Setback:	Per Site Plan

NOTICE OF FILING OF APPLICATION FOR REZONING

APPLICANT: Public Building Commission of Chicago
PROPERTY: 4815 S. Karlov
PROJECT: Edwards Elementary School
DATE: January 14, 2015

Dear Sir or Madam:

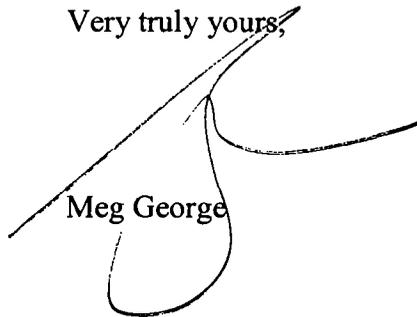
In accordance with the requirements of Section 17-13-0107 of the Municipal Code of the City of Chicago, please be informed that on or about January 14, 2015, the Public Building Commission of Chicago ("PBC"), will file an application to change the zoning for the property located at 4815 S. Karlov, from its current RS-3 Residential Single Unit District designation to an Institutional Planned Development. The purpose of the rezoning is to allow the Public Building Commission of Chicago to construct a much needed addition to Edwards Elementary School.

The property is currently owned by the Public Building Commission in Trust for Use of Schools on behalf of the Chicago Board of Education. The Public Building Commission of Chicago will construct the new addition for the Board of Education.

The Public Building Commission is located in Room 200 of the Daley Center, 50 West Washington, Chicago, Illinois 60602. Questions regarding this school project or the rezoning of the property may be addressed to Meg George at Neal & Leroy, LLC 120 North LaSalle Street, Suite 2600 Chicago, Illinois 60602 (312) 641-7144.

PLEASE NOTE: THE APPLICANT IS NOT SEEKING TO REZONE YOUR PROPERTY. THIS NOTICE IS BEING SENT TO YOU BECAUSE YOU OWN PROPERTY WITHIN 250 FEET OF THE BOUNDARIES OF THE SCHOOL.

Very truly yours,



Meg George

AFFIDAVIT

Chairman Solis
Committee on Zoning
Room 304, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

Martin Cabrera, Chairman
Chicago Plan Commission
Room 1000, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

APPLICANTS: Public Building Commission of Chicago
Daley Center, Room 200, Chicago, Illinois 60602

RE: Edwards Elementary School

Dear Chairpersons:

The undersigned, Meg George, an attorney for one of the Applicants, the Public Building Commission of Chicago, being first duly sworn on oath, deposes and states the following:

That the undersigned certifies that she has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance of the City of Chicago Municipal Code by sending the attached letter by United States Postal Service First Class Mail to the owners of all property within 250 feet in each direction of the property to be rezoned, as determined by the most recent Cook County tax records of Cook County, the address of which is commonly known as 4815 S. Karlov, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet; and that the notice contained the common street address of the subject property, a description of the nature, scope and purpose of the application or proposal; the name and address of the Applicant; the date the Applicant intends to file the application to rezone the Property i.e. on January 14, 2015; that the Applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-107 and 17-13-0604-B of the Chicago Zoning Ordinance, that the Applicant certifies that the accompanying list of names and addresses of surrounding properties located within 250 feet of the subject property (excluding public roads, streets and alleys), is a complete list containing the names and last known addresses of the owners of the property required to be served, and that the Applicant has furnished, in addition, a list of the persons so served.

By: _____

Meg George, Attorney

Subscribed and sworn to before me
this 13th day of January, 2015.


Notary Public





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



808 N. Dearborn Street, Chicago, Illinois 60610



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

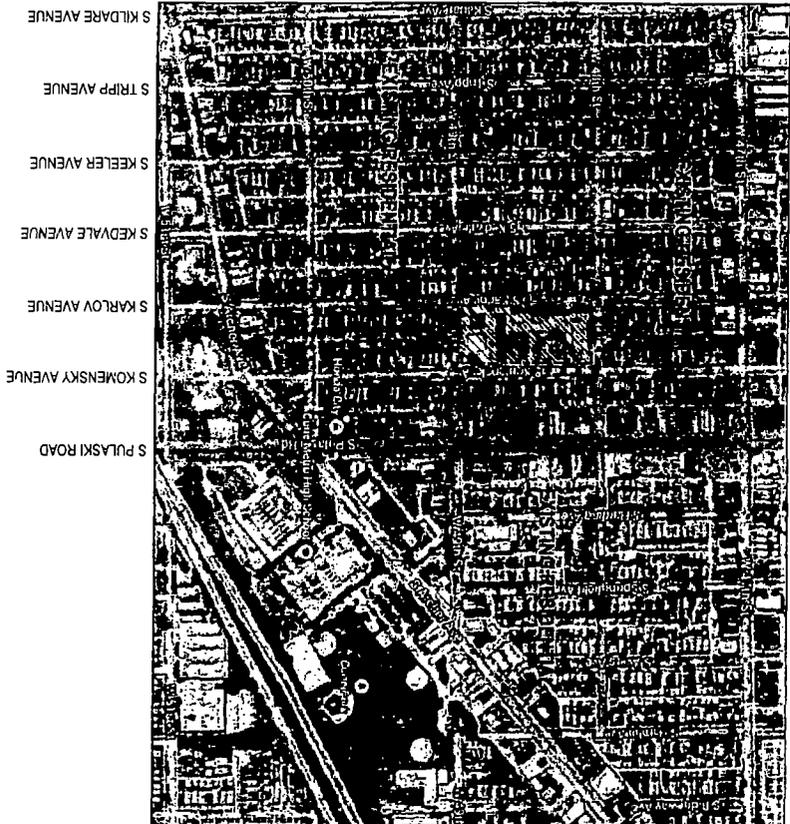
Edwards Elementary School Annex
4815 S Karlov Ave., Chicago, IL 60632
Chicago Public Schools
January 21st, 2015

808 N. Dearborn Street, Chicago, Illinois 60610

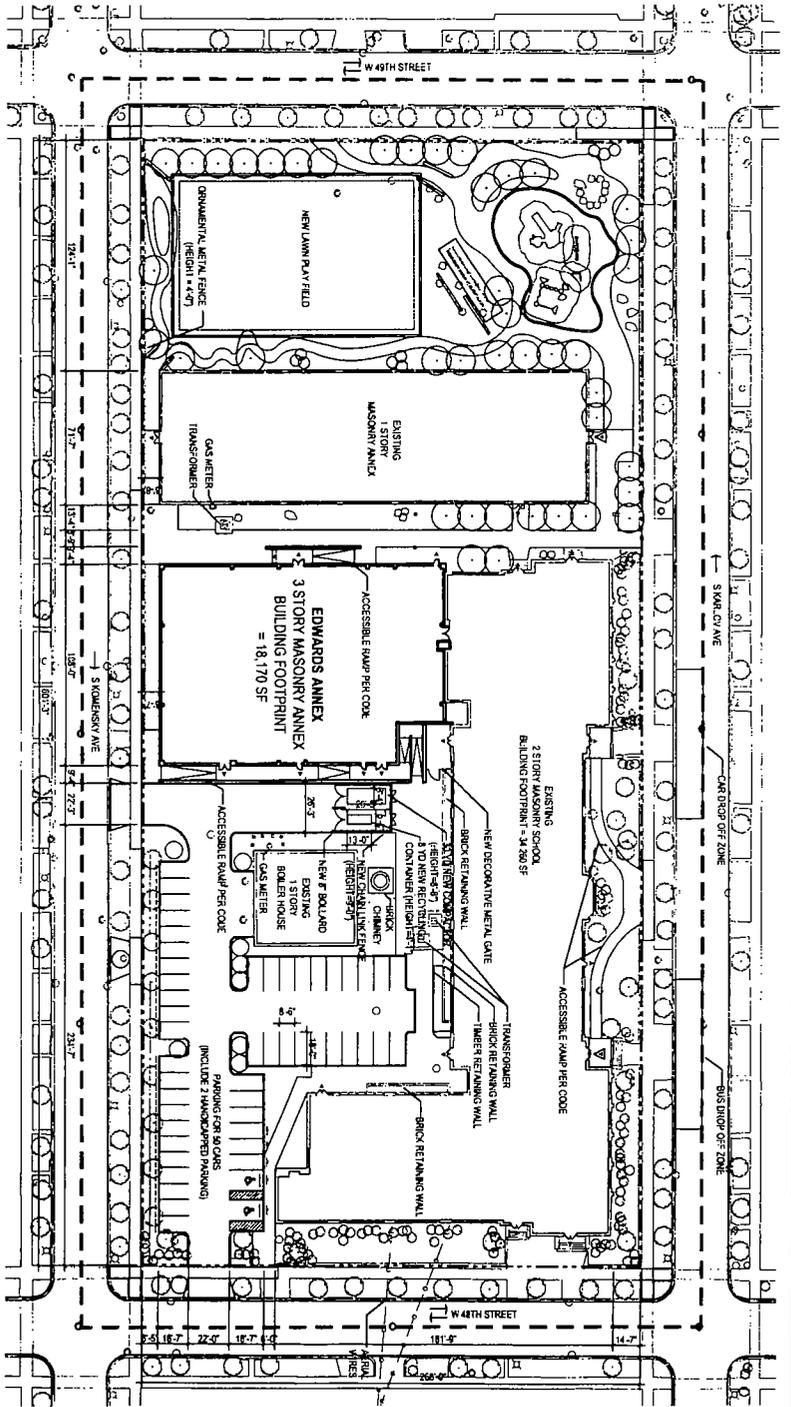


SURROUNDING AREA MAP

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



W 47TH STREET
S ARCHER AVENUE
W 49TH STREET
CTA METRO ORANGE LINE
W 51ST STREET



LEGEND

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

- - - - - PROPERTY LINE (P.L.)

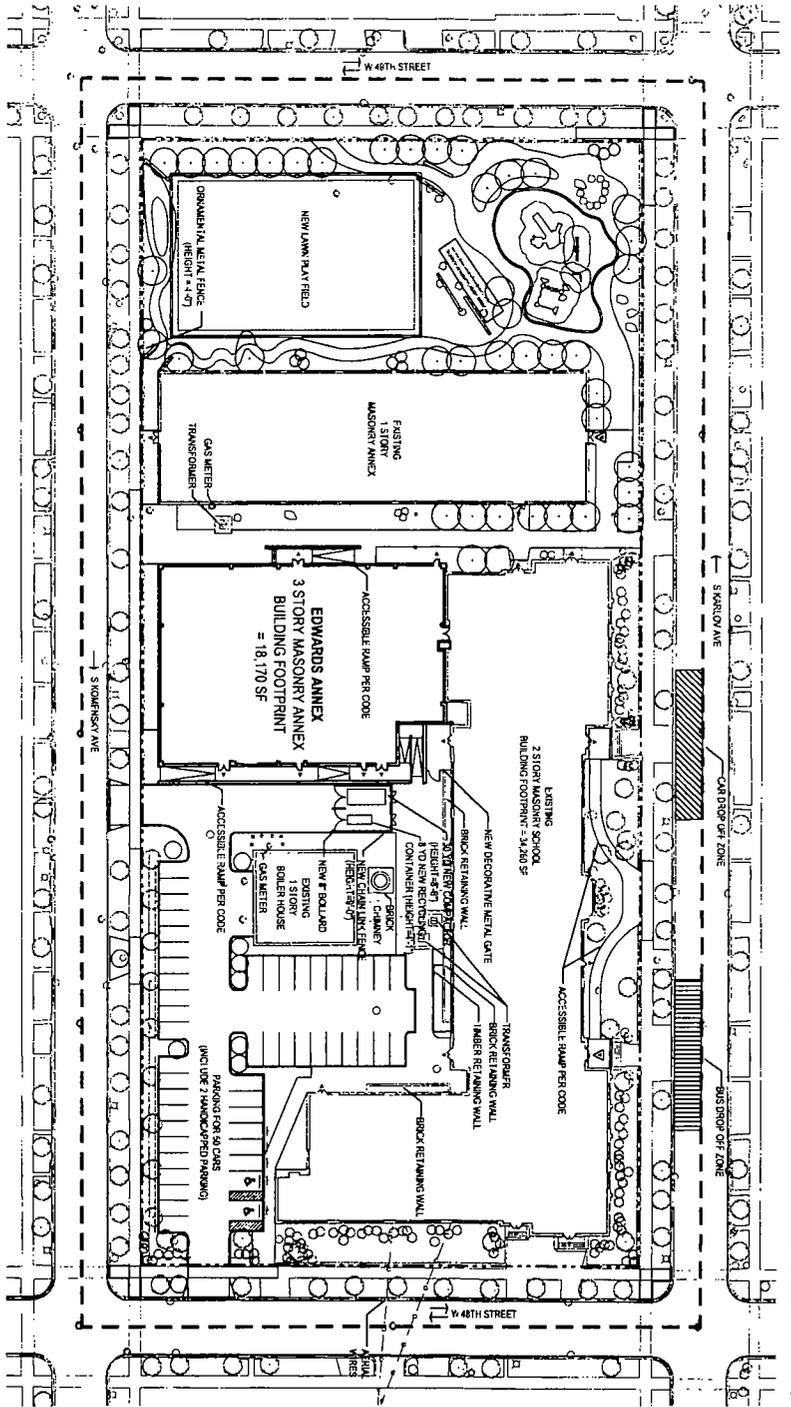
SITE PLAN

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

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

808 N. Dearborn Street, Chicago, Illinois 60610





LEGEND

— PLANNED DEVELOPMENT (P.D.) BOUNDARY

- - - - - PROPERTY LINE (P.L.)

 CAR DROP OFF ZONE

 BUS DROP OFF ZONE

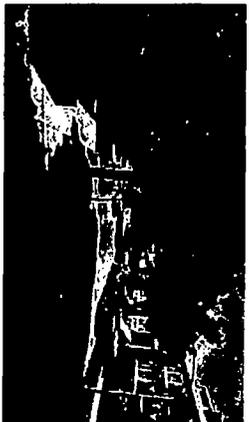
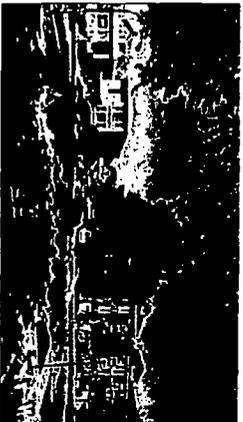
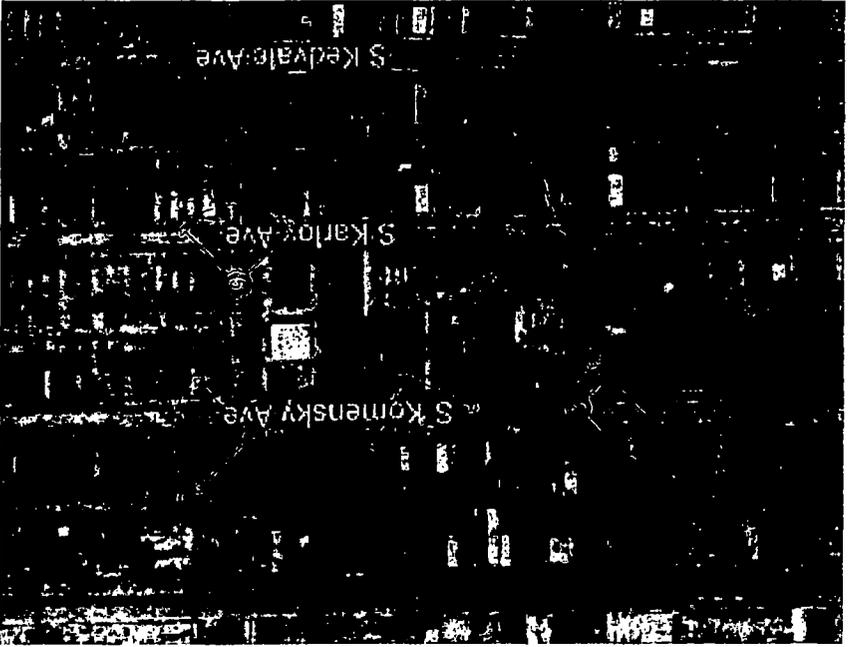


STUDENT DROP OFF PLAN

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

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


 808 N. Dearborn Street, Chicago, Illinois 60610



SURROUNDING AREA PHOTOS



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

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

808 N. Dearborn Street, Chicago, Illinois 60610





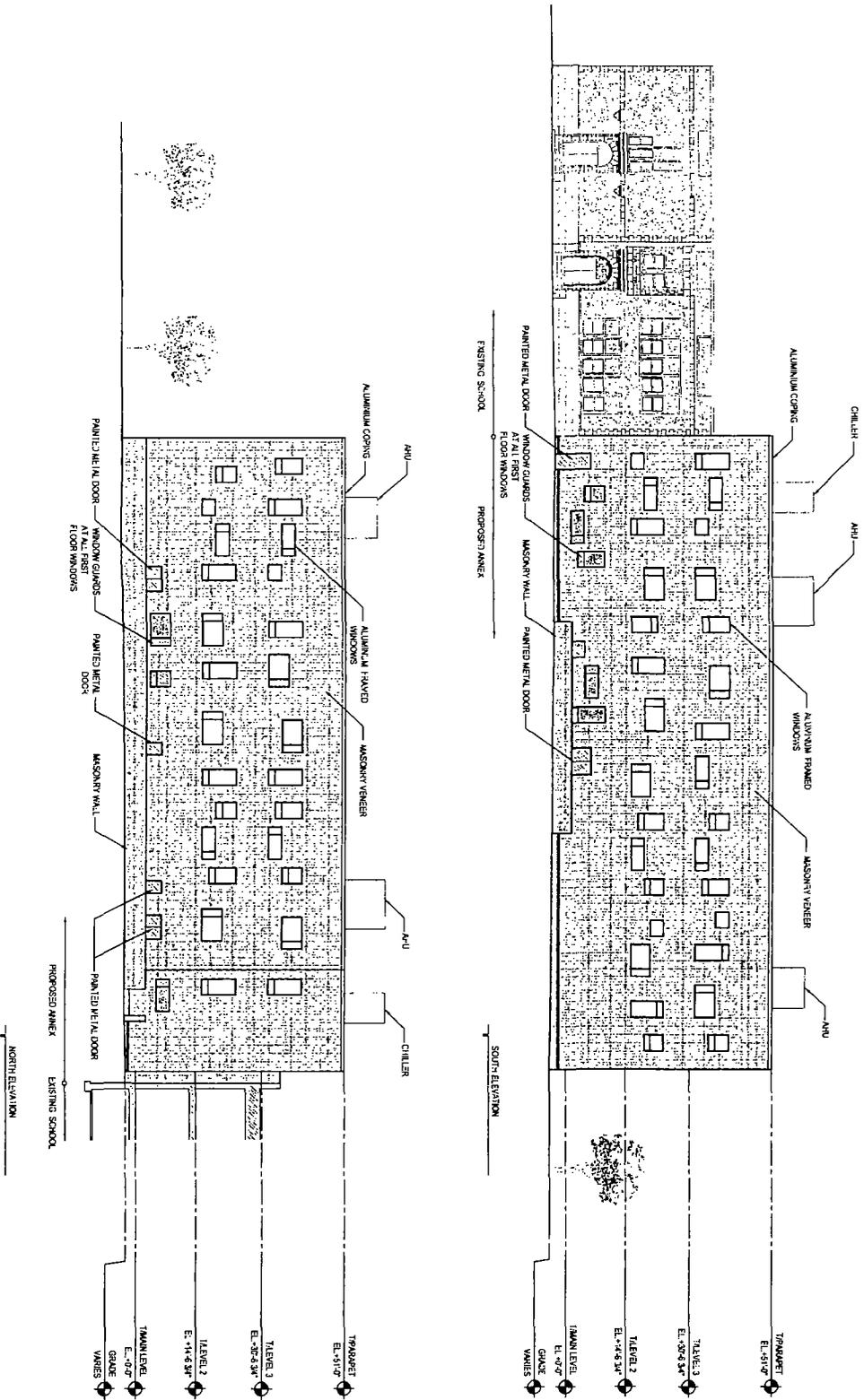
Applicant: Public Building Commission of Chicago &
Chicago Public Schools & Maderran Edward M Burke
City of Chicago, Mayor Rahm Emanuel

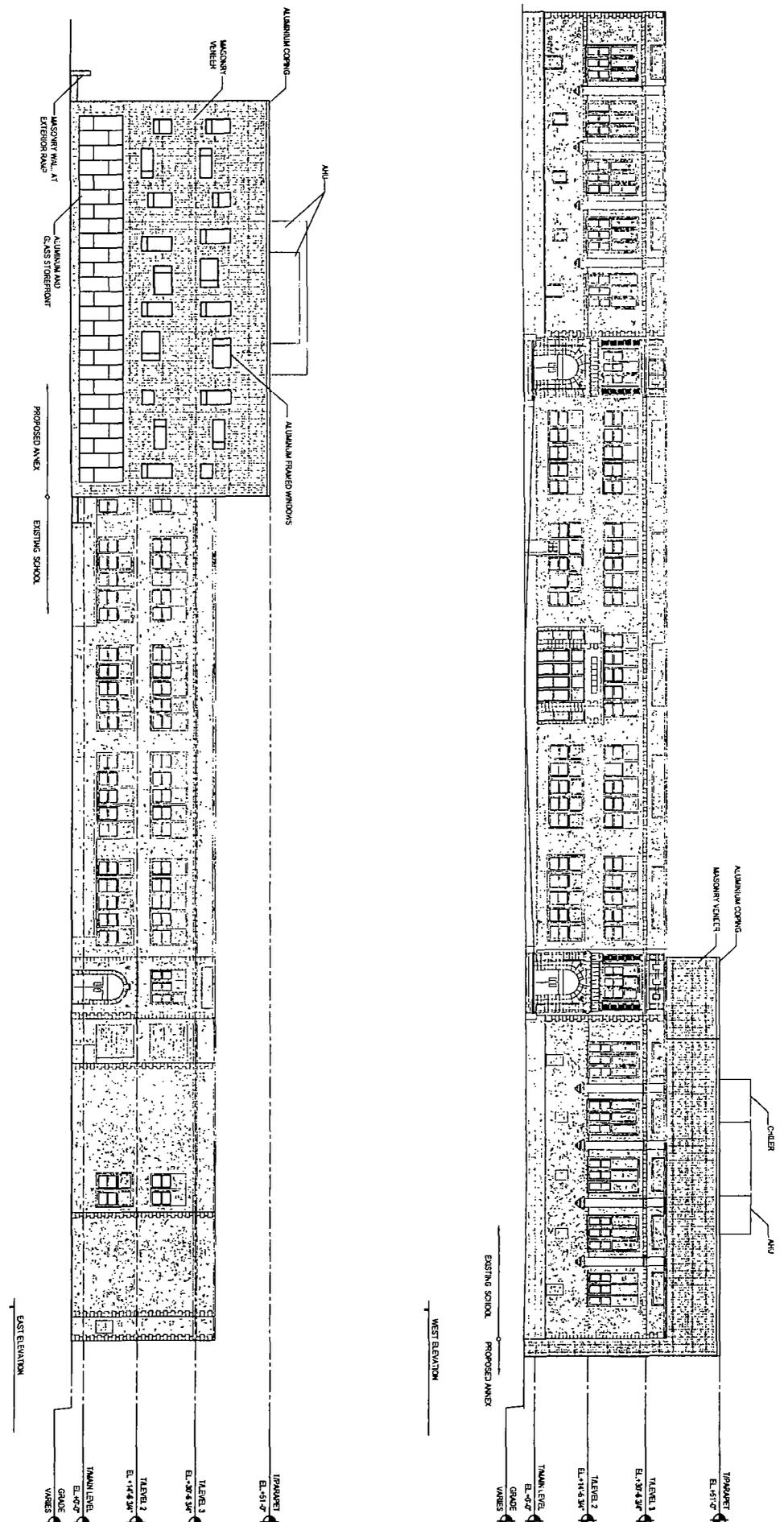
Edwards Elementary School Annex
4315 S Karlov Ave Chicago, IL 60632
Chicago Public Schools
January 21st, 2015

808 N Dearborn Street, Chicago, Illinois 60610



NORTH AND SOUTH ELEVATIONS





EAST WEST ELEVATIONS



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

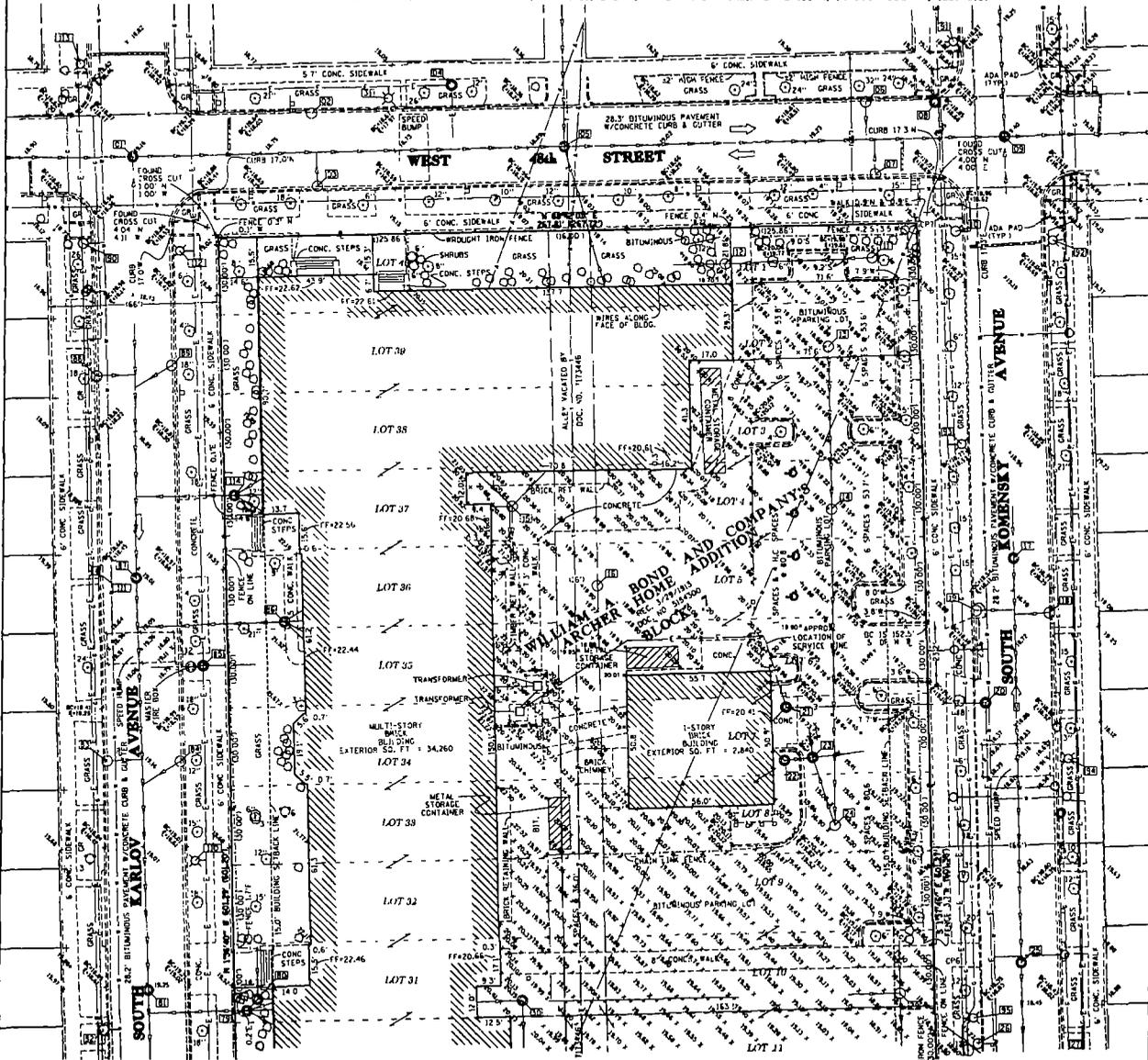
Edwards Elementary School Annex
 4315 S Karlov Ave, Chicago IL 60632
 Chicago Public Schools
 January 21st, 2015

809 N. Dearborn Street, Chicago, Illinois 60610
 srt

ALTA / ACSM LAND TITLE SURVEY



LOTS 1 TO 40, BOTH INCLUSIVE, TOGETHER WITH ALL OF THE VACATED NORTH AND SOUTH 16 FOOT ALLEY, IN BLOCK 7 IN WILLIAM A. BOND AND COMPANY'S ARCHER HOME ADDITION, BEING A RESUBDIVISION OF BLOCKS 1 TO 16 INCLUSIVE, IN WILLIAM A. BOND'S SUBDIVISION OF THE EAST HALF OF THE NORTH-EAST QUARTER OF SECTION 10, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



PROPERTY CORNER	NORTHING	EASTING
NORTHEAST	1872453.221	1549812.831
NORTHWEST	1872459.286	1550140.676
SOUTHWEST	1871852.155	149889.838
SOUTHEAST	1871858.257	1550531.774

SEE SHEET 2

REGULAR PARKING SPACES: 72
HANDICAP PARKING SPACES: 4
TOTAL PARKING SPACES: 76

DESCRIBED PARCEL AREA: 216,087 S.F. / 3.688 AC.
BUILDING AREA: 262,745 S.F. / 3.440 AC.
PARKING AREA: 38,592 S.F. / 0.883 AC.

CONTROL POINT COORDINATE:
CP4 N1871854.350 E1550161.887 ELEV: 118.42
LOCATION-CROSS CUT IN CONCRETE WALL ON THE NW CORNER OF W 49TH ST. & S KOMENSKY AVE.
CP6 N1872180.604 E1550152.342 ELEV: 118.21
LOCATION-CROSS CUT IN CONCRETE WALL ON THE WEST SIDE OF S KOMENSKY AVE. 278.88' SOUTH OF W 48TH ST.
CP7 N1872463.373 E1550144.561 ELEV: 119.21
LOCATION-CROSS CUT IN CONCRETE WALL ON THE SW CORNER OF W 48TH ST & S KOMENSKY AVE

PIN SURVEYED: 19-10-214-001

SURVEYOR'S CERTIFICATE

TO: PUBLIC BUILDING COMMISSION OF CHICAGO, AN ILLINOIS MUNICIPAL CORPORATION, CHICAGO TITLE INSURANCE COMPANY.

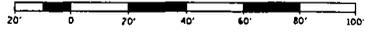
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON JULY 17, 2014.

DATED THIS 13TH DAY OF JANUARY, 2015 AT CHICAGO, ILLINOIS

BY: JOHN A. DYBAS III
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3097
LICENSURE EXPIRATION DATE 11/30/2016

BEARINGS AND DISTANCES SHOWN HEREON REFERENCE THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, ADJUSTMENT - 2007 ICORS!
ALL MEASURED AND CALCULATED VALUES ARE "GRID" NOT "GROUND"

GRAPHIC SCALE



- LEGEND**
- EXISTING PUBLIC RIGHT OF WAY LINE
 - EXISTING VACATED PUBLIC RIGHT OF WAY LINE
 - EXISTING BUILDING SETBACK LINE
 - EXISTING EASEMENT LINE
 - PLANTED LOT LINE
 - PROPERTY (DEED) LINE
 - SAME OWNERSHIP
 - WROUGHT IRON FENCE LINE
 - METAL GUARD RAIL
 - SEWER LINE
 - WATERMAIN
 - OVERHEAD UTILITY WIRES
 - UNDERGROUND GAS LINE
 - UNDERGROUND ELECTRIC LINE
 - UNDERGROUND TELEPHONE LINE
 - MEASURED OR COMPUTED DIMENSION
 - RECORD DATA
 - FOUND IRON PIPE (IP) OR IRON ROD (IR)
 - SET 1/2 INCH IRON ROD
 - CUT CROSS FOUND OR SET
 - TRAFFIC DIRECTION
 - CATCH BASIN
 - INLET
 - MANHOLE / VALET
 - B-BOX / VALVE
 - LIGHT POLE
 - UTILITY POLE
 - FIRE HYDRANT
 - SIGN
 - GUY WIRE
 - BOLLARD POST
 - EVERGREEN TREE & SIZE
 - DECIDUOUS TREE & SIZE
 - BUSH
 - STRUCTURE NUMBER
 - JUNCTION BOX
 - SPOT GRADE

- NOTES:**
- TITLE COMMITMENT 4004104, DATED JUNE 6, 2014, WAS PROVIDED BY THE CLIENT.
 - NO UNDERGROUND UTILITY CONNECTIONS TO THE BUILDING WERE FOUND AT TIME OF SURVEY.
 - THERE ARE NO EASEMENTS OTHER THAN STREETS AND ALLEYS SHOWN HEREON.
 - CONNECTIONS OF CATCH BASINS AND INLETS TO SEWER MAINS ARE NOT SHOWN IN SEWER ATLAS. PIPES ARE SHOWN PER FIG. D OBSERVATIONS CONNECTIONS CAN NOT BE FIELD VERIFIED BY SURFACE INSPECTION.
- SITE BENCHMARK:**
- BM 103: CHISELED "4" ON CHAIN BOLT OF FIRE HYDRANT LOCATED ON THE WEST SIDE OF KOMENSKY AVE IN FRONT OF RESIDENCE #4829 ELEVATION = 19.746
- BM 101: CHISELED SQUARE LOCATED ON THE EAST SIDE OF KARLOV AVE. ON THE SOUTHERLY CORNER OF THE FIRST STEP TO RESIDENCE #4828 ELEVATION = 20.654
- CITY OF CHICAGO BENCHMARK:**
- BM 365: LOCATED 29 FEET SOUTH OF THE ALLEY SOUTH OF 47TH STREET AND 9 FEET EAST OF THE WEST RIGHT OF WAY LINE OF HARDING AVENUE ELEVATION = 19.633
- CITY OF CHICAGO VERTICAL DATUM IS 579.48' LOWER THAN NAVD 29.

PROJECT	NO.	DATE	DESCRIPTION
210229.2	7	11/12/2014	ADDED PARKING LOT SPOT ELEVATIONS & MH INVERTS
	8	9/18/2014	ADDITIONAL UNDERGROUND UTILITIES ADDED
	9	8/13/2014	ADDITIONAL UNDERGROUND SERVICE UTILITIES ADDED
	4	8/9/2014	ALTA / ACSM LAND TITLE SURVEY



CHICAGO PUBLIC SCHOOLS
RICHARD EDWARDS ELEMENTARY SCHOOL
4815 S. KARLOV AVE., CHICAGO, IL
CPS PROJECT NO. : 2011-23081-SAC

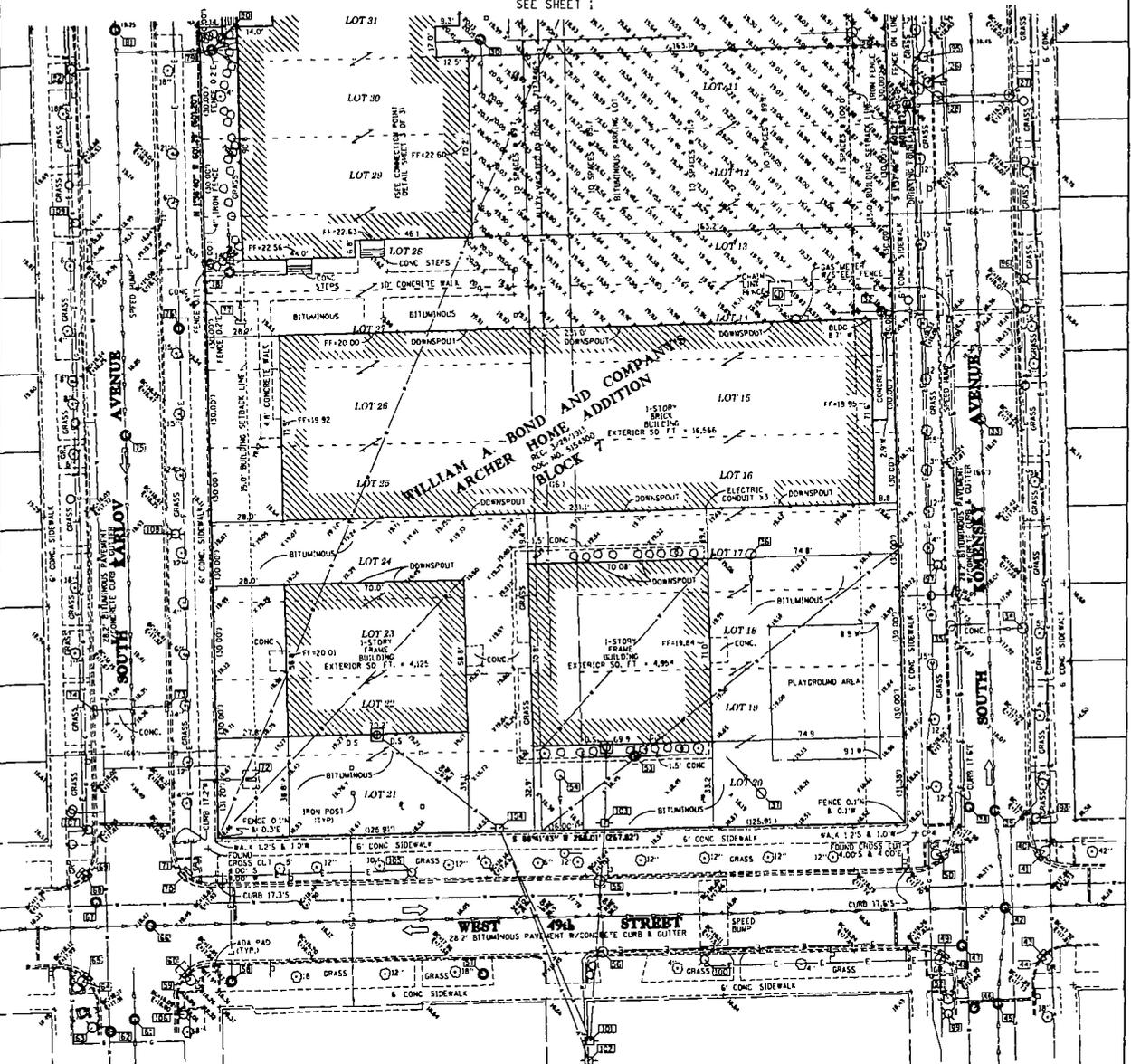
SCALE: 1" = 20'
1/13/2015
SHEET 1 OF 3

ALTA / ACSM LAND TITLE SURVEY



LOTS 1 TO 4C, BOTH INCLUSIVE, TOGETHER WITH ALL OF THE VACATED NORTH AND SOUTH 16 FOOT ALLEY, IN BLOCK 7 IN WILLIAM A. BOND AND COMPANY'S ARCHER HOME ADDITION, BEING A RESUBDIVISION OF BLOCKS 1 TO 16 INCLUSIVE, IN WILLIAM A. BOND'S SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SEE SHEET 1



LEGEND

- EXISTING PUBLIC RIGHT OF WAY LINE
- EXISTING VACATED PUBLIC RIGHT OF WAY LINE
- EXISTING BUILDING SETBACK LINE
- EXISTING EASEMENT LINE
- PLATTED LOT LINE
- PROPERTY IDENTIFICATION LINE
- SAME OWNERSHIP
- WROUGHT IRON FENCE LINE
- METAL GUARD RAIL
- SEWER LINE
- WATERMAIN
- OVERHEAD UTILITY WIRES
- UNDERGROUND GAS LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- MEASURED OR COMPUTED DIMENSION
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- FOUND IRON PIPE (IP) OR IRON ROD (IR)
- SET 1/2 INCH IRON ROD
- CUT CROSS FOUND OR SET
- TRAFFIC DIRECTION
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- FIRE HYDRANT
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- DECIDUOUS TREE & SIZE
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- SPOT GRADE

NOTES

- 1) TITLE COMMITMENT 4004104, DATED JUNE 6, 2014, WAS PROVIDED BY THE CLIENT
 - 2) NO UNDERGROUND UTILITY CONNECTIONS TO THE BUILDING WERE FOUND AT TIME OF SURVEY
 - 3) THERE ARE NO EASEMENTS OTHER THAN STREETS AND ALLEYS SHOWN HEREON
 - 4) CONNECTIONS OF CATCH BASINS AND INLETS TO SEWER MAINS ARE NOT SHOWN IN SEWER ATLAS. PIPES ARE SHOWN PER FIELD OBSERVATIONS. CONNECTIONS CAN NOT BE FIELD VERIFIED BY SURFACE INSPECTION
- SITE BENCHMARK:**
 BM 105:
 CHISELED "H" ON CHAIN BOLT OF FIRE HYDRANT LOCATED ON THE WEST SIDE OF ROMENSKY AVE IN FRONT OF RESIDENCE #4829
 ELEVATION = 19.246
- BM 106:**
 CHISELED SQUARE LOCATED ON THE EAST SIDE OF KARLOV AVE ON THE SOUTHERLY CORNER OF THE FIRST STEP TO RESIDENCE #4828
 ELEVATION = 20.654
- CITY OF CHICAGO BENCHMARK:**
 BM 385:
 LOCATED 28 FEET SOUTH OF THE ALLEY SOUTH OF 47TH STREET AND 9 FEET EAST OF THE WEST RIGHT OF WAY LINE OF HARDING AVENUE.
 ELEVATION = 19.633
- CITY OF CHICAGO VERTICAL DATUM IS 579.48' LOWER THAN NAVD 29.**

PROPERTY CORNER	NORTHING	EASTING
NORTHWEST	1872453.211	1148872.931
NORTHEAST	1872459.286	1150140.676
SOUTHWEST	1871858.257	1148879.838
SOUTHEAST	1871858.257	1150155.774

DESCRIBED PARCEL AREA: 316,087 S.F. / 3.698 AC
 BUILDING AREA: 162,745 S.F. / 1.840 AC
 REVISION AREA: 36,542 S.F. / 2.358 AC

REGULAR PARKING SPACES: 72
 HANDICAP PARKING SPACES: 4
 TOTAL PARKING SPACES: 76

CONTROL POINT COORDINATES:
 CP4 N:1871854.350 E:1150161.887 ELEV:18.42
 LOCATION-CROSS CUT IN CONCRETE WALL ON THE NW CORNER OF N. 49TH ST & S. ROMENSKY AVE.
 CP6 N:1872186.604 E:1150150.192 ELEV:18.01
 LOCATION-CROSS CUT IN CONCRETE WALL ON THE WEST SIDE OF S. ROMENSKY AVE 278.88' SOUTH OF N. 48TH ST
 CP1 N:1872463.375 E:1150144.562 ELEV:18.21
 LOCATION-CROSS CUT IN CONCRETE WALL ON THE SW CORNER OF N. 48TH ST & S. ROMENSKY AVE.

PROJECT	NO	DATE	REVISIONS
PROJECT 210129 2	7	11/12/2014	ADDED PARKING LOT SPOT ELEVATIONS & MH INVERTS
DRAWN BY J. MOGOM	8	9/15/2014	ADDITIONAL UNDERGROUND UTILITIES ADDED
DRAWN BY L. KLEMM	5	6/13/2014	ADDITIONAL UNDERGROUND SERVICE UTILITIES ADDED
CHECKED BY J. DYBAS	4	8/8/2014	ALTA / ACSM LAND TITLE SURVEY
APPROVED BY C. FISS	NO		



CHICAGO PUBLIC SCHOOLS
 RICHARD EDWARDS ELEMENTARY SCHOOL
 4815 S. KARLOV AVE., CHICAGO, IL
 CPS PROJECT NO : 2011-23081-SAC

SCALE 1" = 20'
1/13/2015
SHEET 2 OF 3



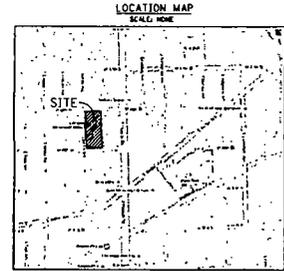
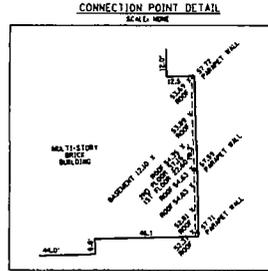
ALTA / ACSM LAND TITLE SURVEY



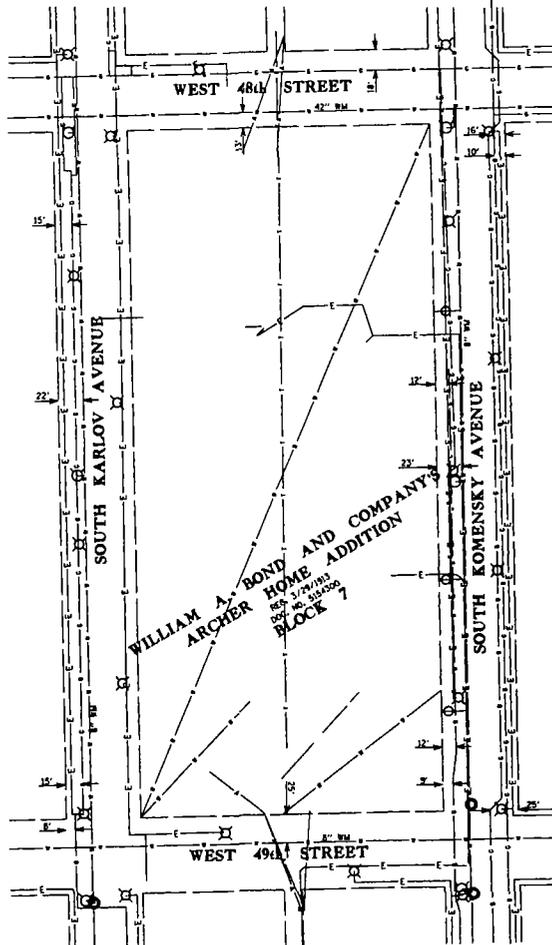
LOTS 1 TO 40, BOTH INCLUSIVE, TOGETHER WITH ALL OF THE VACATED NORTH AND SOUTH 16 FOOT ALLEY, IN BLOCK 7 IN WILLIAM A. BOND AND COMPANY'S ARCHER HOME ADDITION, BEING A RESUBDIVISION OF BLOCKS 1 TO 16 INCLUSIVE, IN WILLIAM A. BOND'S SUBDIVISION OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

STRUCTURE NO./TYPE	RIM ELEV.	INV. ELEV.	SIZE/TYPE/ DIRECTION	PROPERTY LINE REFERENCE	NORTH/SOUTH	PROPERTY LINE REFERENCE	EAST/WEST
01/COMBINATION MH	19.16	4.21 2.31 4.4	36" RCP/P 36" RCP/P 15" RCP/S		NORTH	31.8' NORTH	WEST 32.1' WEST
02/CATCH BASIN	17.60	FILLED W/WATER	UNKNOWN		NORTH	46.9' NORTH	WEST 36.6' EAST
03/CATCH BASIN	18.06	12.16	8" VCP/TH		NORTH	18.1' NORTH	WEST 38.0' EAST
04/ELECTRIC VAULT	18.15	16.89	3" PVC/2-W		NORTH	35.4' NORTH	WEST 28.9' EAST
05/COMBINATION MH	18.79	4.84 5.04 5.78	36" RCP/P 36" RCP/P 15" RCP/S		NORTH	32.3' NORTH	WEST 32.8' EAST
06/CATCH BASIN	18.52	14.07	8" VCP/S		NORTH	48.9' NORTH	EAST 18.5' WEST
07/CATCH BASIN	18.55	13.20	8" VCP/N		NORTH	18.3' NORTH	EAST 13.3' WEST
08/GAS VAULT	18.65	N/A	UNKNOWN		NORTH	46.3' NORTH	EAST 13.0' EAST
09/COMBINATION MH	19.47	4.62 4.72 5.17	36" RCP/P 36" RCP/P 15" RCP/S		NORTH	32.6' NORTH	EAST 34.1' WEST
10/FIRE HYDRANT	18.99 F/G	N/A	N/A		NORTH	3.5' SOUTH	EAST 14.8' EAST
12/CATCH BASIN	18.96	11.51	4" CI/SB		NORTH	32.4' SOUTH	EAST 37.2' WEST
13/CATCH BASIN	19.76	16.36 15.36 17.16	8" VCP/P 8" VCP/P 6" VCP/S		NORTH	13.8' SOUTH	EAST 73.7' WEST
15/CATCH BASIN	18.72	15.74	8" VCP/N		NORTH	46.8' SOUTH	EAST 34.9' WEST
16/CATCH BASIN	18.91	15.47	8" VCP/S		NORTH	108.7' SOUTH	EAST 35.2' WEST
19/CATCH BASIN	20.50	11.80 15.10	8" VCP/S 8" VCP/NW		NORTH	105.2' SOUTH	WEST 109.6' EAST
16/CATCH BASIN	19.62	12.07 15.15	8" VCP/S 15" VCP/N		NORTH	136.0' SOUTH	EAST 126.3' WEST
17/COMBINATION MH	18.81	8.36 8.41	15" VCP/S 15" VCP/N		NORTH	128.8' SOUTH	EAST 33.6' EAST
19/CATCH BASIN	18.16	PAVED	UNKNOWN		NORTH	350.2' SOUTH	EAST 48.9' EAST
18/CATCH BASIN	18.09	14.63	8" VCP/P		NORTH	146.7' SOUTH	EAST 18.3' EAST
20/ELECTRIC VAULT	18.53	14.10	8" VCP/P		NORTH	184.1' SOUTH	EAST 71.8' EAST
21/ELECTRIC VAULT	19.86	ABANDONED	ABANDONED		NORTH	184.3' SOUTH	EAST 54.3' WEST
22/COMBINATION MH	20.68	5.88 5.98 15.44	8" VCP/E 4" VCP/N 8" VCP/S		NORTH	204.6' SOUTH	EAST 55.4' WEST
23/COMBINATION MH	19.74	9.84 9.84 15.44	8" VCP/E 8" VCP/N 8" VCP/S		NORTH	203.6' SOUTH	EAST 44.7' WEST
24/CATCH BASIN	18.72	11.80 15.02	8" VCP/N 8" VCP/NW		NORTH	229.5' SOUTH	EAST 36.1' WEST
25/COMBINATION MH	18.55	8.05 12.06	15" RCP/S 15" RCP/N		NORTH	283.3' SOUTH	EAST 33.2' EAST
26/FIRE HYDRANT	18.39 F/G	N/A	N/A		NORTH	287.2' NORTH	EAST 16.3' EAST
27/CATCH BASIN	17.80	FILLED R/GROUND	UNKNOWN		SOUTH	281.8' NORTH	EAST 47.3' EAST
28/CATCH BASIN	17.83	14.23 14.43	8" VCP/E 3" DIP/NW		SOUTH	281.7' NORTH	EAST 19.4' EAST
29/CATCH BASIN	18.69	16.19 16.54	8" VCP/P 8" VCP/N		NORTH	294.0' SOUTH	EAST 32.9' WEST
30/COMBINATION MH	20.14	15.17 15.17	4" PVC S 8" VCP W		NORTH	293.9' SOUTH	WEST 109.7' EAST
32/COMBINATION MH	19.01	11.21 12.25	8" VCP/S 12" VCP/N		SOUTH	198.5' NORTH	EAST 4.2' WEST
33/COMBINATION MH	18.30	7.95 7.60	15" VCP/S 15" VCP/N		SOUTH	155.8' NORTH	EAST 33.7' EAST
34/CATCH BASIN	17.43	13.13	8" VCP/P		SOUTH	74.8' NORTH	EAST 47.4' EAST
35/CATCH BASIN	17.44	12.89	8" VCP/E		SOUTH	76.2' NORTH	EAST 19.3' EAST
36/CATCH BASIN	18.44	16.14	8" VCP/S		SOUTH	105.8' NORTH	EAST 57.8' WEST
37/CATCH BASIN	17.98	15.98	8" VCP/NW		SOUTH	127.7' NORTH	EAST 55.9' WEST
38/VALVE VAULT	18.23	15.20	8" VCP/N		SOUTH	114.1' NORTH	EAST 24.9' EAST
39/COMBINATION MH	18.22	7.55 13.21	15" VCP/S 8" VCP/N		SOUTH	4.0' NORTH	EAST 35.0' EAST
40/CATCH BASIN	18.08	15.48	8" VCP/S		SOUTH	12.1' SOUTH	EAST 54.2' EAST
41/INLET	17.48	15.48	8" VCP/N		SOUTH	14.2' SOUTH	EAST 51.8' EAST
42/COMBINATION MH	18.47	4.27 4.37 4.82	36" RCP/E 36" RCP/P 15" RCP/N-S		SOUTH	33.5' SOUTH	EAST 38.1' EAST
43/INLET	17.56	15.76	8" VCP/SE		SOUTH	31.7' SOUTH	EAST 32.0' EAST
44/CATCH BASIN	18.06	15.38	8" VCP/P		SOUTH	53.8' SOUTH	EAST 54.0' EAST
45/COMBINATION MH	18.28	7.94 10.04	15" VCP/N 15" VCP/S		SOUTH	70.5' SOUTH	EAST 34.5' EAST
46/VALVE VAULT	18.10	12.20	10" DIP/NS		SOUTH	72.3' SOUTH	EAST 28.1' EAST
47/ELECTRIC VAULT	18.21	10.00	DEEP		SOUTH	48.0' SOUTH	EAST 21.0' EAST
48/CATCH BASIN	18.11	15.37	8" VCP/NE		SOUTH	53.1' SOUTH	EAST 12.4' EAST
49/INLET	17.58	15.88	8" VCP/SE		SOUTH	51.0' SOUTH	EAST 14.1' EAST
50/INLET	17.45	15.51	8" VCP/SE		SOUTH	11.0' SOUTH	EAST 16.0' EAST
51/CATCH BASIN	18.04	15.84	8" VCP/SE		SOUTH	12.4' SOUTH	EAST 11.8' EAST
52/FIRE HYDRANT	18.06 F/G	N/A	N/A		SOUTH	48.4' SOUTH	EAST 15.1' EAST
53/COMBINATION MH	18.64	14.84 15.04	8" VCP/P 4" VCP/N		SOUTH	78.3' NORTH	EAST 105.4' WEST
54/CATCH BASIN	18.22	CAPPED	8" VCP/S		SOUTH	21.5' NORTH	WEST 134.7' EAST
55/CATCH BASIN	17.36	13.31	8" VCP/SW		SOUTH	19.5' SOUTH	WEST 119.9' WEST
56/CATCH BASIN	17.33	13.13	8" VCP/NW		SOUTH	47.2' SOUTH	EAST 119.4' WEST
57/ELECTRIC VAULT	18.36	HIGHEST 2M	3" PVC/ 2M		SOUTH	54.8' SOUTH	WEST 102.3' EAST
58/ELECTRIC VAULT	18.34	16.16 HIGHEST CABLE	3" PVC/ 2M		SOUTH	55.3' SOUTH	WEST 4.3' EAST
59/CATCH BASIN	18.35	UNKNOWN	8" VCP/N 8" VCP/NW		SOUTH	54.3' SOUTH	WEST 31.8' WEST
60/INLET	17.75	14.55	8" DIP/SE		SOUTH	51.6' SOUTH	WEST 13.5' WEST
61/COMBINATION MH	18.36	7.88 13.21	15" VCP/N 15" VCP/S		SOUTH	68.2' SOUTH	WEST 34.3' WEST
63/VALVE VAULT	18.02	13.47	10" DIP/NS		SOUTH	73.9' SOUTH	WEST 43.4' WEST
63/FIRE HYDRANT	17.99 F/G	N/A	N/A		SOUTH	73.9' SOUTH	WEST 52.1' WEST
64/CATCH BASIN	18.17	16.17	8" VCP/NE		SOUTH	54.0' SOUTH	WEST 55.7' WEST
65/INLET	17.80	15.50	8" VCP/SE		SOUTH	80.2' SOUTH	WEST 57.4' WEST
66/COMBINATION MH	18.61	4.11	UNE. 7E-W		SOUTH	23.5' SOUTH	WEST 21.0' WEST
67/VALVE VAULT	18.21	13.61	10" DIP/E-W		SOUTH	23.5' SOUTH	WEST 47.8' WEST
68/INLET	17.80	15.50	8" VCP/NW		SOUTH	13.9' SOUTH	WEST 50.8' WEST
69/INLET	18.37	16.17	8" VCP/SE		SOUTH	10.0' SOUTH	WEST 33.7' WEST
70/INLET	17.79	15.79	8" VCP/NE		SOUTH	14.5' SOUTH	WEST 14.0' WEST
71/INLET	18.30	15.30	8" VCP/SE		SOUTH	12.8' SOUTH	WEST 13.9' WEST
72/INLET	18.12	16.32	3.5" VCP/P		SOUTH	22.5' SOUTH	WEST 13.2' EAST
73/INLET	17.81	14.36	10" VCP/P		SOUTH	51.8' NORTH	WEST 18.9' WEST
74/INLET	17.59	13.69	10" VCP/E		SOUTH	50.8' NORTH	WEST 46.8' WEST
75/COMBINATION MH	18.72	7.62 13.14	15" VCP/N-S 3" PVC/N-S		SOUTH	356.8' NORTH	WEST 32.8' WEST
76/ELECTRIC VAULT	18.14	13.14 HIGHEST	3" PVC/N-S 3" PVC/N-S		SOUTH	198.0' NORTH	EAST 10.7' WEST
77/INLET	18.83	17.23	8" VCP/N		SOUTH	198.9' NORTH	WEST 13.5' EAST
78/COMBINATION MH	19.50	16.10	8" VCP/E		SOUTH	219.3' NORTH	WEST 9.6' EAST
79/COMBINATION MH	19.64	8.11 8.16 9.16 15.66	8" VCP/P 8" VCP/E 8" VCP/SE 8" VCP/NE		NORTH	295.4' NORTH	WEST 4.8' EAST
80/COMBINATION MH	19.59	16.18 16.89	8" VCP/P 8" VCP/E		NORTH	291.1' SOUTH	WEST 9.0' EAST
81/COMBINATION MH	19.21	8.01 8.06	15" VCP/N 15" VCP/S		NORTH	286.9' SOUTH	WEST 32.7' WEST
82/FIRE HYDRANT	18.53 F/G	N/A	N/A		NORTH	298.6' NORTH	WEST 50.3' WEST
83/CATCH BASIN	18.19	14.54	8" VCP/E		NORTH	199.4' SOUTH	WEST 47.1' WEST
84/CATCH BASIN	18.41	14.81	8" VCP/SW		NORTH	200.0' SOUTH	WEST 18.0' WEST
85/ELECTRIC VAULT	18.45	HIGHEST CABLE	2" PVC/ HP-45-L-W		NORTH	163.7' SOUTH	WEST 9.4' WEST
86/COMBINATION MH	21.27	11.87 11.87 11.82	8" VCP/P 8" VCP/E 8" VCP/SE		NORTH	147.4' SOUTH	WEST 22.7' EAST
87/COMBINATION MH	19.01	8.44 8.51	15" VCP/S 15" VCP/N		NORTH	129.4' SOUTH	WEST 34.4' WEST
88/CATCH BASIN	17.99	13.49	8" VCP/NE		NORTH	35.8' SOUTH	WEST 48.9' WEST
89/CATCH BASIN	18.17	15.47	8" VCP/SE		NORTH	48.6' SOUTH	WEST 31.7' WEST
90/FIRE HYDRANT	18.63 F/G	N/A	N/A		NORTH	0.9' SOUTH	WEST 51.8' WEST
114/COMBINATION MH	19.60	9.70 8.80 9.90 10.10 10.10	8" VCP/P 8" VCP/E 8" VCP/NE 8" VCP/SE		NORTH	98.7' SOUTH	WEST 22.1' EAST

STRUCTURE NO./TYPE	LOWEST ELEVATION	PROPERTY LINE REFERENCE	NORTH/SOUTH	PROPERTY LINE REFERENCE	EAST/WEST
31/LIGHT POLE	N/A	NORTH	51.8' NORTH	WEST	45.8' EAST
32/LIGHT POLE	N/A	NORTH	63.7' NORTH	EAST	15.6' EAST
33/LIGHT POLE	N/A	NORTH	71.8' SOUTH	EAST	51.6' EAST
34/LIGHT POLE	N/A	NORTH	85.7' SOUTH	EAST	35.0' EAST
35/LIGHT POLE	N/A	NORTH	200.2' SOUTH	EAST	52.8' EAST
36/LIGHT POLE	N/A	SOUTH	293.7' NORTH	EAST	14.4' EAST
37/LIGHT POLE	N/A	SOUTH	295.9' NORTH	EAST	18.1' EAST
38/LIGHT POLE	N/A	SOUTH	59.9' NORTH	EAST	18.1' EAST
39/LIGHT POLE	N/A	SOUTH	0.9' NORTH	EAST	51.0' EAST
99/LIGHT POLE	N/A	SOUTH	13.8' SOUTH	EAST	18.0' EAST
100/LIGHT POLE	N/A	SOUTH	31.0' SOUTH	EAST	79.3' WEST
101/UTILITY POLE	42.1	SOUTH	61.4' SOUTH	EAST	125.5' WEST
102/UTILITY POLE	42.1	SOUTH	81.0' SOUTH	EAST	125.7' WEST
103/UTILITY POLE	42.0	SOUTH	7.6' NORTH	EAST	111.6' WEST
104/UTILITY POLE	42.1	SOUTH	1.3' NORTH	WEST	109.7' EAST
105/LIGHT POLE	N/A	SOUTH	15.1' SOUTH	WEST	78.4' EAST
106/LIGHT POLE	N/A	SOUTH	67.7' SOUTH	WEST	15.3' WEST
107/LIGHT POLE	N/A	SOUTH	31.0' SOUTH	WEST	50.2' WEST
108/LIGHT POLE	N/A	SOUTH	118.4' NORTH	WEST	14.1' WEST
109/LIGHT POLE	N/A	SOUTH	240.1' NORTH	WEST	48.8' WEST
110/LIGHT POLE	N/A	NORTH	237.9' NORTH	WEST	13.9' WEST
111/LIGHT POLE	N/A	NORTH	126.2' SOUTH	WEST	49.8' WEST
112/LIGHT POLE	N/A	NORTH	41.6' NORTH	WEST	14.8' WEST
113/LIGHT POLE	N/A	NORTH	67.8' NORTH	WEST	51.2' WEST



UTILITY DETAIL
WATERMAIN SHOWN HEREON PER CITY OF CHICAGO WATER ATLAS NO. 421
UNDERGROUND ELECTRIC SHOWN HEREON PER TOWN OF CHICAGO SERVICE ATLAS NO. 602-1
UNDERGROUND GAS SHOWN HEREON PER PEOPLE'S GAS ATLAS PROVIDED BY THE OFFICE OF UNDERGROUND COORDINATOR



PROJECT	NO.	DATE	REVISIONS
210129-2	7	11/2/2014	ADDED PARKING LOT SPOT ELEVATIONS & MH INVERTS
	8	8/16/2014	ADDITIONAL UNDERGROUND UTILITIES ADDED
	5	8/13/2014	ADDITIONAL UNDERGROUND SERVICE UTILITIES ADDED
	4	8/8/2014	ALTA / ACSM LAND TITLE SURVEY



CHICAGO PUBLIC SCHOOLS
RICHARD EDWARDS ELEMENTARY SCHOOL
4815 S. KARLOV AVE., CHICAGO, IL
CPS PROJECT NO. : 2011-23081-SAC
SCALE 1" = 50'
1/13/2015
SHEET 3 OF 3

#18272
Intro DATE:
Jan. 21, 2015

CITY OF CHICAGO

**APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE**

1. ADDRESS of the property Applicant is seeking to rezone:
4815 S. Karlov

2. Ward Number that property is located in: 14th Ward

3. APPLICANT: Public Building Commission

ADDRESS: c/o Neal & Leroy, LLC, 120 N. LaSalle, Suite 2600

CITY Chicago STATE Illinois ZIP CODE 60602

PHONE: 312.641.7144 CONTACT PERSON Meg George

4. Is the applicant the owner of the property? YES X NO _____
If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the application to proceed.

OWNER _____

ADDRESS _____

CITY _____ STATE _____ ZIP CODE _____

PHONE _____ CONTACT PERSON _____

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY Meg George, Neal and Leroy, LLC

ADDRESS 120 N. LaSalle Street, Suite 2600 CITY Chicago

CITY Chicago STATE IL ZIP CODE 60602

PHONE (312) 641-7144 FAX (312) 641-5137

6. If the applicant is a corporation please provide the names of all shareholders as disclosed on the Economic Disclosure Statements.

Neither the applicant nor owner is a corporation.

7. On what date did the owner acquire legal title to the subject property?

1997

8. Has the present owner previously rezoned this property? If yes, when?

No it has not.

9. Present Zoning: RS-3 Proposed Zoning: Institutional Planned Development

10. Lot size in square feet (or dimensions?) 161,087 SF (net site area)

11. Current Use of the Property existing school

12. Reason for rezoning the property To allow for an addition to the existing Edwards Elementary School.

13. Describe the proposed use of the Property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building (BE SPECIFIC)

The proposed 3-story addition will be linked to the existing elementary school.

14. On May 14, 2007, The Chicago City Council passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See Fact Sheet for more information)

YES _____ NO x _____

COUNTY OF COOK
STATE OF ILLINOIS

I, Teri Haymaker, being first duly sworn, on oath deposes and states, that all of the above statements and the statements contained in the documents submitted herewith are true.

Teri Haymaker

Subscribed and sworn to before me this

14th day of January, 2015

Evelyn M. Neri
Notary Public



For Office Use Only

INTRODUCED BY: _____ DATE _____

REFERRED TO:

FILE NO.: _____

WARD NO.: _____

COMMITTEE ON BUILDINGS & ZONING _____

REZONING STAFF _____

CHICAGO PLAN COMMISSION _____