



# City of Chicago



SO2014-8808

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 11/5/2014

**Sponsor(s):** City Clerk (transmitted by)

**Type:** Ordinance

**Title:** Zoning Reclassification Map No. 14-K at 4101-4159 W 60th St, 4100-4158 W 61st St, 6001-6055 S Keeler Ave amd 6000-6058 S Karlov Ave - App No. 18221

**Committee(s) Assignment:** Committee on Zoning, Landmarks and Building Standards

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 RS-2 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 14-K in the area bounded by

West 60<sup>th</sup> Street; South Karlov Avenue;  
West 61<sup>st</sup> Street; and South Keeler Avenue,

to those of Institutional Planned Development No. \_\_\_\_\_, 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.

Common Address of Property: 4101-4159 W. 60<sup>th</sup> Street; 4100-4158 W. 61<sup>st</sup> Street; 6001-6055 S. Keeler Avenue; 6000-6058 S. Karlov Avenue

INSTITUTIONAL PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number \_\_\_\_, (“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 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.

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

Applicant: Public Building Commission  
 Address: 4100-4159 W. 60<sup>th</sup> Street; 4100-4158 W. 61<sup>st</sup> Street; 6001-6055 S. Keeler Avenue, 6000-6058 S. Karlov Avenue  
 Introduced: November 5, 2014  
 Plan Commission: December 18, 2014

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-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 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.

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Plan Commission:	December 18, 2014

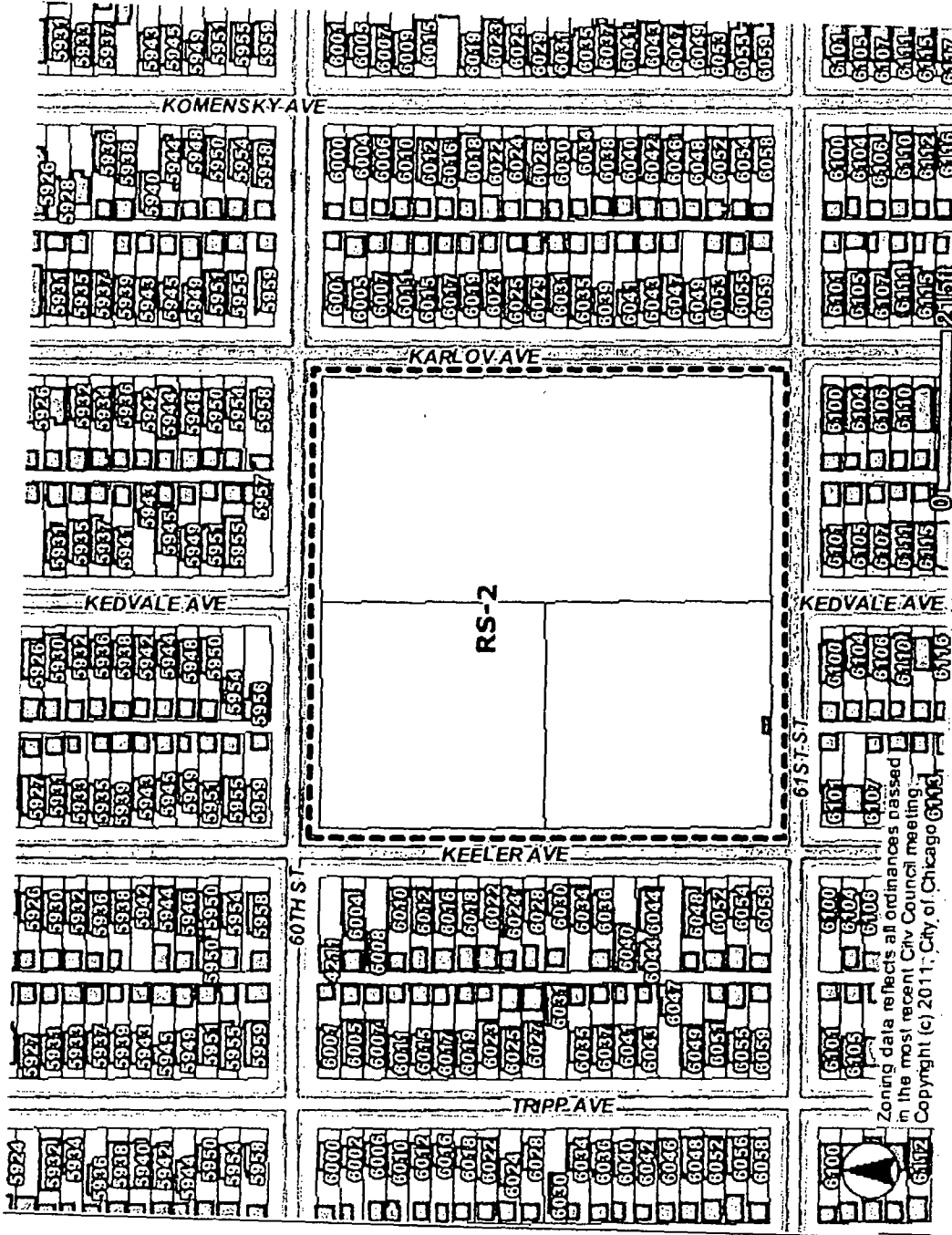
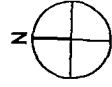
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
  
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 RS-2.

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INSTITUTIONAL PLANNED DEVELOPMENT  
BULK REGULATION AND DATA TABLE

Gross Site Area:	442,331 SF (10.2 acres)
Net Site Area:	359,100 SF (8.2 acres)
Area to Remain in Right of Way	83,231 SF (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 2 accessible)
Minimum Number of Bike Spaces:	4
Maximum Building Height:	50'
Minimum Required Setback:	Per Site Plan

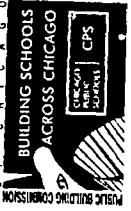
PROJECT SITE

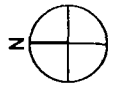
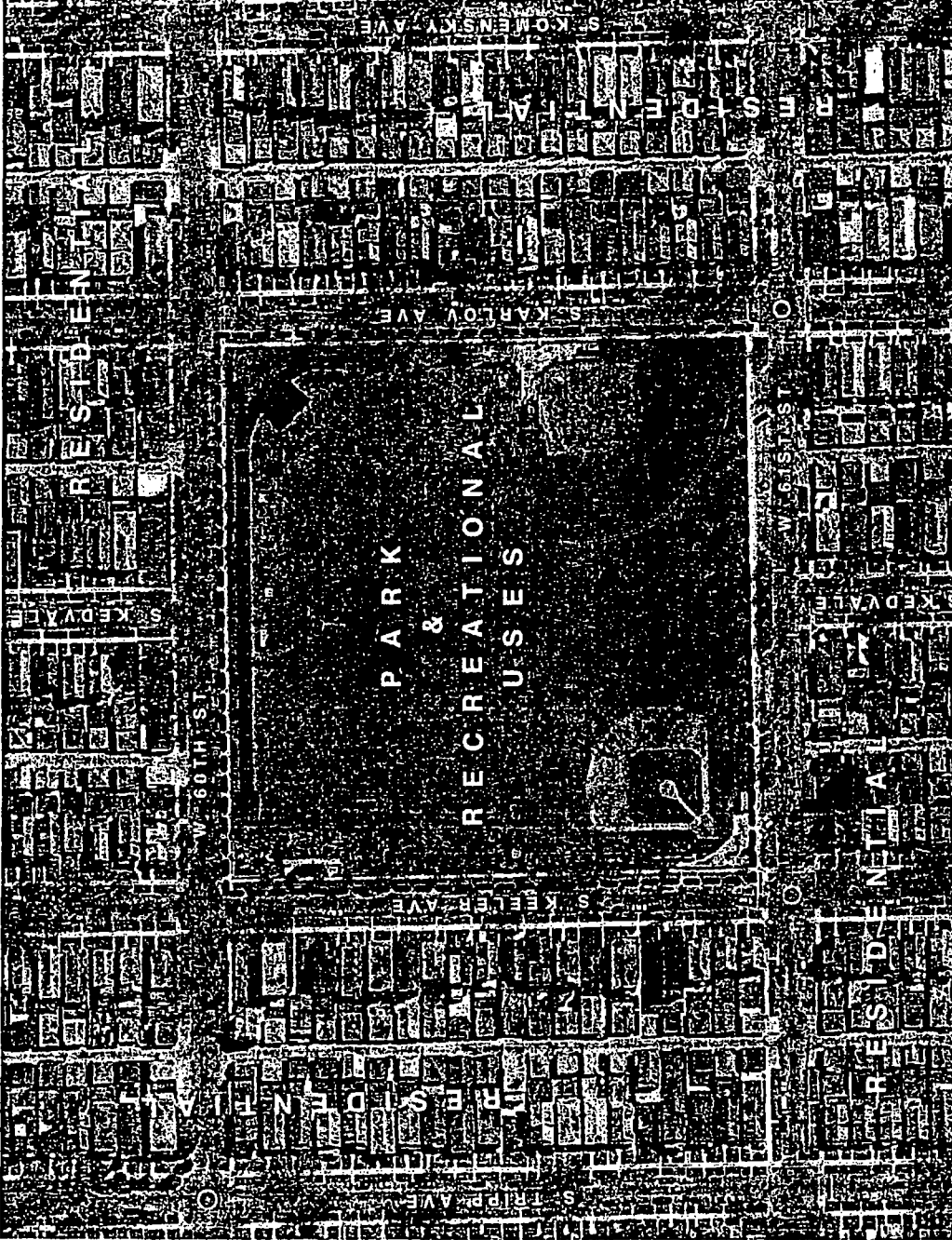


EXISTING ZONING MAP

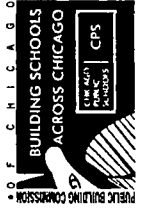
INSTITUTIONAL PLANNED DEVELOPMENT  
SOUTHWEST AREA SCHOOL

Applicant: Public Building Commission of Chicago  
Address: 6018 S Karlov Ave  
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GENERAL LAND USE MAP



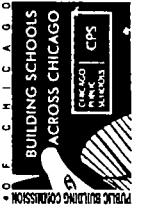
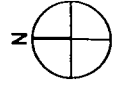
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INSTITUTIONAL PLANNED DEVELOPMENT  
SOUTHWEST AREA SCHOOL

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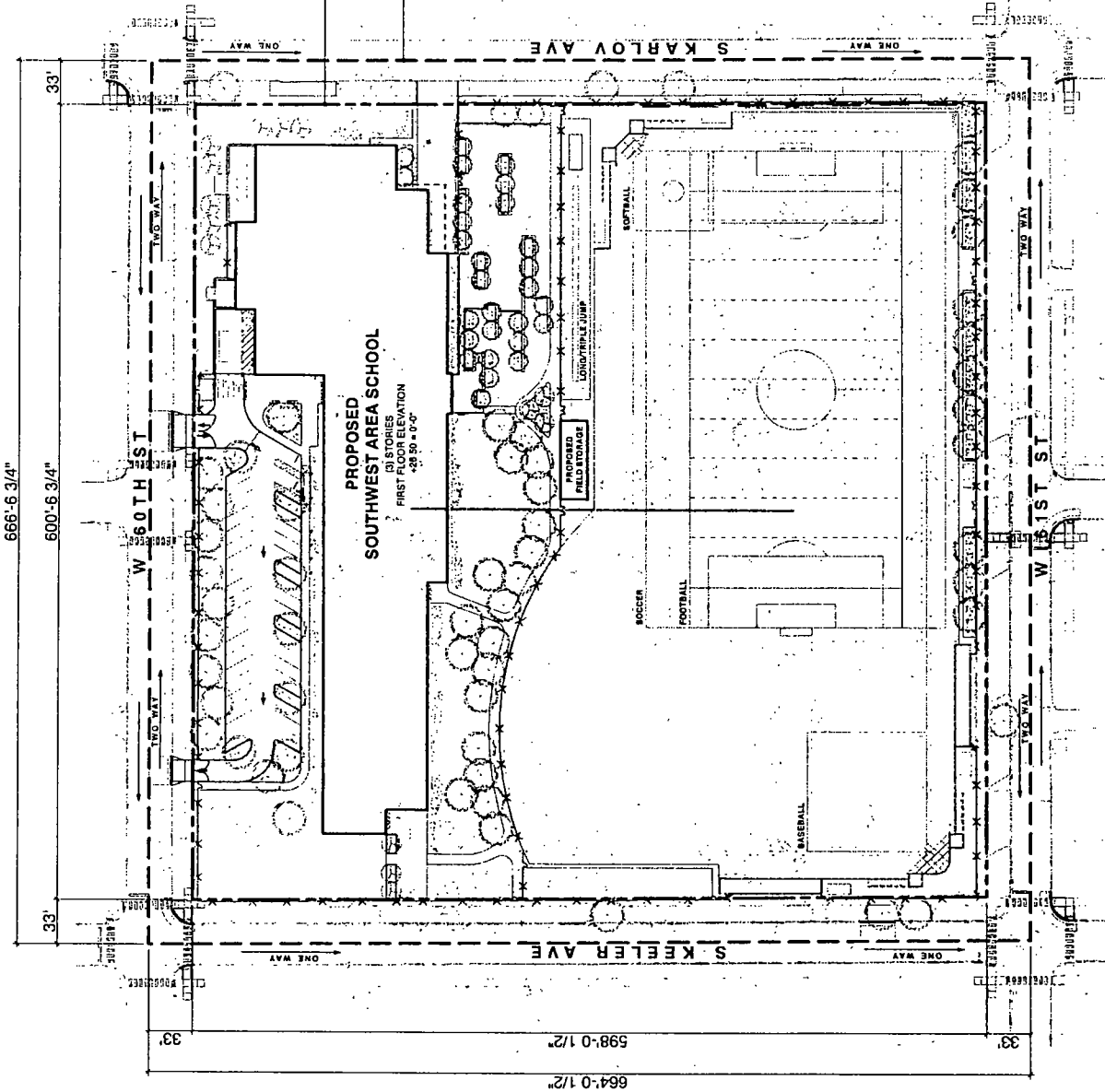
LEGEND:

--- PD BOUNDARY

--- PROPERTY LINE

NET SITE AREA  
359,100 SF

GROSS SITE AREA  
442,331 SF



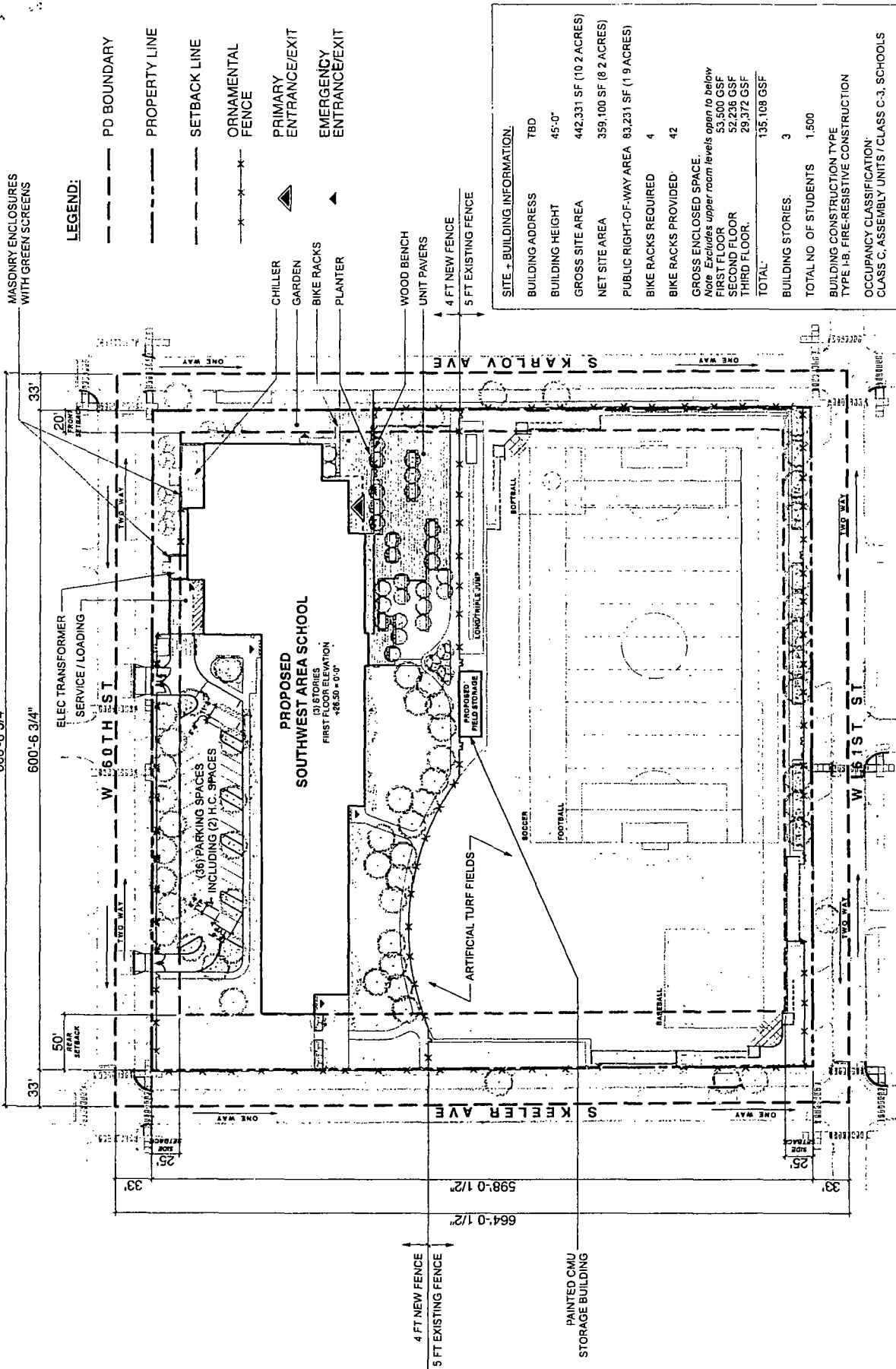
PD BOUNDARY LINE MAP

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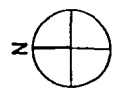


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- LEGEND:**
- PD BOUNDARY
  - PROPERTY LINE
  - SETBACK LINE
  - \*--- ORNAMENTAL FENCE
  - ▲ PRIMARY ENTRANCE/EXIT
  - ▲ EMERGENCY ENTRANCE/EXIT

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:	
Includes upper room levels open to below	
FIRST FLOOR	53,500 GSF
SECOND FLOOR	52,208 GSF
THIRD FLOOR	29,372 GSF
<b>TOTAL</b>	<b>135,088 GSF</b>
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



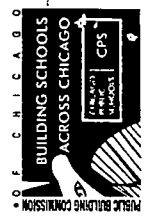
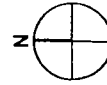
**SITE PLAN**

**INSTITUTIONAL PLANNED DEVELOPMENT  
SOUTHWEST AREA SCHOOL**

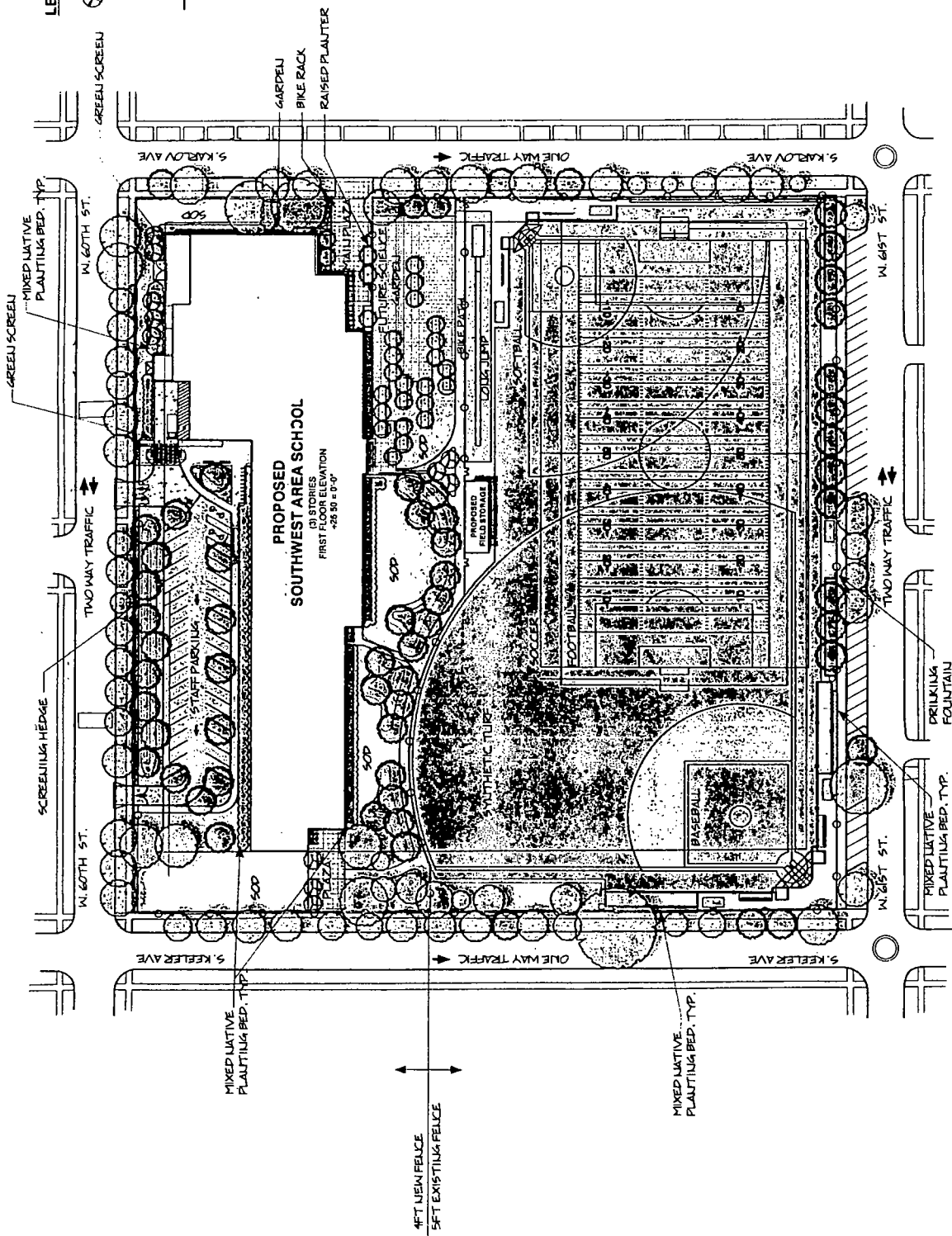
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- LEGEND:**
- PROPOSED TREE
  - EXISTING TREE
  - ORNAMENTAL METAL FENCE

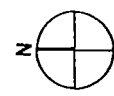


LANDSCAPE PLAN

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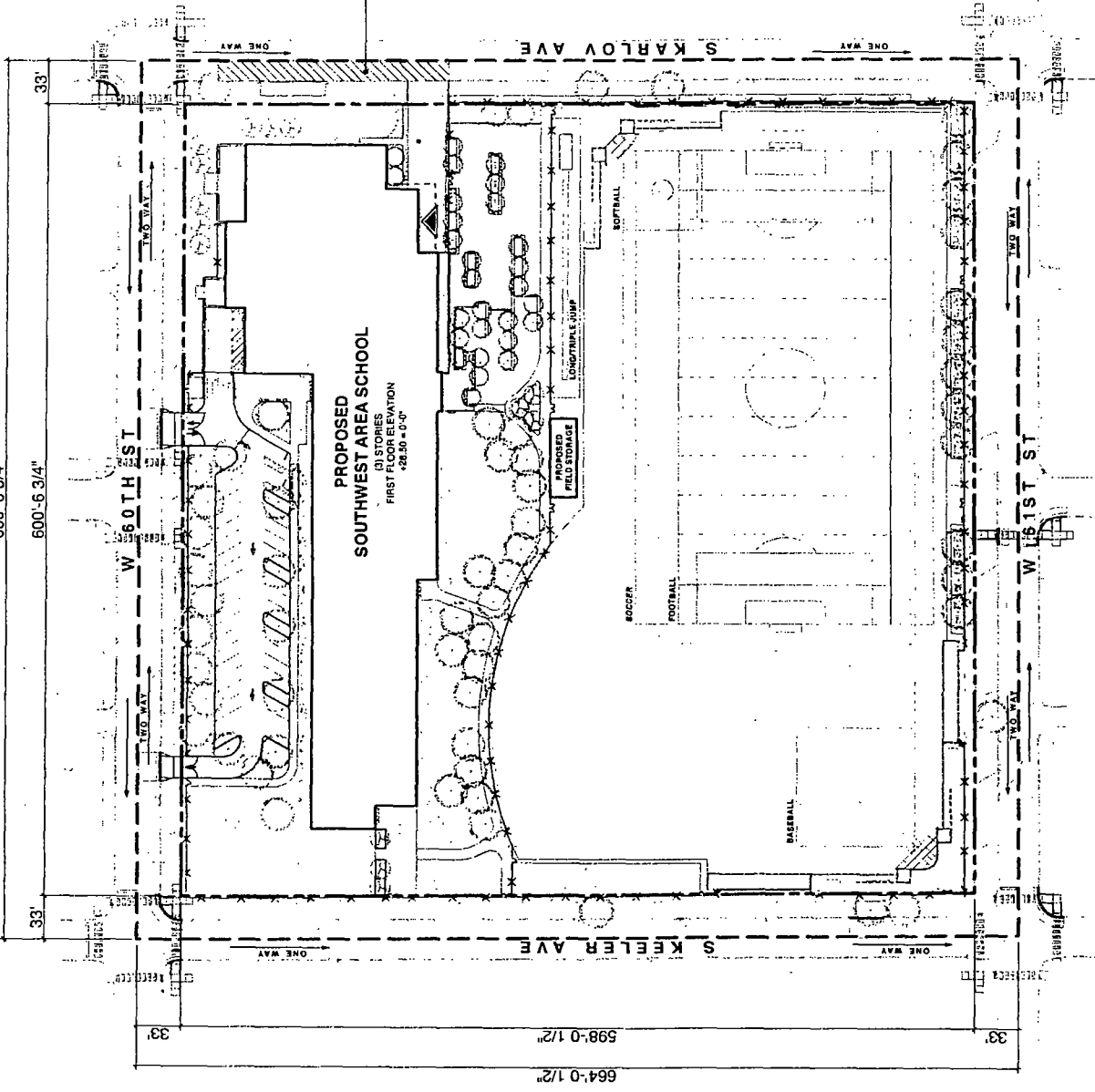
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 SOUTHWEST AREA SCHOOL

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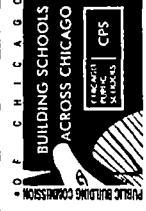


- LEGEND:**
- PD BOUNDARY
  - PROPERTY LINE
  - /// STUDENT DROP-OFF ZONE
  - ▲ PRIMARY ENTRANCE/EXIT

SCHOOL BUS / PARENT DROP-OFF



PICK UP AND DROP OFF PLAN



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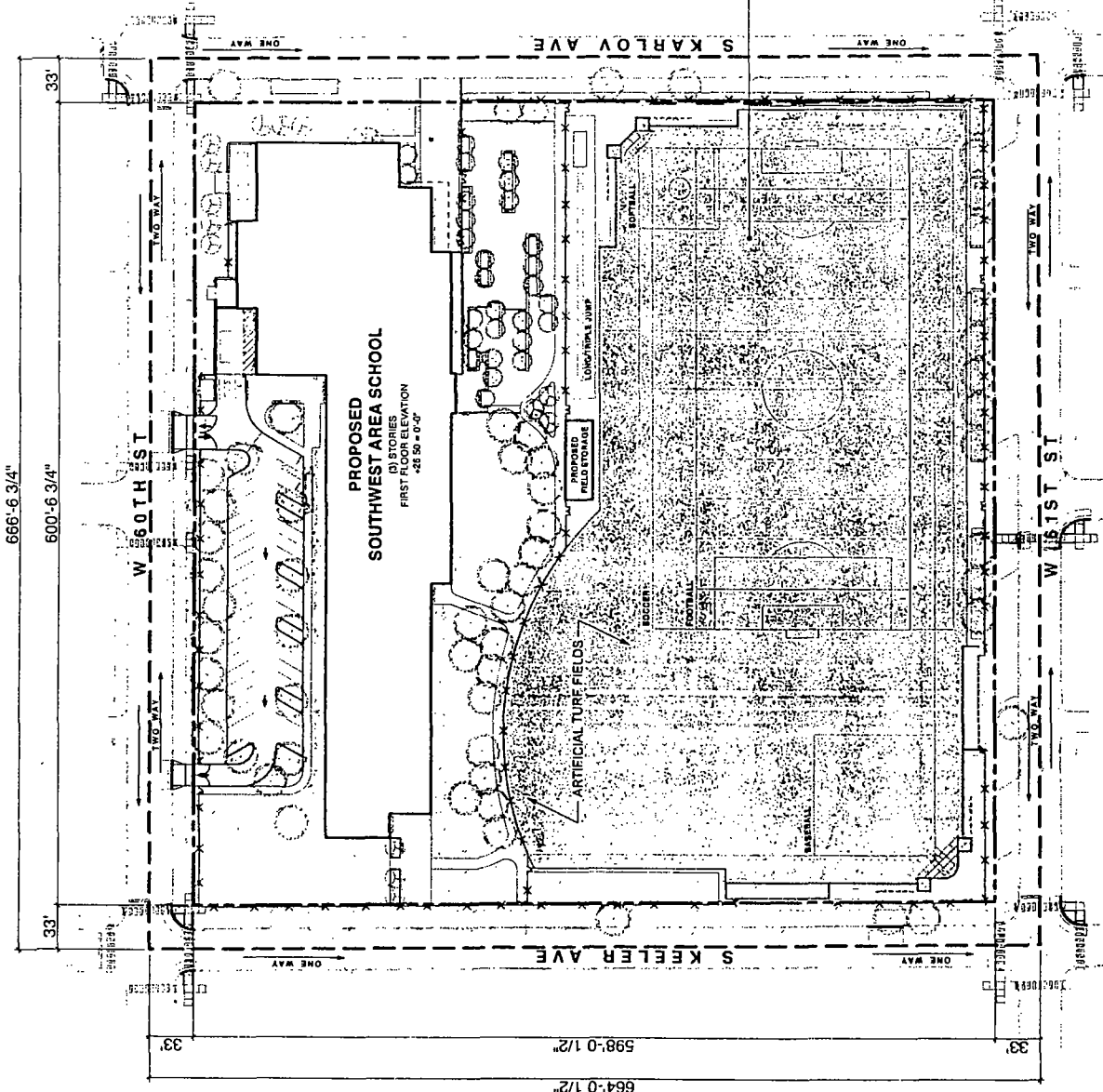
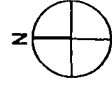
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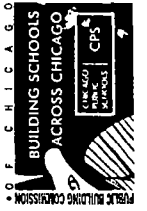
**LEGEND:**

- PD BOUNDARY
- PROPERTY LINE
- AT-GRADE VOLUME CONTROL BMP

AT-GRADE VOLUME CONTROL BMP  
 ARTIFICIAL TURF AREA: 168,767 sq ft  
 WATER RETENTION: 13,361 cu.

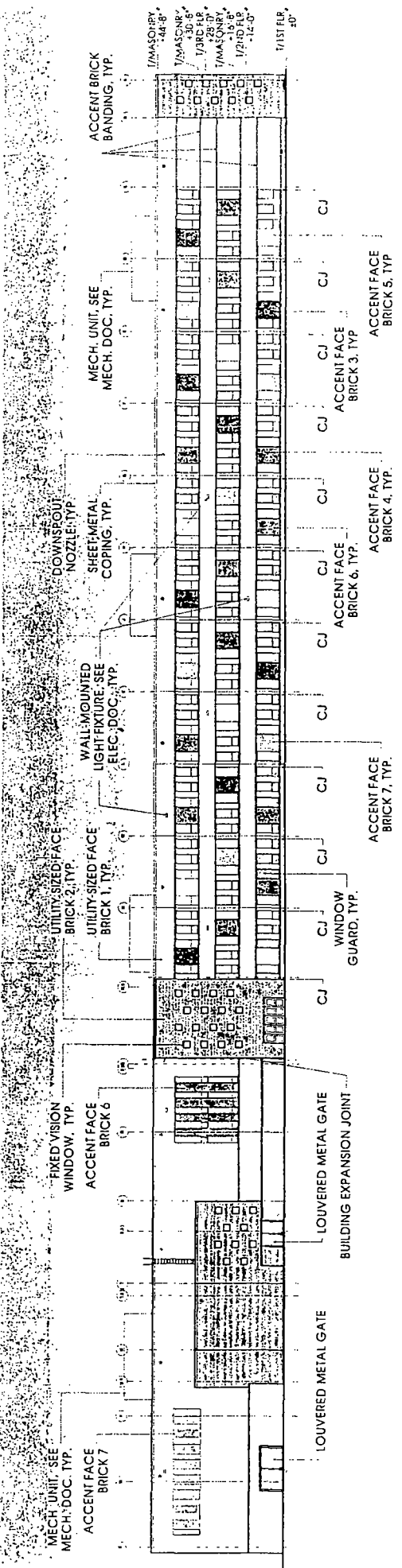
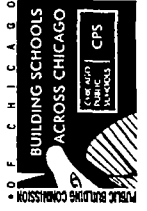


**SUSTAINABILITY OPEN SPACE PLAN**

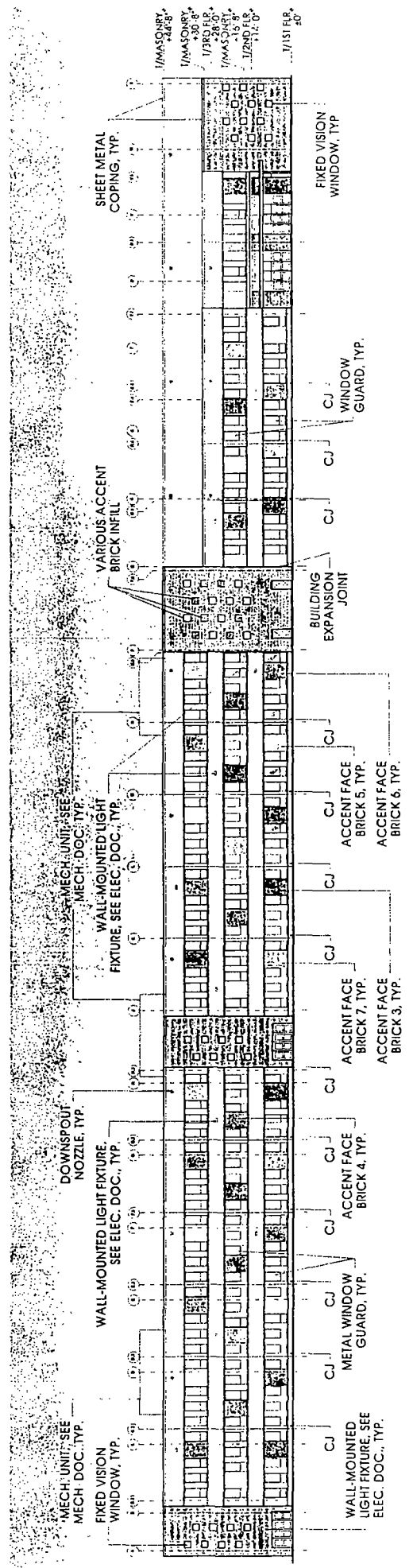


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 SOUTHWEST AREA SCHOOL**



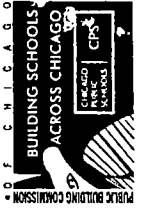
NORTH ELEVATION



SOUTH ELEVATION

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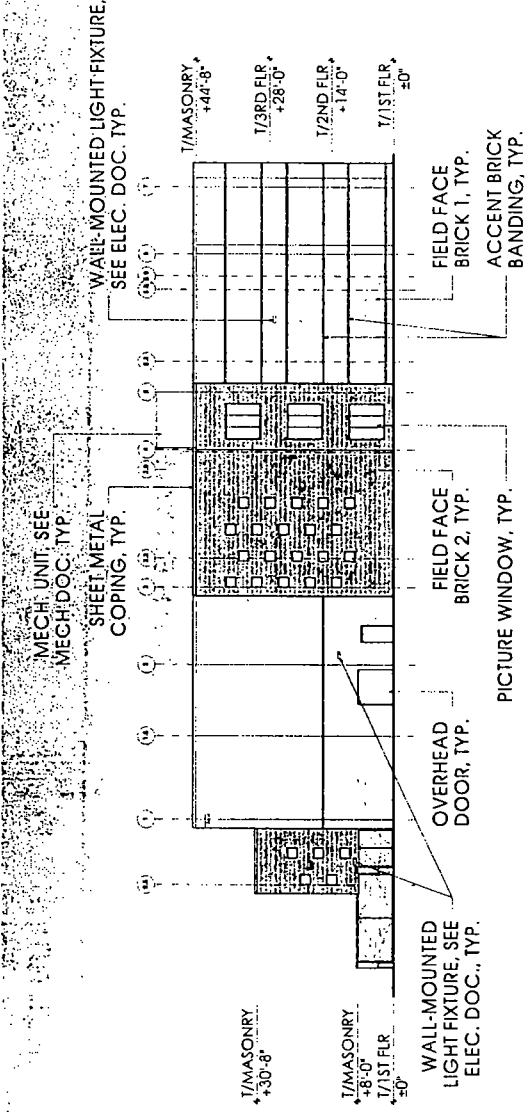
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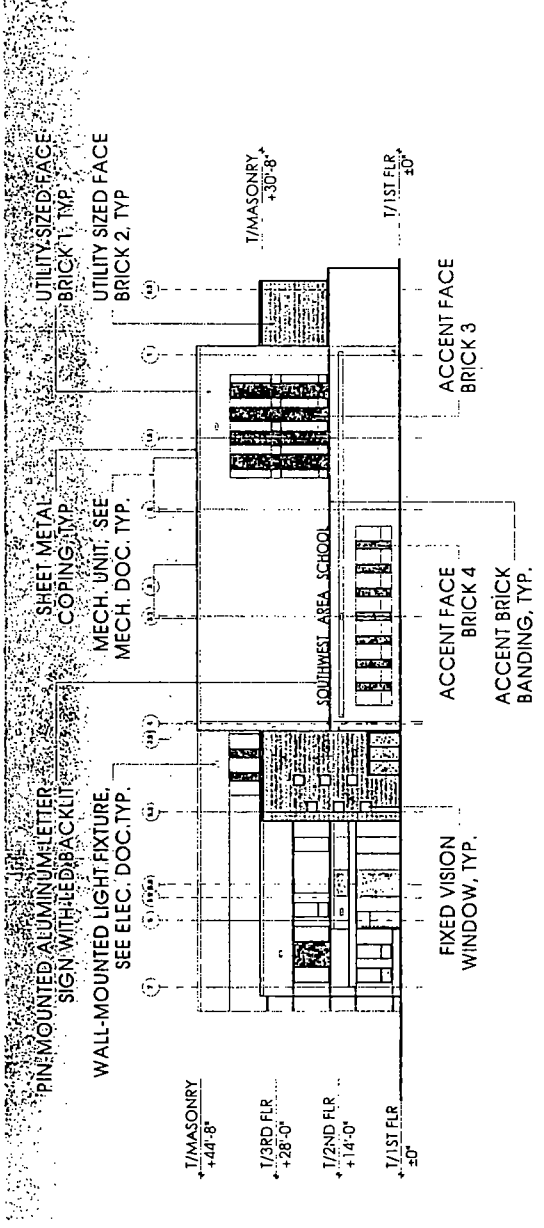
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**WEST ELEVATION**



**EAST ELEVATION**