



City of Chicago



O2014-8808

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

#18221

INTRO DATE:

11-05-2014

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 60th Street; South Karlov Avenue;
West 61st 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. 60th Street; 4100-4158 W. 61st 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 SF 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 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.

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 November 5, 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

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

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, and all other related and accessory uses as permitted within the RS-2 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 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

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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.
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.

Applicant: Public Building Commission
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Introduced: November 5, 2014
Plan Commission: TBD

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)
Maximum Floor Area Ratio:	.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

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

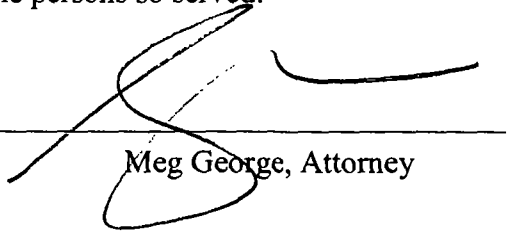
RE: Southwest Area School Addition

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 4100-4159 W. 60th Street; 4100-4158 W. 61st Street; 6001-6055 S. Keeler Avenue; 6000-6058 S. Karlov Avenue, 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 November 5, 2014; 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.

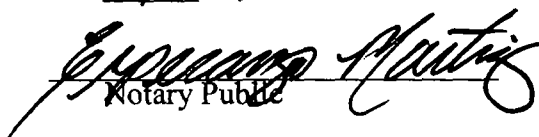
By: _____



Meg George, Attorney

Subscribed and sworn to before me

this 29th day of October 2014.



Notary Public



NOTICE OF FILING OF APPLICATION FOR REZONING

APPLICANT: Public Building Commission of Chicago

PROPERTY: 4100-4159 W. 60th Street; 4100-4158 W. 61st Street; 6001-6055 S. Keeler Avenue; 6000-6058 S. Karlov Avenue

PROJECT: Southwest Area School

DATE: November 5, 2014

Dear Sir or Madam:

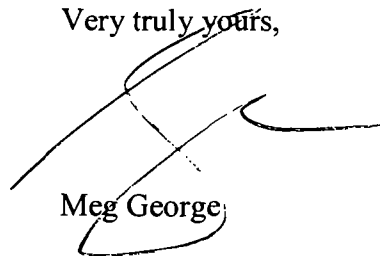
In accordance with the requirements of Section 17-13-0107 of the Municipal Code of the City of Chicago, please be informed that on or about November 5, 2014, the Public Building Commission of Chicago ("PBC"), will file an application to change the zoning for the property located at 4100-4159 W. 60th Street; 4100-4158 W. 61st Street; 6001-6055 S. Keeler Avenue; 6000-6058 S. Karlov Avenue, from its current RS-2 Residential Single Unit Detached District designation to an Institutional Planned Development. The purpose of the rezoning is to allow the Public Building Commission of Chicago to construct a new Southwest Area Public 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 will construct the new school for the Board of Education.

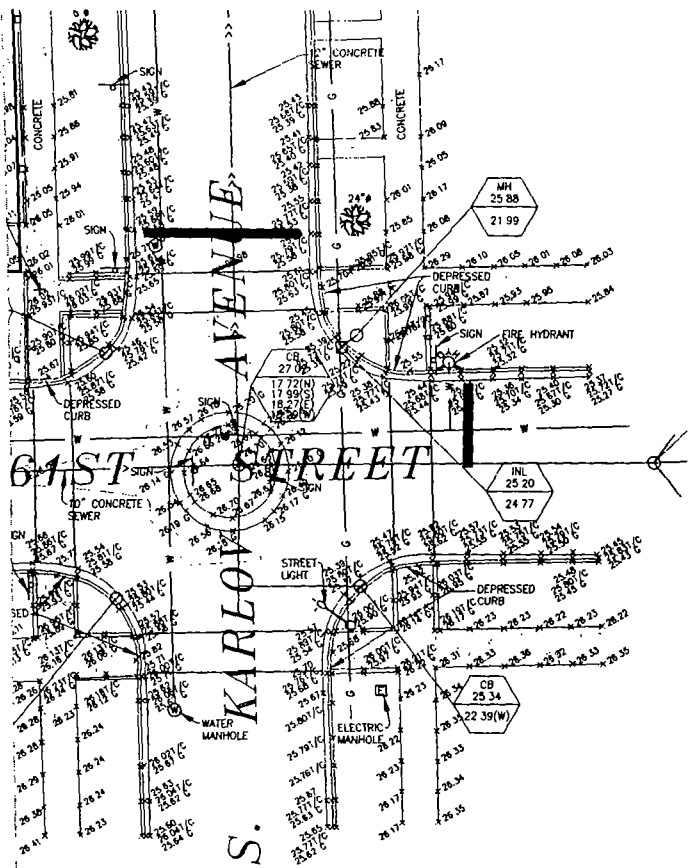
The Public Building Commission is located in Room 200 of the Daley Center, 50 West Washington, Chicago, Illinois 60602. Questions regarding this school project or the rezoning of the property may be addressed to Meg George at Neal & Leroy, LLC 120 North LaSalle Street, Suite 2600 Chicago, Illinois 60602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

Very truly yours,



Meg George



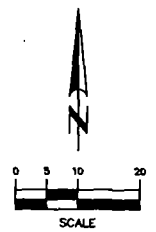
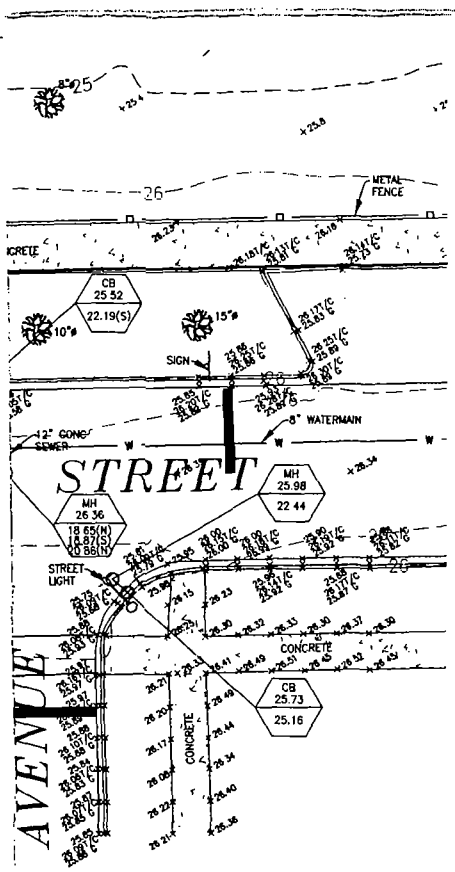
PREPARED FOR:
 PUBLIC BUILDING COMMISSION OF CHICAGO
 PREPARED BY:

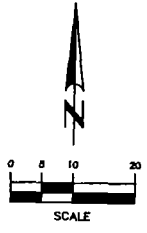
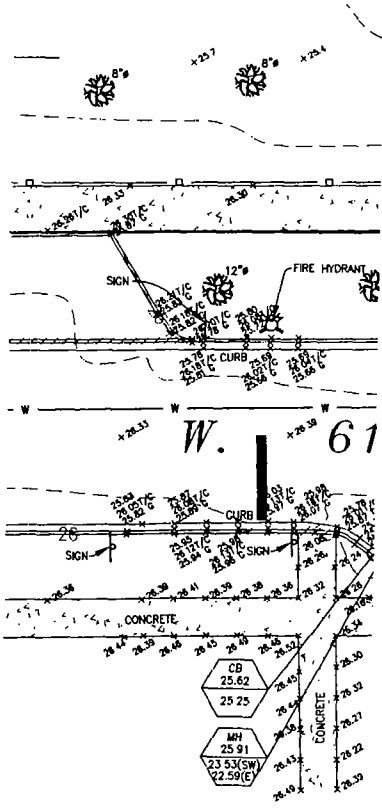
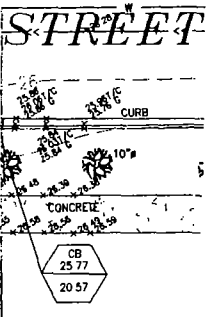
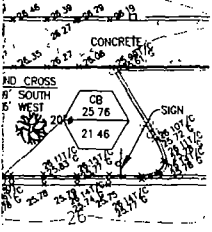
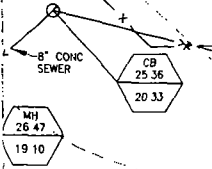
LANDMARK
 ENGINEERING LLC

DESIGN FIRM REGISTRATION NO 184-005577

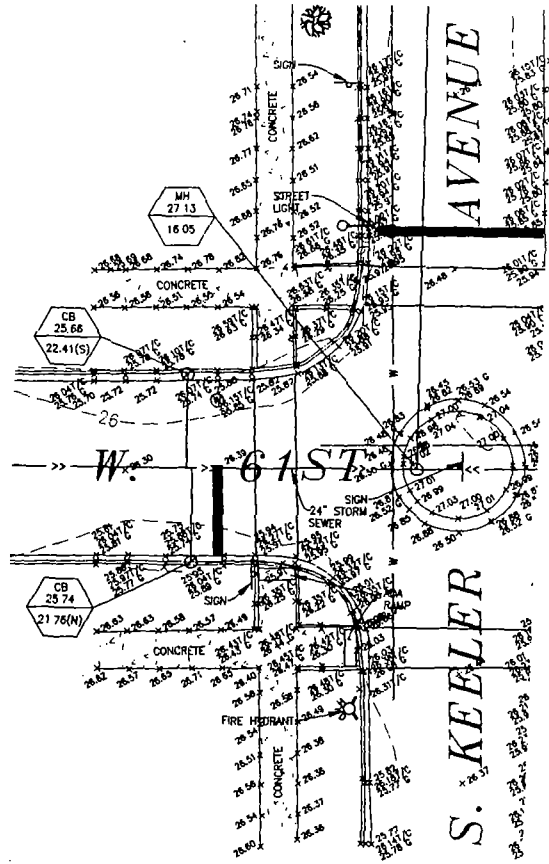
7808 WEST 103RD STREET
 PALOS HILLS, ILLINOIS 60465-1529
 Phone (708) 599-3737

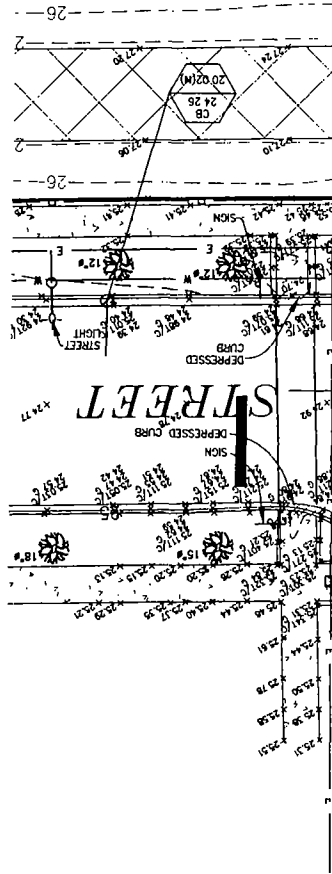
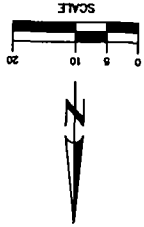
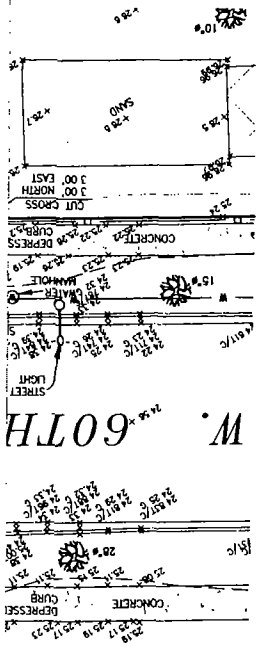
SURVEY No. 13-12-053-R
 PAGE 2 OF 2





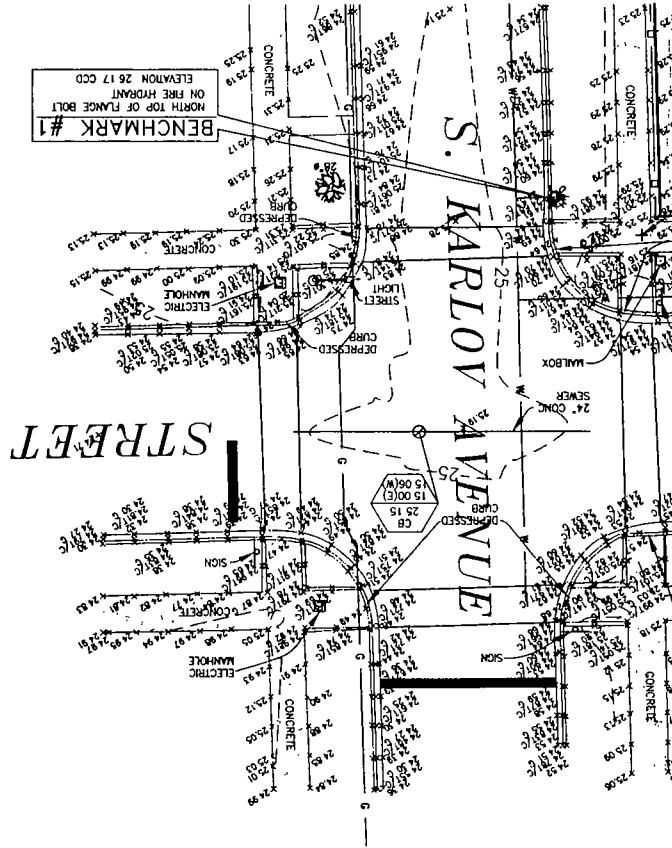
I-B

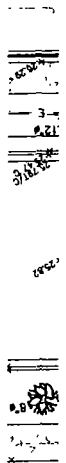
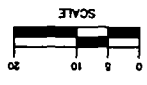
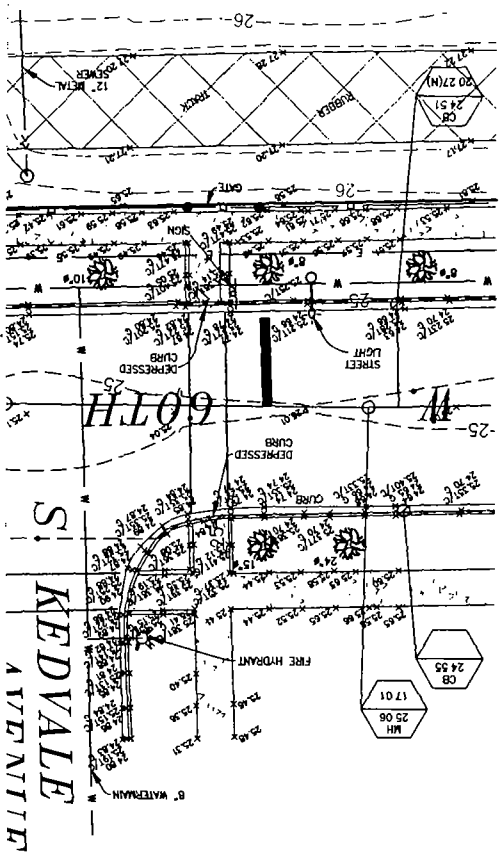


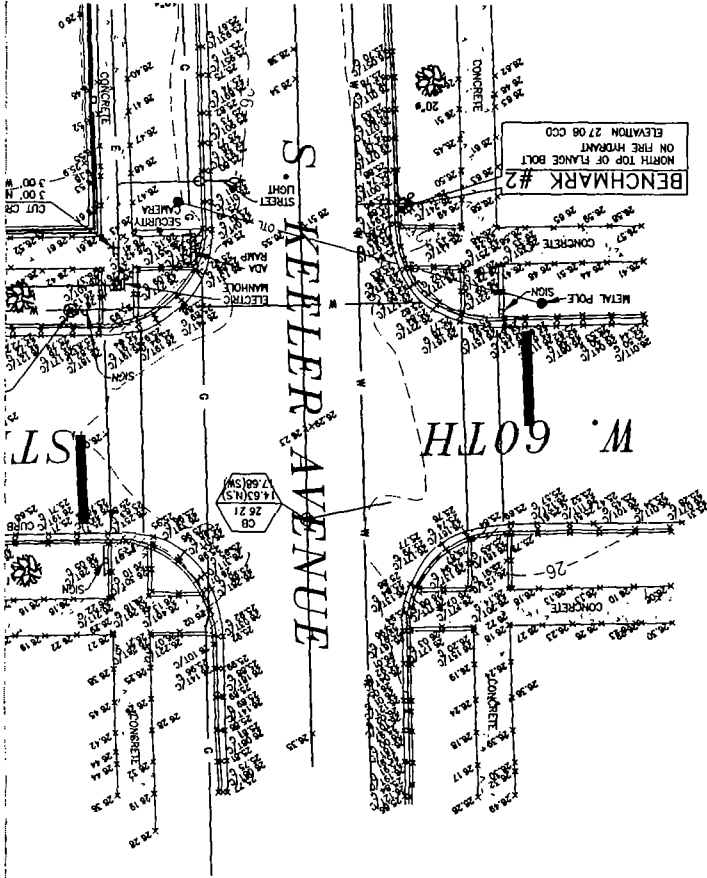




BENCHMARK #1
NORTH TOP OF FLANGE BOLT
ON FIRE HYDRANT
ELEVATION 26.17 CCD







NOTES

DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND BEARINGS SHOWN ARE BASED ON DUE NORTH DETERMINED BY GPS MEASUREMENT. STATE PLANE COORDINATES SHOWN AT OPPOSITE CORNERS OF THE SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 ILLINOIS EAST ZONE. ELEVATIONS SHOWN ARE ON THE CHICAGO CITY DATUM (C.C.D.), AS DETERMINED BY C.O.R.S. MEASUREMENTS AND LOCAL BENCHMARKS.

PART OF THE SUBJECT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD ZONE, AS DETERMINED FOR THE CITY OF CHICAGO BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP No. 7031C0515J, EFFECTIVE AUGUST 19, 2008 (PANEL NOT PRINTED)

TITLE COMMITMENT No. 1401 008961044 D1, DATED DECEMBER 27, 2013, ISSUED BY CHICAGO TITLE INSURANCE COMPANY, WAS PROVIDED FOR USE IN THE PREPARATION OF THIS SURVEY. THE THREE LEGAL DESCRIPTIONS SHOWN HEREON WERE BASED ON ITEM 5 IN SCHEDULE A OF THIS COMMITMENT, BUT WERE CORRECTED TO EXACTLY MATCH THE RECORDED PLATS OF SUBDIVISION. SAID COMMITMENT HAS NO SURVEY SPECIFIC EXCEPTIONS NOTED IN SCHEDULE B. FOR OTHER BUILDING LINES, EASEMENTS AND RESTRICTIONS NOT SHOWN HEREON, REFER TO DEEDS, ABSTRACTS, TITLE POLICIES, SEARCHES OR COMMITMENTS, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES

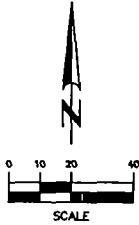
EVIDENCE WAS OBSERVED AT THE TIME OF THE SURVEY OF EARTH MOVING WORK OR BUILDING CONSTRUCTION.

PROPOSED CHANGES IN STREET RIGHT-OF-WAY LINES WERE FOUND OR PROVIDED FOR USE IN THE PREPARATION OF THIS SURVEY

EVIDENCE WAS OBSERVED AT THE TIME OF THE SURVEY OF SITE USE AS SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL

EVIDENCE WAS OBSERVED AT THE TIME OF THE SURVEY OF ANY WETLAND AREAS WITHIN THE SITE.

LOCATIONS OF IMPROVEMENTS AND UTILITIES SHOWN ARE BASED ON OBSERVED SURFACE EVIDENCE & FIELD MEASUREMENTS COMPLETED MARCH 1, 2014, AND ON INFORMATION FROM THE CITY OF CHICAGO OFFICE OF UNDERGROUND COORDINATION SUPPLIED BY CLIENT AND RECEIVED APRIL 21, 2014. NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS SURVEY AT ALONE AND NO DIMENSIONS, LENGTHS OR WIDTHS SHOULD BE ASSUMED FROM SCALING. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.



PLAT AND THE SURVEY ON WHICH IT IS BASED MEET THE MINIMUM STANDARD DETAIL REQUIREMENTS AS SPECIFICALLY ESTABLISHED AND ADOPTED BY AMERICAN SOCIETY OF PROFESSIONAL SURVEYORS, AND AS REQUIRED BY PARAGRAPHS 9, 11B, 14, 16, 17, 18 AND 19 OF TABLE A OF THE ACT APPROVED ON JULY 29, 2014.

DATE OF SURVEY: JULY 1, A.D. 2014

[Signature]

MARK H. LANDSTROM
IPLS No. 2625
LICENSE RENEWAL DATE: 11/30/2014
LANDSTROM@LANDMARK80.COM

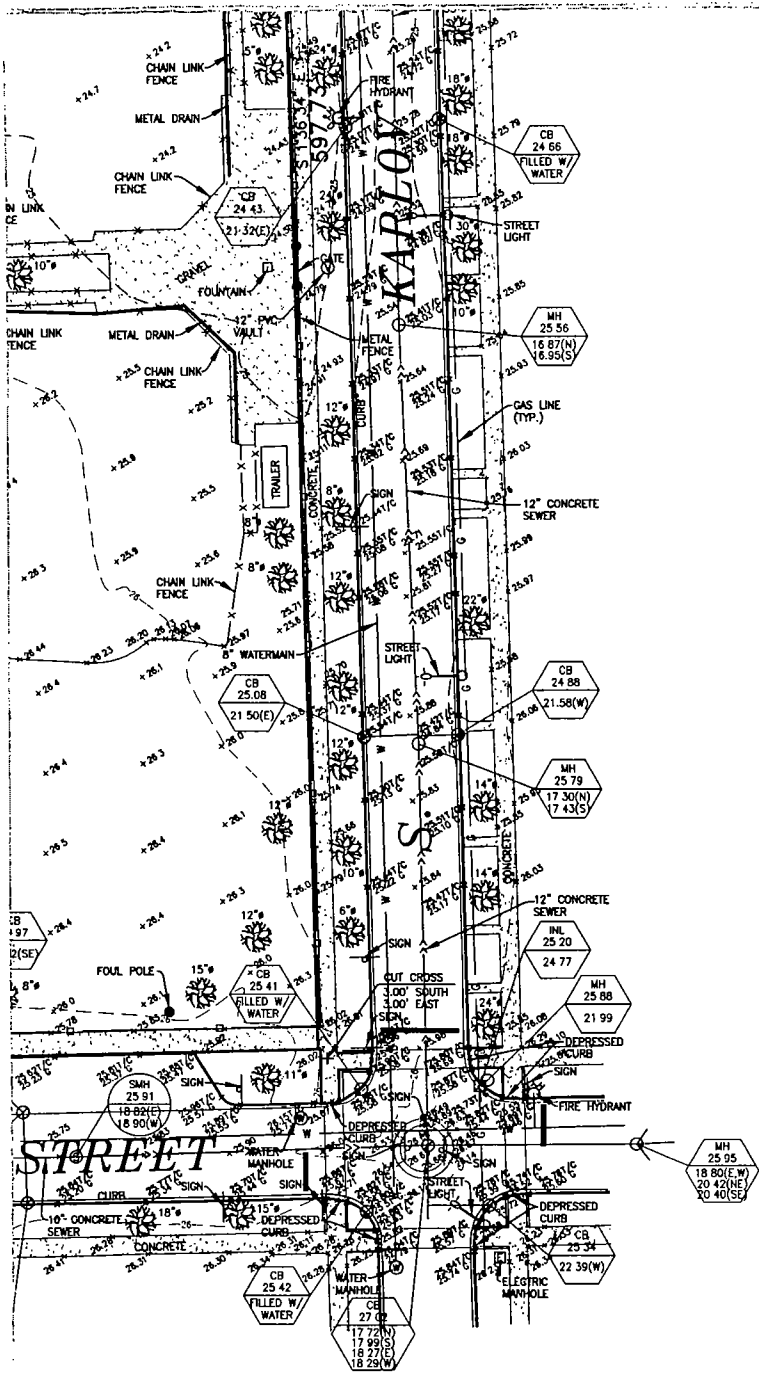
PREPARED FOR:
PUBLIC BUILDING COMMISSION OF CHICAGO
PREPARED BY:



DESIGN FIRM REGISTRATION NO 184-005577

7808 WEST 103RD STREET
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SURVEY No. 13-12-053-R
PAGE 1 OF 2

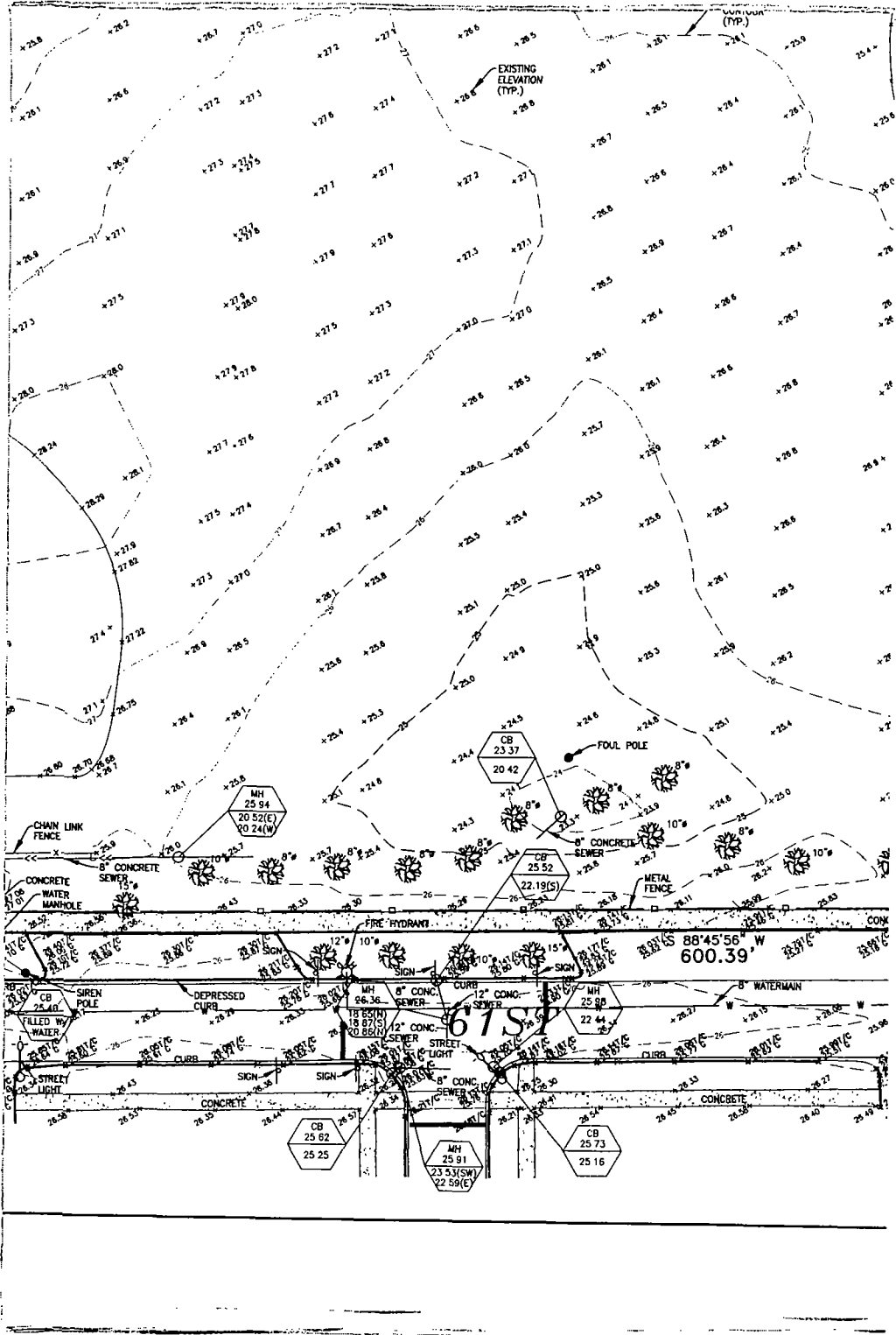


STATE OF ILLINOIS) S:
 COUNTY OF COOK) S:

TO:

THIS IS TO CERTIFY TO
 WERE MADE IN ACCORD
 FOR ALTA/ACSM LAND 1
 LAND TITLE ASSOCIATION
 INCLUDES OPTION ITEMS
 THEREOF. THE FIELD V

DATED AT PALOS HILLS.



MH
25 54
20 52(E)
20 24(W)

CB
23 37
20 42

CB
25 52
22 19(S)

CB
25 48

MH
25 88
18 87(S)
20 86(N)

675

MH
25 88
18 87(S)
20 86(N)

678

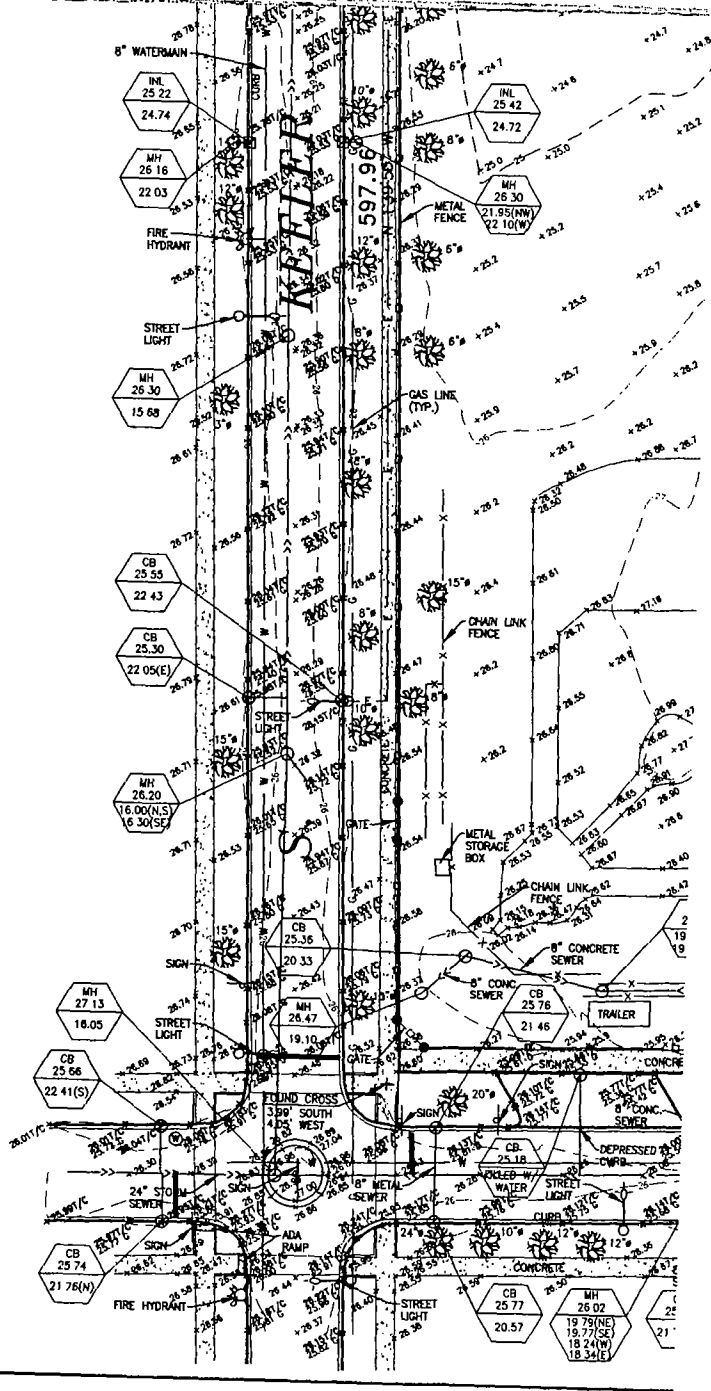
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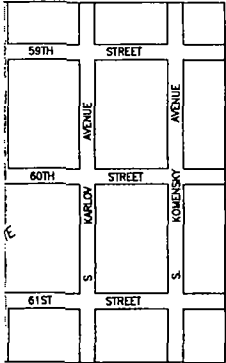
MH
25 88
18 87(S)
20 86(N)

CB
25 62
25 25

MH
25 91
23 53(SW)
22 59(E)

CB
25 73
25 16





CINITY MAP

A = 8.244 ACRES
(more or less)

LEGEND	
	EXISTING
STORM SEWER	—>>—
SANITARY SEWER	—>—
CHAIN LINK FENCE	—X—
METAL FENCE	—□—
OVERHEAD TRANSMISSION LINES	—OTL—
SANITARY MANHOLE	⊙
MANHOLE	○
CATCH BASIN	⊙
INLET	⊙
FOUNTAIN	□
ELECTRIC MANHOLE	⊙
WATER MANHOLE	⊙
UTILITY POLE	⊙
GOAL POST	•
SIGN	—
FIRE HYDRANT	⊕
LIGHT POLE	⊙
SPOT ELEVATION	•
TREE W/DIAMETER	⊙

<p>CB 1 584.50 590.00</p> <p>STORM SEWER</p>	<p>SMH 1 584.50 590.00</p> <p>SANITARY</p>
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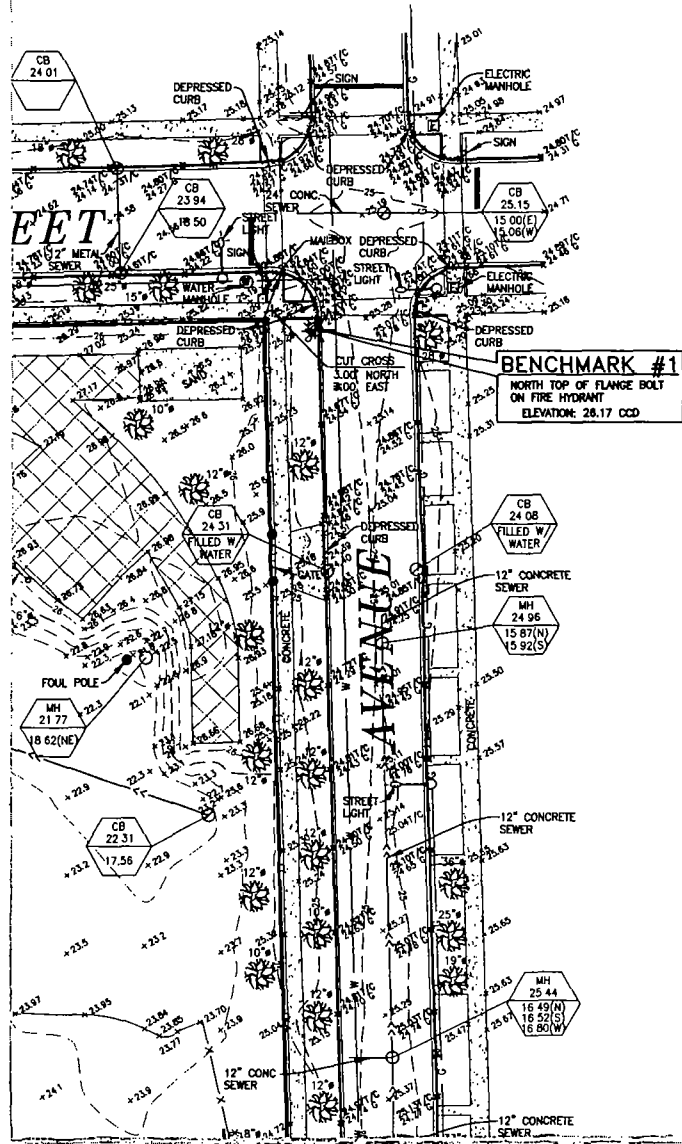
LEGAL DESCRIPTIONS

NORTH AND SOUTH 16 FOOT VACATED ALLEY LYING WEST OF AND ADJOINING LOTS 1 TO 12, BOTH STREET LYING EAST OF AND ADJOINING LOTS 1 TO 12, BOTH INCLUSIVE, ALL IN THE SUBDIVISION OF THE WEST HALF OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NORTH AND SOUTH 16 FOOT VACATED ALLEY LYING WEST OF AND ADJOINING LOTS 1 TO 10, BOTH STREET LYING EAST OF AND ADJOINING LOTS 1 TO 19, BOTH INCLUSIVE, ALL IN FRED'K H. BARTLETT'S BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK

ARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER (EXCEPT THE NORTH 33 FEET EAST 33 FEET TAKEN FOR SOUTH KARLOV AVENUE AND THE SOUTH 33 FEET TAKEN FOR WEST 61ST NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ND TITLE SURVEY

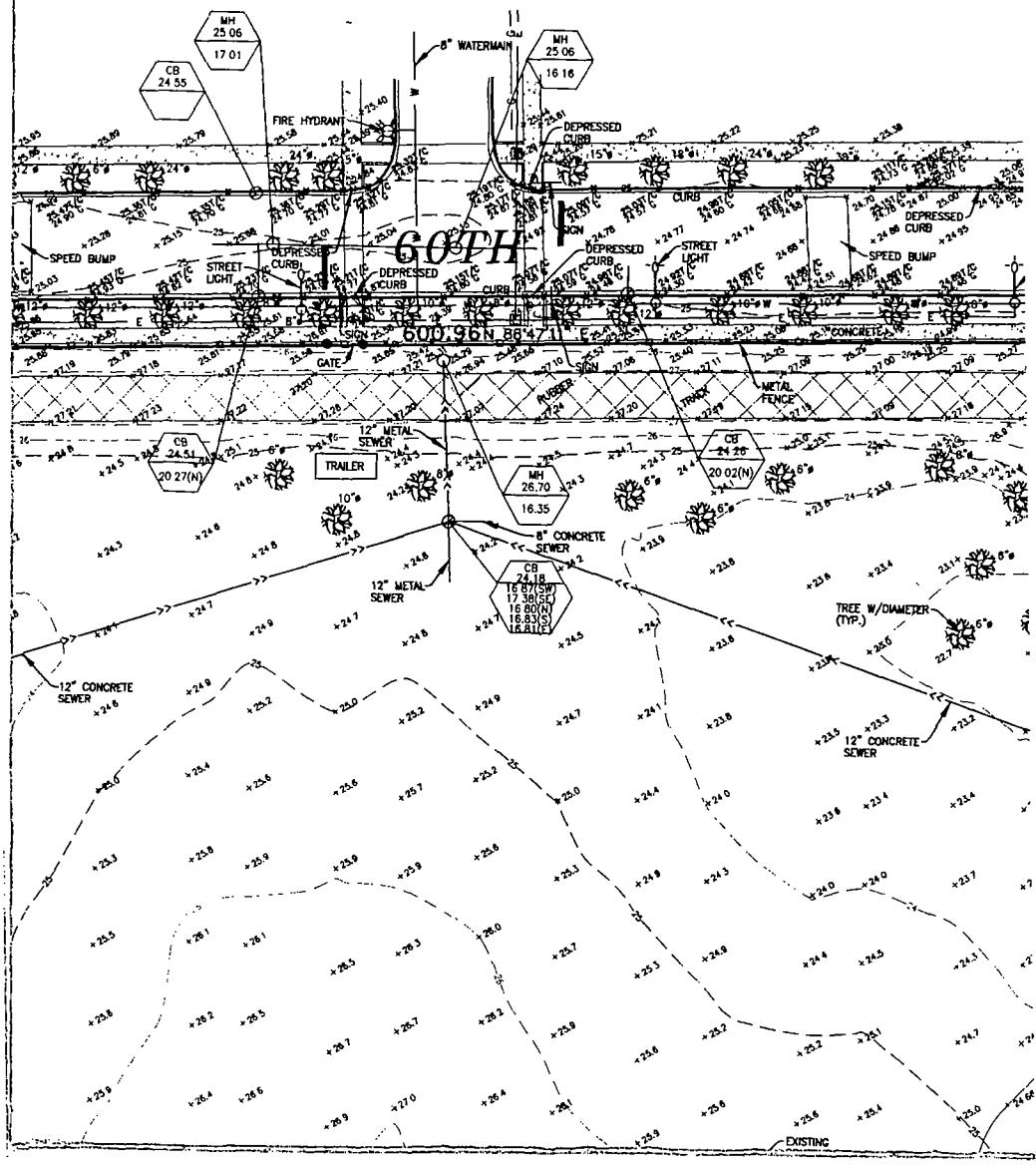


PARCEL 1:
 LOTS 1 TO 24, BOTH
 INCLUSIVE, AND THE
 NORTH HALF OF
 SECTION 15, TOWP

PARCEL 2:
 LOTS 1 TO 20, BOTH
 INCLUSIVE, AND THE
 KEELER AVE AND 61ST
 QUARTER OF THE SOL
 COUNTY, ILLINOIS.

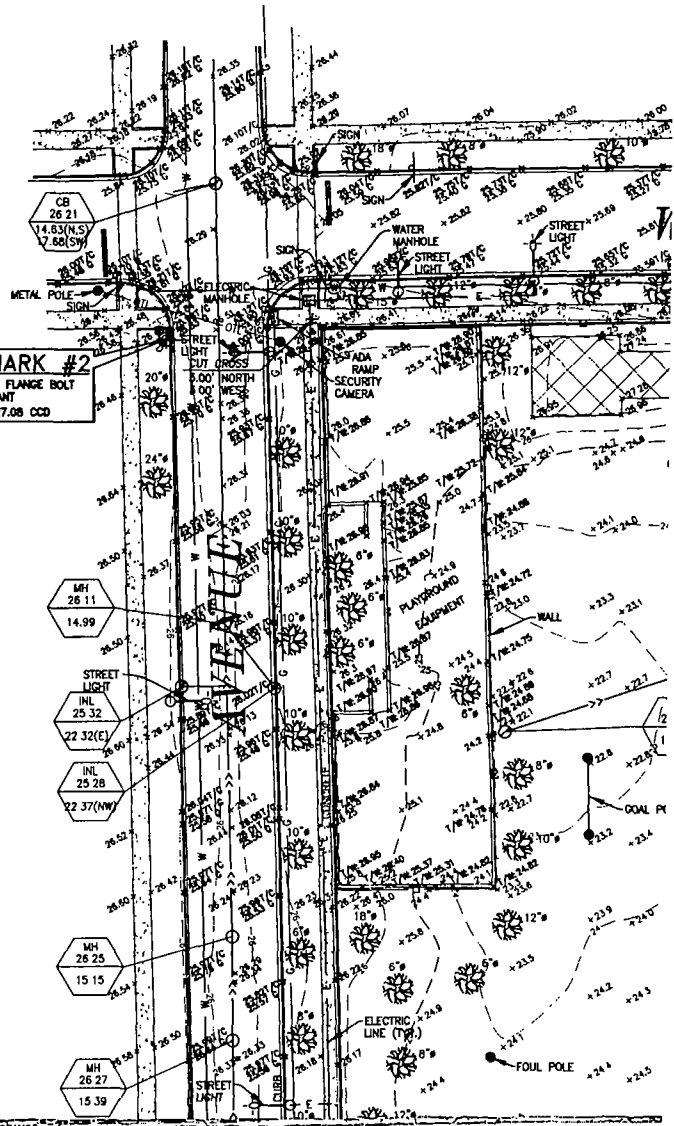
PARCEL 3:
 THE EAST HALF OF THE
 TAKEN FOR WEST 60TH
 STREET) OF SECTION

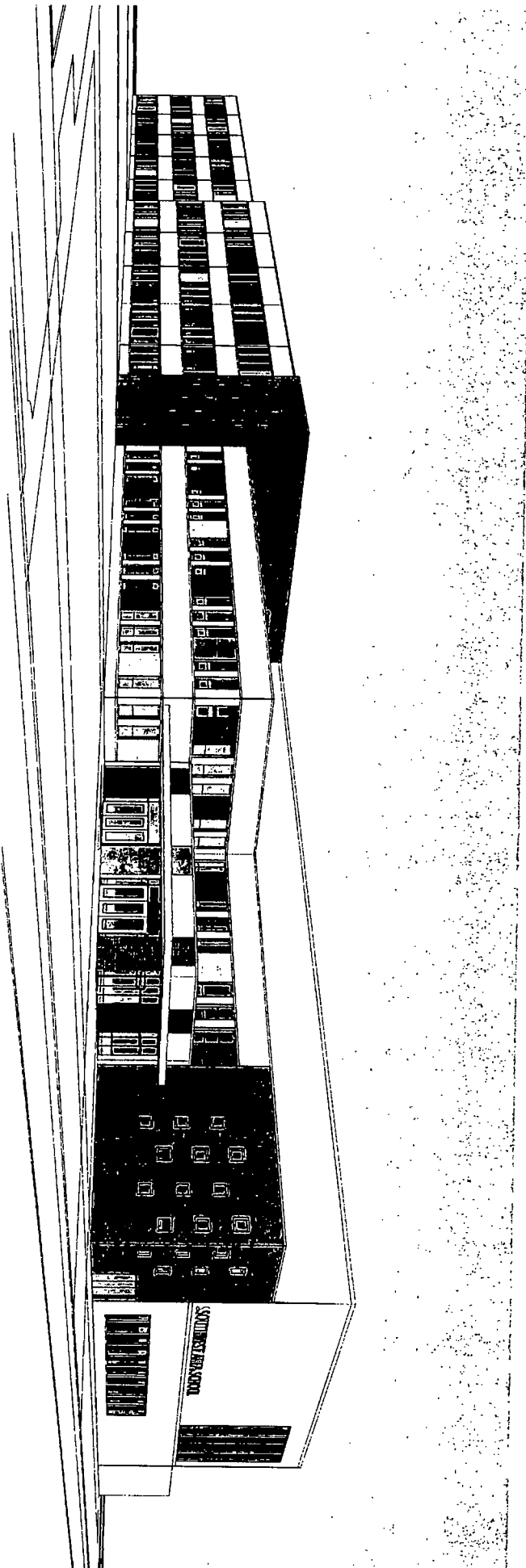
A.L.T.A./A.C.S.M.



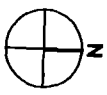
COOK COUNTY
 PROPERTY IDENTIFICATION NUMBERS
 (PINs)
 19-15-412-001-0000
 19-15-412-002-0000
 19-15-415-003-0000

BENCHMARK #2
 NORTH TOP OF FLANGE BOLT
 ON FIRE HYDRANT
 ELEVATION: 27.08 CCD

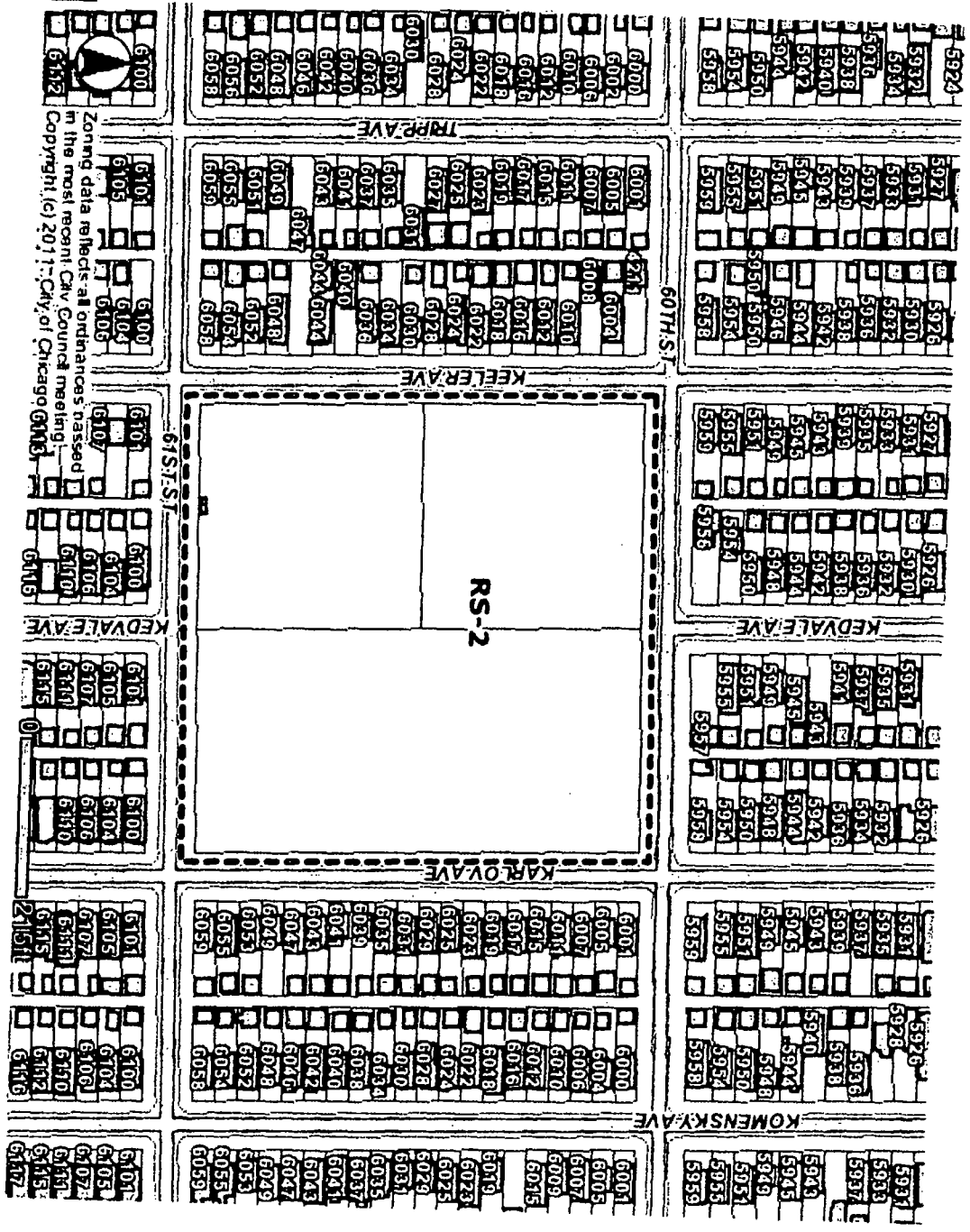




INSTITUTIONAL PLANNED DEVELOPMENT
SOUTHWEST AREA SCHOOL
S KARLOV AVE & W 60TH ST
NOVEMBER 5, 2014



PROJECT SITE

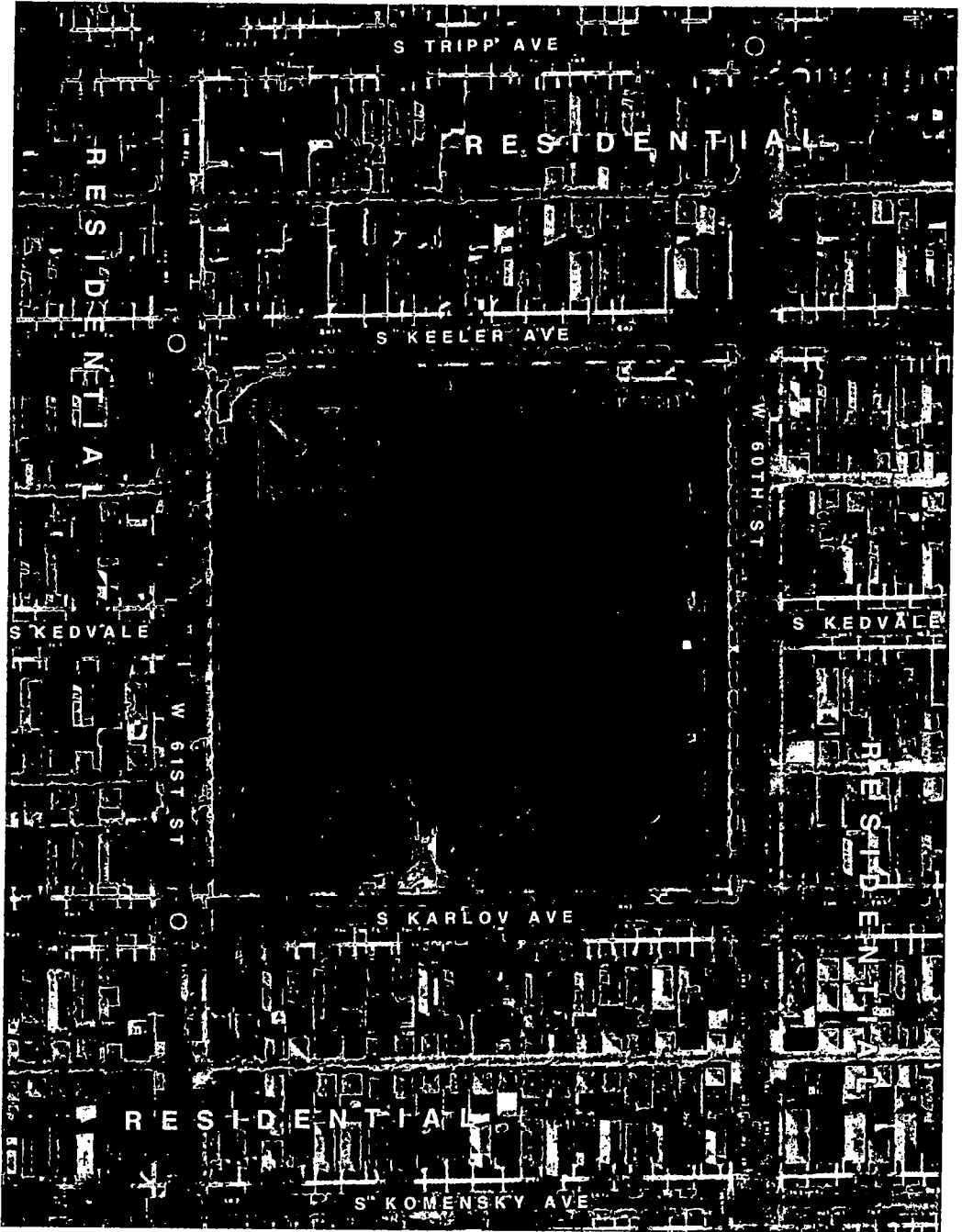


Zoning data reflects all ordinances passed in the most recent City Council meeting. Copyright (c) 2011 City of Chicago GMS

EXISTING ZONING MAP

INSTITUTIONAL PLANNED DEVELOPMENT
SOUTHWEST AREA SCHOOL

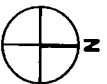
S KARLOV AVE & W 60TH ST
NOVEMBER 5, 2014



GENERAL LAND USE MAP



PROJECT SITE

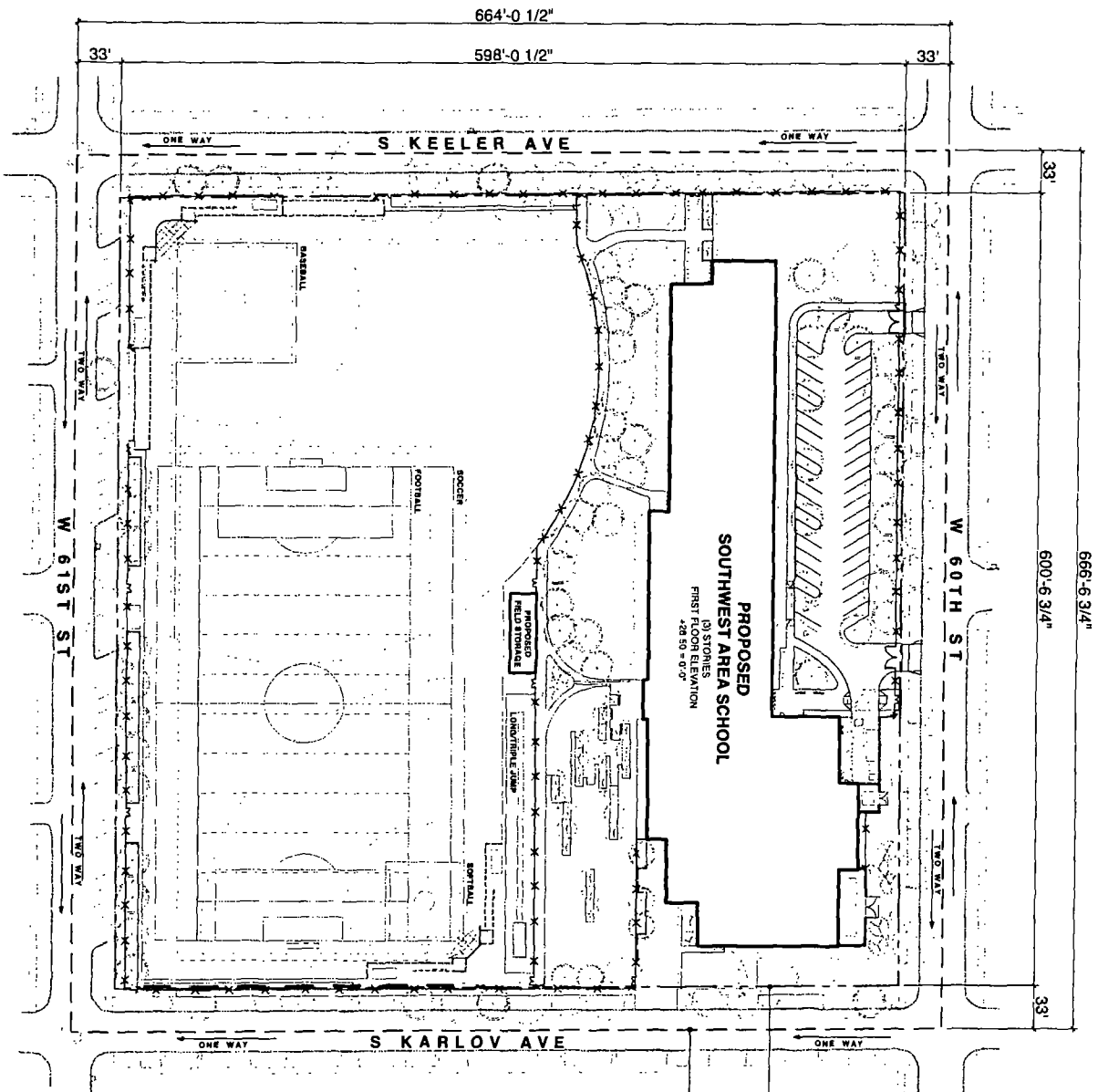


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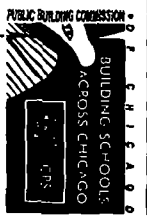
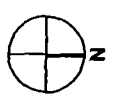
PD BOUNDARY LINE MAP

**INSTITUTIONAL PLANNED DEVELOPMENT
 SOUTHWEST AREA SCHOOL**

S KARLOV AVE & W 60TH ST
 NOVEMBER 5, 2014

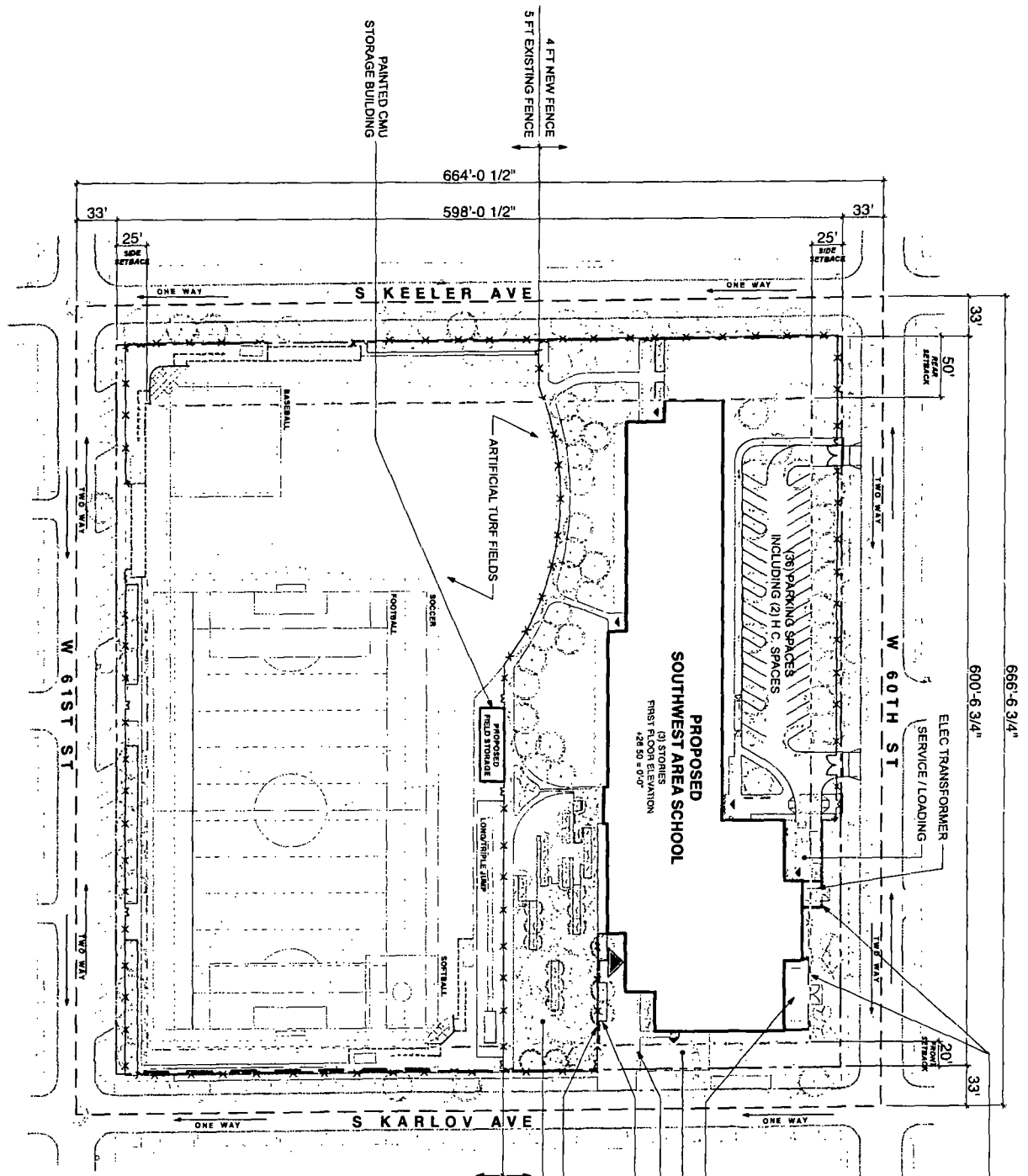


- LEGEND:**
- PD BOUNDARY
 - PROPERTY LINE
 - NET SITE AREA:
359,100 SF
 - GROSS SITE AREA:
442,331 SF



**INSTITUTIONAL PLANNED DEVELOPMENT
 SOUTHWEST AREA SCHOOL**
 S KARLOV AVE & W 60TH ST
 NOVEMBER 5, 2014

SITE PLAN



LEGEND:

- PD BOUNDARY
- PROPERTY LINE
- SETBACK LINE
- ORNAMENTAL FENCE
- ▲ PRIMARY ENTRANCE/EXIT
- ▲ EMERGENCY ENTRANCE/EXIT
- ▲ CHILLER
- ▲ GARDEN
- ▲ BIKE RACKS
- ▲ PLANTER
- ▲ WOOD BENCH
- ▲ UNIT PAVERS
- ▲ 4 FT NEW FENCE
- ▲ 5 FT EXISTING FENCE
- MASONRY ENCLOSURES WITH GREEN SCREENS

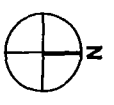
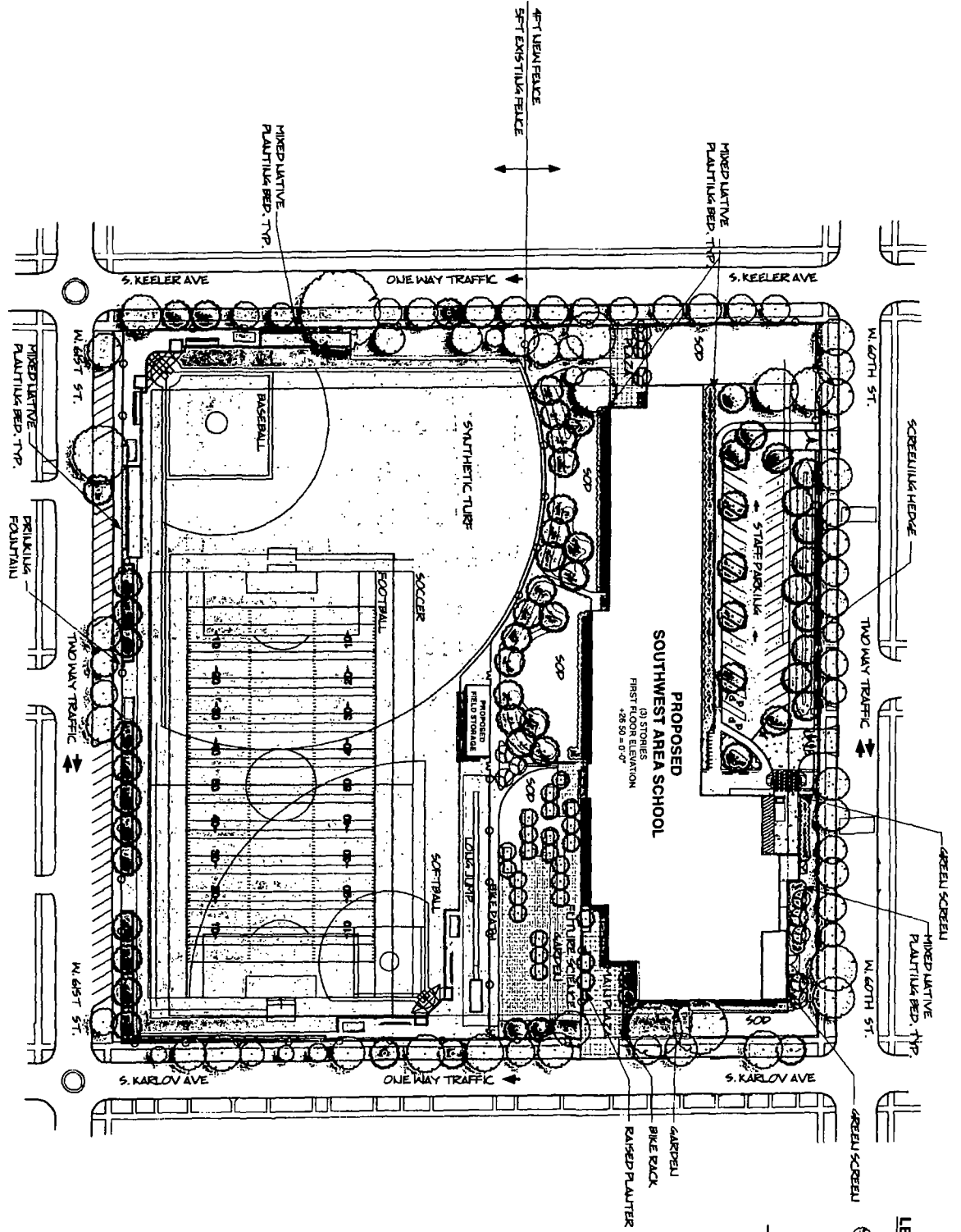
SITE + BUILDING INFORMATION

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	
Note: Excludes upper room levels open to below	
FIRST FLOOR	53,500 GSF
SECOND FLOOR	52,238 GSF
THIRD FLOOR	29,372 GSF
TOTAL	135,108 GSF
BUILDING STORIES:	3
TOTAL NO. OF STUDENTS:	1,500
BUILDING CONSTRUCTION TYPE	
TYPE 1-B: FIRE-RESISTIVE CONSTRUCTION	
OCCUPANCY CLASSIFICATION	
CLASS C: ASSEMBLY UNITS / CLASS C-3: SCHOOLS	



**INSTITUTIONAL PLANNED DEVELOPMENT
 SOUTHWEST AREA SCHOOL
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 NOVEMBER 5, 2014**

LANDSCAPE PLAN



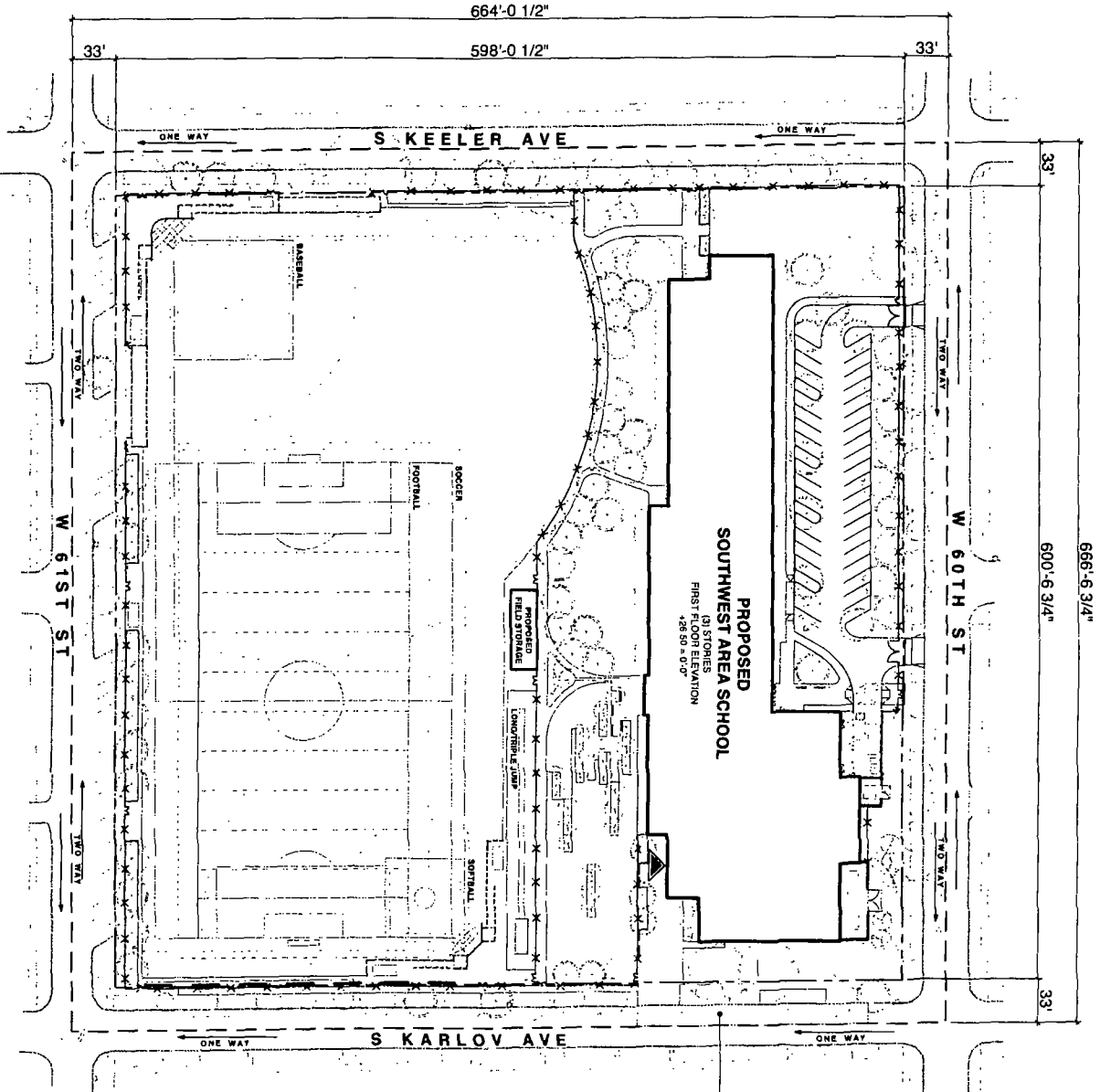
INSTITUTIONAL PLANNED DEVELOPMENT

SOUTHWEST AREA SCHOOL

S KARLOV AVE & W 60TH ST

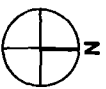
NOVEMBER 5, 2014

PICK UP AND DROP OFF PLAN



LEGEND:

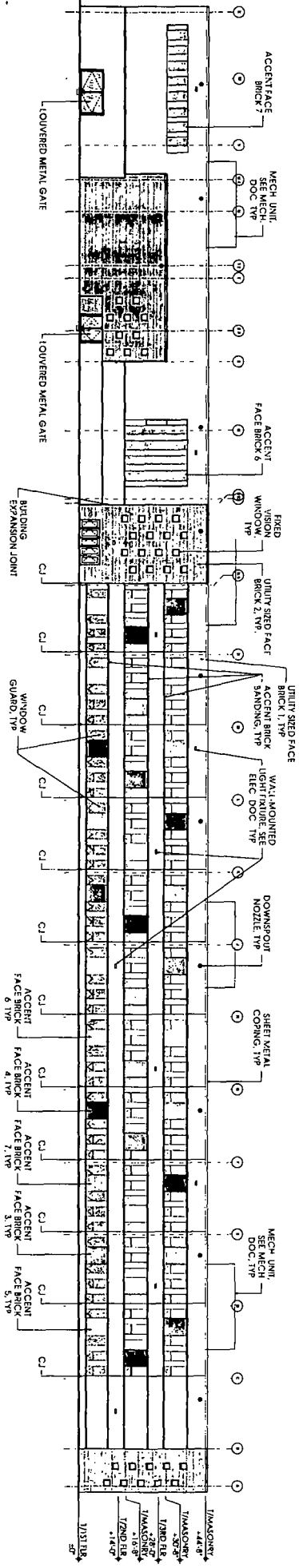
- PD BOUNDARY
- - - PROPERTY LINE
- ▭ STUDENT DROP-OFF ZONE
- ▲ PRIMARY ENTRANCE/EXIT
- ▲ SCHOOL BUS / PARENT DROP-OFF



**INSTITUTIONAL PLANNED DEVELOPMENT
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 NOVEMBER 5, 2014**

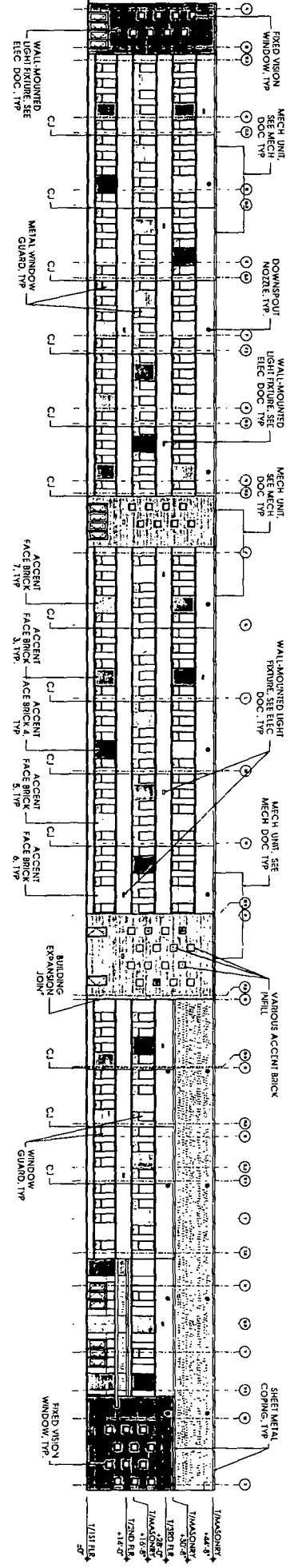


NORTH ELEVATION



**INSTITUTIONAL PLANNED DEVELOPMENT
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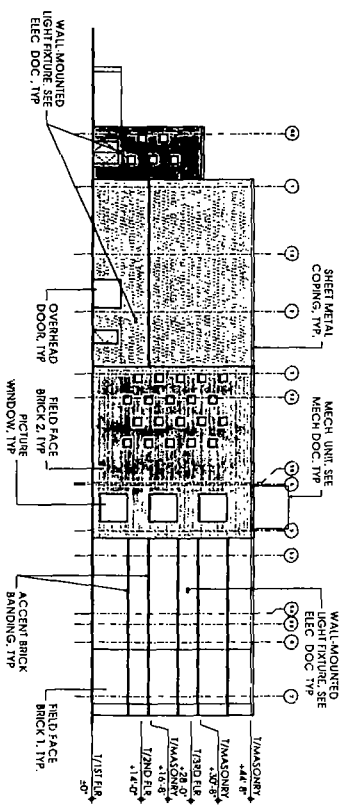
SOUTH ELEVATION



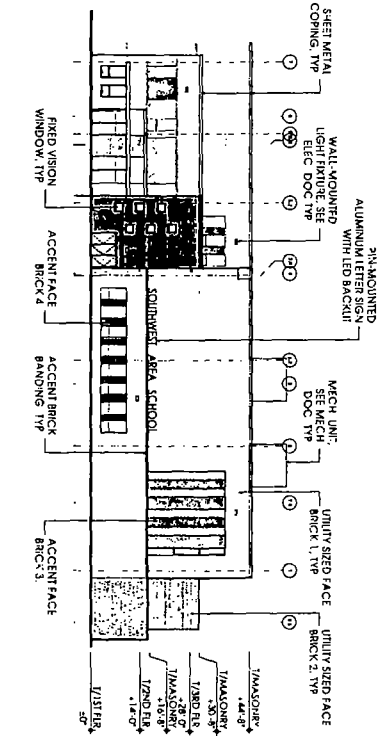
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 SOUTHWEST AREA SCHOOL
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 NOVEMBER 5, 2014**



WEST ELEVATION



EAST ELEVATION



#18221

INTRO DATE:

11-05-2014

CITY OF CHICAGO

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

1. ADDRESS of the property Applicant is seeking to rezone:
4101-4159 W. 60th Street; 4100-4158 W. 61st Street; 6001-6055 S. Keeler Avenue; 6000-6058 S. Karlov Avenue

2. Ward Number that property is located in: 23rd 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.

The applicant is not a corporation.

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

June 6, 1990

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

No it has not.

9. Present Zoning: RS-2 Proposed Zoning: Institutional Planned Development

10. Lot size in square feet (or dimensions?) 359,100 SF (8.2 acres)

11. Current Use of the Property Park and open space

12. Reason for rezoning the property To allow for a new Chicago Public 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 Public Building Commission will be constructing a new school on behalf of Chicago Public Schools.

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

29th day of October, 2014

Hillie M. Sempit
Notary Public



For Office Use Only

INTRODUCED BY: _____ DATE _____

REFERRED TO:

FILE NO.: _____

WARD NO.: _____

COMMITTEE ON BUILDINGS & ZONING _____

REZONING STAFF _____

CHICAGO PLAN COMMISSION _____