



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
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## Legislation Details (With Text)

**File #:** SO2015-56  
**Type:** Ordinance **Status:** Passed  
**File created:** 1/21/2015 **In control:** City Council  
**Final action:** 3/18/2015  
**Title:** Zoning Reclassification Map No. 12-K at 4815 S Karlov Ave - App No. 18272  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 12-K  
**Attachments:** 1. O2015-56.pdf, 2. SO2015-56.pdf

Date	Ver.	Action By	Action	Result
3/18/2015	1	City Council	Passed as Substitute	Pass
3/12/2015	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
1/21/2015	1	City Council	Referred	

# FINAL FOR PUBLICATION

### 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 48<sup>th</sup> Street; South Komensky Avenue; West 49<sup>th</sup> 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:

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### 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 February 19, 2015 submitted herein. Full-sized copies of the Site Plan and Building Elevations are on file with the Department of Planning and Development. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning

Applicant: Public Building Commission  
Address: 4815 S. Karlov  
Introduced: January 14, 2015  
Plan Commission: February 19, 2015

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Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses are allowed in the area delineated herein as an Institutional Planned Development: schools, park and recreational uses, parking, wireless co-located communication facility (excluding free standing communication towers) as an accessory use, and all other related and accessory uses.
6. On-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

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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. The applicant agrees to achieve basic LEED Certification and to provide at-grade open green space resulting in a net reduction in impervious area of 32% (30,400 SF of newly pervious vegetated surface) which exceeds the 15% improvement required by the Stormwater Ordinance.
15. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a Zoning Map Amendment to rezone the property to RS-3.

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Address: 4815 S. Karlov  
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Gross Site Area: Public R-O-W: Net Site Area:

222,930 SF 61,843 SF 161,087 SF

Maximum Floor Area Ratio :

Minimum Number of Off-Street Loading Spaces:

Minimum Number of Off-Street Parking Spaces:

Maximum Building Height:

Minimum Required Setback:

Minimum No. of Bike Parking Spaces:  
0.9

1 at 10x50

50

60'

Per Site Plan 5

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**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

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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

**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

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Common address of Property: 4815 South Karlov Avenue

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Chicago Plan Commission

February 19, 2015

THE PUBLIC BUILDING COMMISSION

INSTITUTIONAL PLANNED DEVELOPMENT Richard Edwirth Elementary School 481S South Union Avenue

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**REPORT FINAL TO THE CHICAGO PLAN COMMISSION FROM  
THE DEPARTMENT OF PLANNING AND DEVELOPMENT BUREAU  
OF ZONING AND LAND USE**

**FEBRUARY 19, 2015**

**FOR APPROVAL:                    INSTITUTIONAL PLANNED DEVELOPMENT**

**APPLICANT:                        THE PUBLIC BUILDING COMMISSION**

**LOCATION:                            4815 SOUTH KARLOV AVENUE**

Pursuant to the provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the Department of Planning and Development hereby submit this report and recommendation on a proposed Institutional Planned Development application for your review and recommendation to the Chicago City Council. The application for the amendment to the Chicago Zoning Ordinance was introduced into the City Council on January 21, 2015. Proper legal notice of the public hearing on the application was published in the Chicago Sun Times on February 4, 2015. The Applicant was separately notified of this hearing.

This application is submitted by the Applicant, as a mandatory planned development pursuant to Section 17-8-0506, which states that planned development review and approval is required for development of land to be used for school buildings on site with a net site area of 2 acres or more.

**SITE AND AREA DESCRIPTION**

The project site is a rectangular shaped lot containing approximately 161,087 square feet (3.698 acres) of net site area and is bounded by West 48<sup>th</sup> Street on the north, South Komensky Avenue on the east, West 49<sup>th</sup> Street on the south, and South Karlov Avenue on the west.

The site is currently zoned RS-3, Residential Single-Unit (Detached House) District. The areas that surround the site consist of property primarily zoned RS-3, Residential Single-Unit (Detached House) Districts. The area is comprised of primarily one and two story residential buildings. The site is located in the Archer Heights Community Area (No. 57), but not in a Tax Increment Finance District; nor the Lake Michigan and Chicago Lakefront Protection District or in a Chicago Landmark District.

The site is immediately accessible via public transit from CTA's No. 53 Pulaski, and the No. 62 Archer bus lines. The CTA's Orange Line Pulaski Road Station is located approximately one mile from the site and serves the immediate area.

**PROJECT DESCRIPTION**

The site is currently improved by a 2-story masonry public elementary school, a 1-story accessory building, two modular classroom buildings and an accessory parking lot. The applicant proposes to reclassify the property to an Institutional Planned Development to construct a 54,510 square foot three (3) story annex public elementary school.

The school currently serves 1,500 students from grades kindergarten through 8<sup>th</sup> grade and will

accommodate 148 on-site staff. The annex building will house a total of 14 classrooms, a kitchen and lunchroom, three special needs classrooms, two science classrooms, two computer labs, one Music classic room, and an art room. The second portion of the project will remove the modular class room buildings and allow for the construction on the site for a playfield and a play lot.

### **DESIGN**

The three story building (50 feet in height) is designed in such a way as to fit appropriately to the scale of the immediate area. The materials for the proposed building provided are two types of masonry brick which will create a varied pattern on the facade that echoes the masonry patterns present currently on the surrounding residences. Large, aluminum framed windows will provide daylighting and views to classrooms. The east facade, along Komensky Avenue, consists of a large, aluminum and glass window system that provides a visual connection between the residences on Komensky Avenue and the dining/multipurpose room.

### **SUSTAINABILITY / LANDSCAPING**

The applicant has agreed to achieve basic LEED Certification as defined by the U.S.G.B.C and to provide at-grade open green space resulting in a net reduction in impervious area of 32% (30,400 SF of newly pervious vegetated surface) which exceeds the 15% improvement required by the Stormwater Ordinance. This will allow the project to meet the guidelines of the Sustainable Policy of the Department of Planning and Development. The project will be in substantial compliance with the requirements of the City's Landscape Ordinance.

### **ACCESS/CIRCULATION**

All vehicular access is located on South Komensky Avenue to the north of the proposed school building. This includes a parking lot for staff with 48 accessory parking spaces and a trash/loading berth for refuse collection and school deliveries.

The school bus loading and drop-off as well as parent drop-off is designated on South Karlov Avenue to the west of the building. A smaller parking lot along Komesky Avenue will be removed as part of the overall project. The remaining parking lot along the east border of the site on South Komensky Avenue will remain unchanged.

### **BULK/USE/DENSITY**

The Plan Development permits a maximum F.A.R of 0.9 and is also permitted under the RS-3, Residential Single-Unit (Detached House) District. The building will remain consistent in bulk with the surrounding area and the use will continue to serve as an educational and recreational uses already established on the site.

### **RECOMMENDATION**

The Department of Planning and Development has reviewed the project materials submitted by the Applicant and have concluded that the proposed development would be appropriate for the site for the following reasons:

1. The project complies with the Standards and Guidelines for Planned Developments in the Zoning Ordinance 17-8-0901 Uses, Bulk, Density and Intensity.

The proposed Planned Development is in strict compliance with the permitted Floor Area Ratio. The maximum FAR of 0.9 will not be exceeded nor will it negatively impact the surrounding area. In terms of height, scale, use and bulk the planned development is in substantial conformance with the surrounding community area. The proposed educational (School) use will complement the existing use of the site and not negatively impact the surrounding community area.

2. The public infrastructure facilities and city services will be adequate to serve the proposed development at the time of occupancy. The proposed Planned Development has been reviewed by the Chicago Department of Transportation and all requested changes have been made.

3. With respect to section 17-8-0905-B Building Features - Urban and Building Design.

The building's height at 3-stories, the materials proposed and the modern design emphasizes and complements the quality of the surrounding area. The building design abuts the sidewalk along South Komensky Avenue with doors, windows and active uses adjacent the street frontage.

4. Copies of the application have been circulated to other City departments and agencies and all comments received have been addressed; the project will comply with the requirements for access in case of fire and other emergencies.

5. The applicant agrees to achieve basic LEED Certification and to provide at-grade open green space resulting in a net reduction in impervious area of 32% (30,400 SF of newly pervious vegetated surface) which exceeds the 15% improvement required by the Stormwater Ordinance.

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6. The proposed development is compatible with the character of the surrounding area in terms of uses, density, and building scale. The proposed Institutional Planned Development would be consistent in terms of height, scale, use and bulk would remain consistent with the surrounding community.

Based on the foregoing, it is the recommendation of the Department of Planning and Development that the revised application for an Institutional Planned Development for The Public Building Commission be approved and the recommendation to the City Council Committee on Zoning, Landmarks and Building Standards be "As-Revised, Passage Recommended"

Department of Planning and Development Bureau of

Zoning and Land Use

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Department of Planning and Development CITY OF  
CHICAGO

**4615 SOUTH KARLOV AVENUE  
EDWARDS ELEMENTARY SCHOOL  
RESOLUTION**

WHEREAS, the applicant, Public Building Commission, proposes to establish an Institutional Planned Development by rezoning the site from a RS-3, Residential Single-Unit (Detached House) District to a planned development to allow the construction of a

three story annex elementary school building, playfield and accessory parking lot; and

WHEREAS, this development is being submitted by the applicant as a mandatory planned development application and an application for a Planned Development was introduced to the City Council on January 21, 2015; and

WHEREAS, proper legal notice of the hearing before the Chicago Plan Commission was published in the Chicago Sun-Times on February 4, 2015. The Applicant was separately notified of this hearing and the proposed zoning application was considered at a public hearing by this Plan Commission on February 19, 2015; and

WHEREAS, the Plan Commission has reviewed the application with respect to the provisions of the Chicago Zoning Ordinance and finds that the proposal will be consistent with said provisions; and

WHEREAS, the Department of Planning and Development recommended approval of the application, with the recommendation and explanation contained in the written report dated February 19, 2015, a copy of which is attached hereto and made a part hereof; and

WHEREAS, the Chicago Plan Commission has fully reviewed the application and all informational submissions associated with the proposed amendment, the report and recommendation of the Commissioner of the Department of Planning and Development, and all other testimony presented at the public hearing held on February 19, 2015 giving due and proper consideration to the Chicago Zoning Ordinance; and

121 NORTH LASALLE STREET, ROOM 1000, CHICAGO ILLINOIS 60602

Approved; February 19, 2015

Institutional Planned

Development No.:

Martin Cabrera, Jr. Chairman  
Chicago Plan Commission