



# City of Chicago



SO2014-2442

Office of the City Clerk

## Document Tracking Sheet

|                                 |  |
|---------------------------------|--|
| <b>Meeting Date:</b>            | 4/2/2014   |
| <b>Sponsor(s):</b>              | Burnett (27)   |
| <b>Type:</b>                    | Ordinance  |
| <b>Title:</b>                   | Zoning Reclassification Map No. 3-F at 1034 N Wells St |
| <b>Committee(s) Assignment:</b> | Committee on Zoning, Landmarks and Building Standards  |

ORDINANCE

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the Institutional Planned Development Number 670 symbols and indications as shown on Map Number 3-F in the area bounded by:

West Hill Street; North Wells Street; West Oak Street; a parallel line 304.5 feet west of North Wells Street; a parallel line 370 feet north of West Oak Street; a parallel 543.61 feet west of North Wells Street; a parallel line 384.34 north of West Oak Street; a parallel line 496.46 feet west of North Wells Street; and West Hill Street ("Property")

to the designation of Institutional Planned Development No. 670, as amended, which is hereby established in the area above described, subject to such use and bulk regulations as set forth in the Plan of Development herewith attached and made a part of thereof and to no others.

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

  
Alderman Walter Burnett, Jr.

INSTITUTIONAL PLANNED DEVELOPMENT No. 670, as amended  
BULK REGULATION AND DATA TABLE

|  |               |
|--|---------------|
| Gross Site Area:                             | 228,000 SF    |
| Net Site Area:                               | 178,215 SF    |
| Maximum Floor Area Ratio:                    | 1.3           |
| Minimum Number of Off-Street Loading Spaces: | 1             |
| Minimum Number of Off-Street Parking Spaces: | 50            |
| Maximum Building Height:                     | 75'           |
| Minimum Required Setback:                    | Per Site Plan |

Applicants: Public Building Commission  
Address: 1034 N. Wells Street  
Introduced: April 2, 2014  
Plan Commission: July 17, 2014

**INSTITUTIONAL PLANNED DEVELOPMENT NO. 670, AS AMENDED**  
**PLANNED DEVELOPMENT STATEMENTS**

1. The area delineated herein as Planned Development Number 670, As Amended, ("Planned Development") consists of approximately 178, 215 SF net square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned by the Chicago Board of Education. Alderman Walter Burnett and the Public Building Commission are co-applicants for this amendment (the "Applicants") The Public Building Commission is constructing the school on behalf of the Board of Education.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicants, its successors and assigns and, if different than the Applicants, the legal title holders and any ground lessors. All rights granted hereunder to the Applicants shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicants, 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 Applicants 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 Applicants 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.

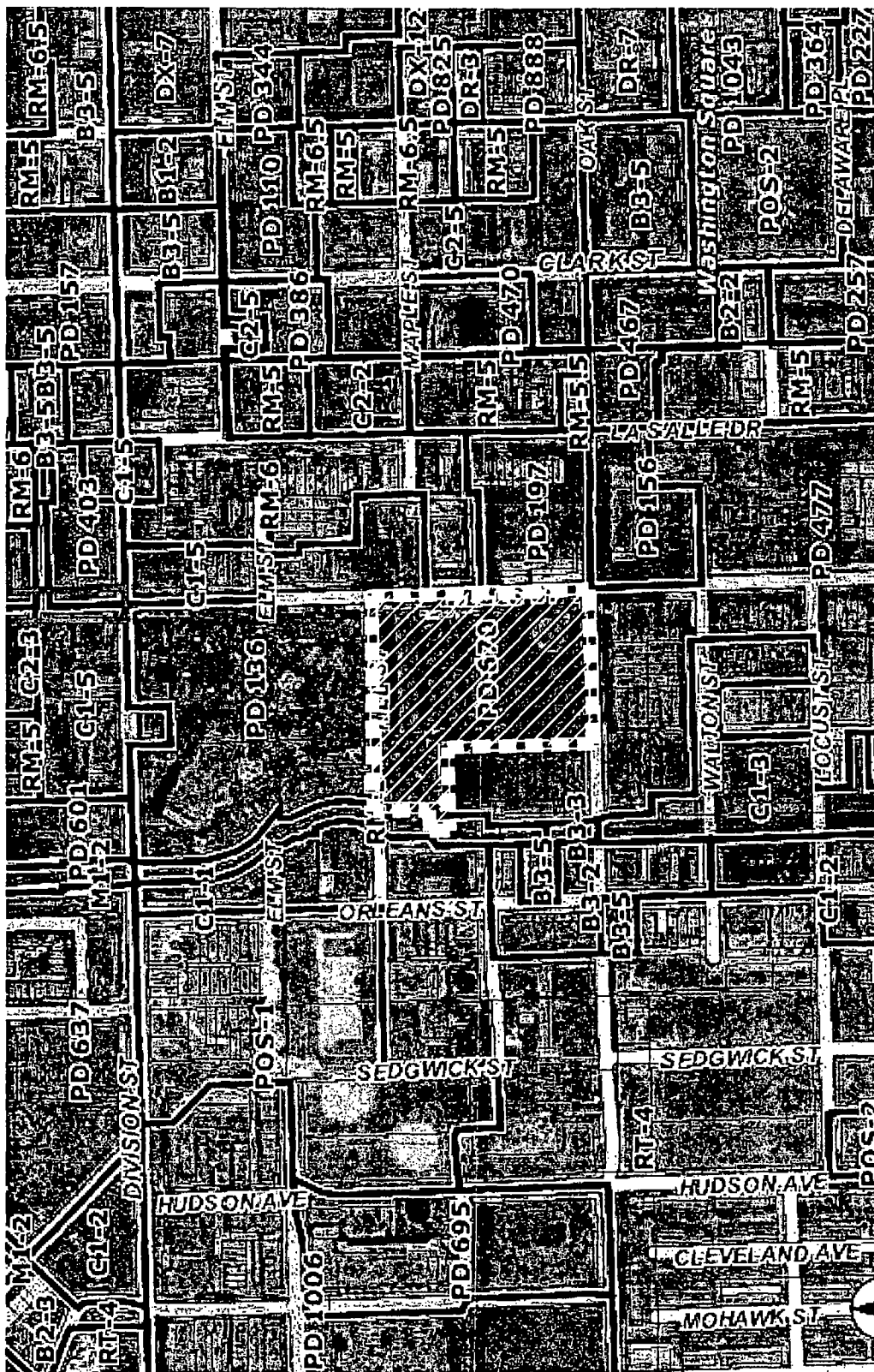
|                  |                            |
|------------------|----------------------------|
| Applicants:      | Public Building Commission |
| Address:         | 1034 N. Wells Street       |
| Introduced:      | April 2, 2014              |
| Plan Commission: | July 17, 2014              |

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; Drop Off Plan; Landscape Plan; Sustainability Site Plan; Building Elevations (North, South, East and West); dated July 17, 2014 submitted herein. Full-sized copies of the Site Plan, Landscape 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 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: educational and recreational facilities, accessory parking (50 spaces located on an off-site parking lot) and related uses incidental thereto.
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 178,215 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 Applicants 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.

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11. The Applicants 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 Applicants, its successors and assigns and, if different than the Applicants, the legal title holders and any ground lessors.
13. The Applicants 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 Applicants 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 has agreed to provide a bio-swale along 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 Planned Development No. 670 approved on April 29, 1998.

|                 |                            |
|-----------------|----------------------------|
| Applicants.     | Public Building Commission |
| Address:        | 1034 N. Wells Street       |
| Introduced:     | April 2, 2014              |
| Plan Commission | July 17, 2014              |



NOT TO SCALE

EXISTING ZONING MAP



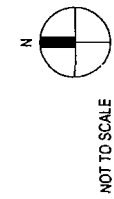
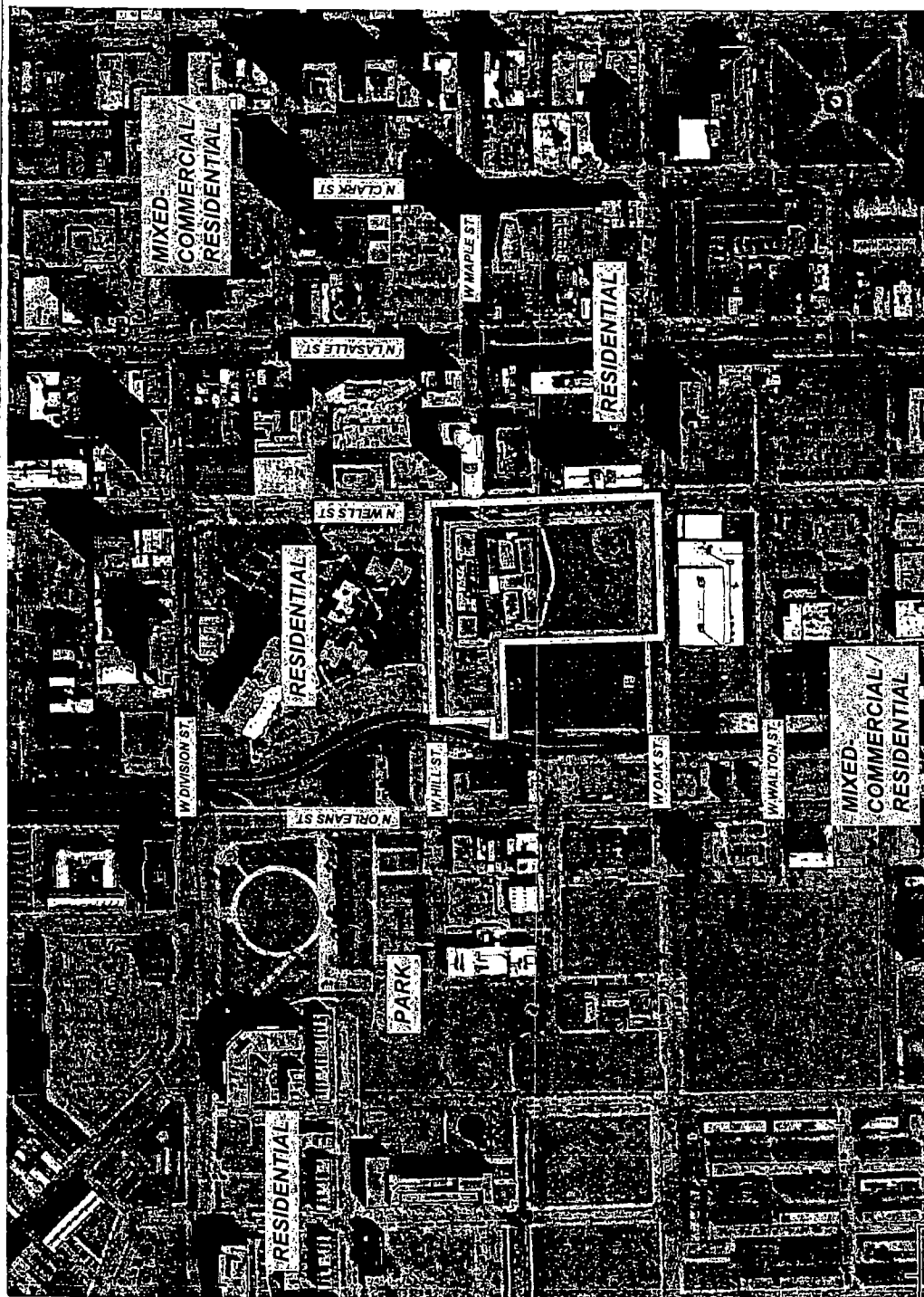
PROJECT SITE

KOO AND ASSOCIATES LTD  
 53 W JACKSON BLVD  
 SUITE 215  
 CHICAGO IL 60604  
 312-235-0920 PH

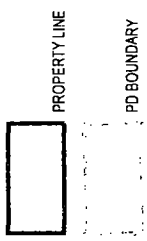
AMENDMENT TO  
 INSTITUTIONAL PLANNED DEVELOPMENT #670  
 WALTER PAYTON COLLEGE PREPARATORY H.S. ANNEX

DATE: JULY 17, 2014

APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO  
 ADDRESS: 1034 N. WELLS STREET  
 CHICAGO, IL 60610



LAND USE MAP



KOO AND ASSOCIATES LTD  
 53 W JACKSON BLVD  
 SUITE 215  
 CHICAGO IL 60604  
 312-235-0920 PH

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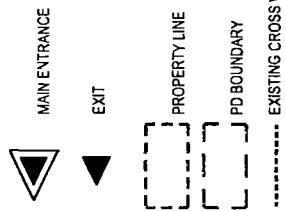
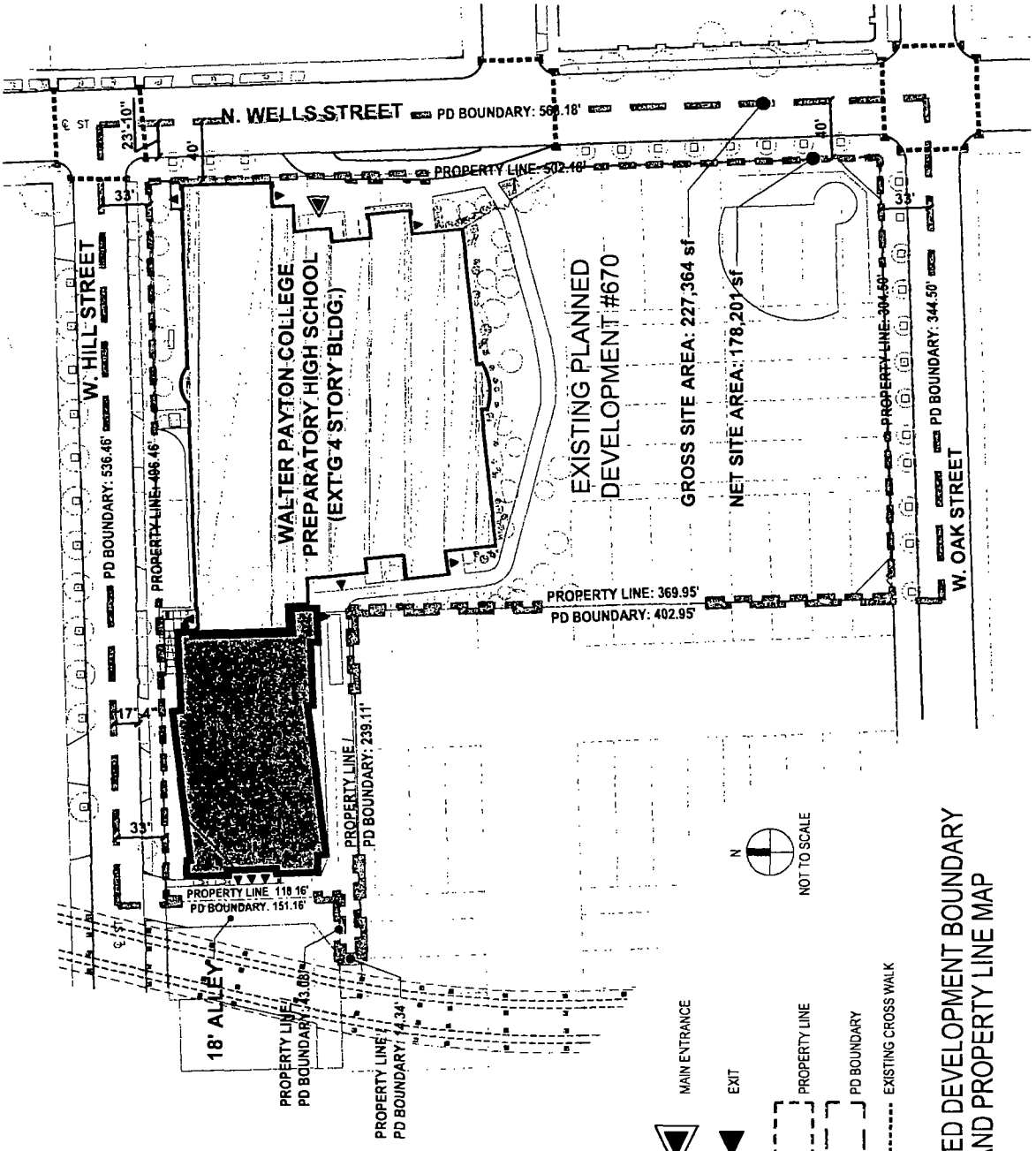
KOO AND ASSOCIATES LTD  
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 CHICAGO IL 60604  
 312-235-0920 PH



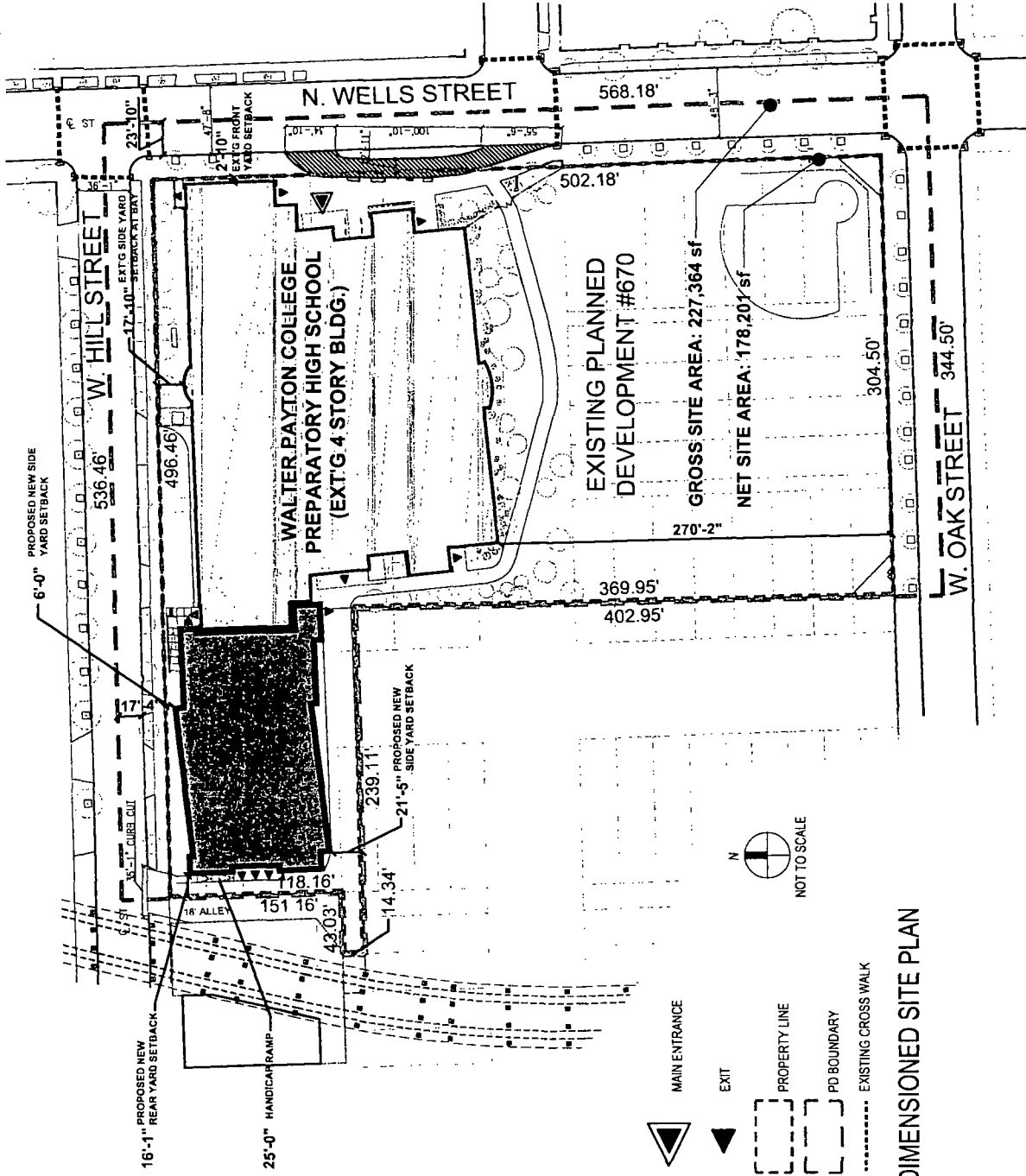
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 ADDRESS 1034 N. WELLS STREET  
 CHICAGO, IL 60610

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PLANNED DEVELOPMENT BOUNDARY  
 AND PROPERTY LINE MAP

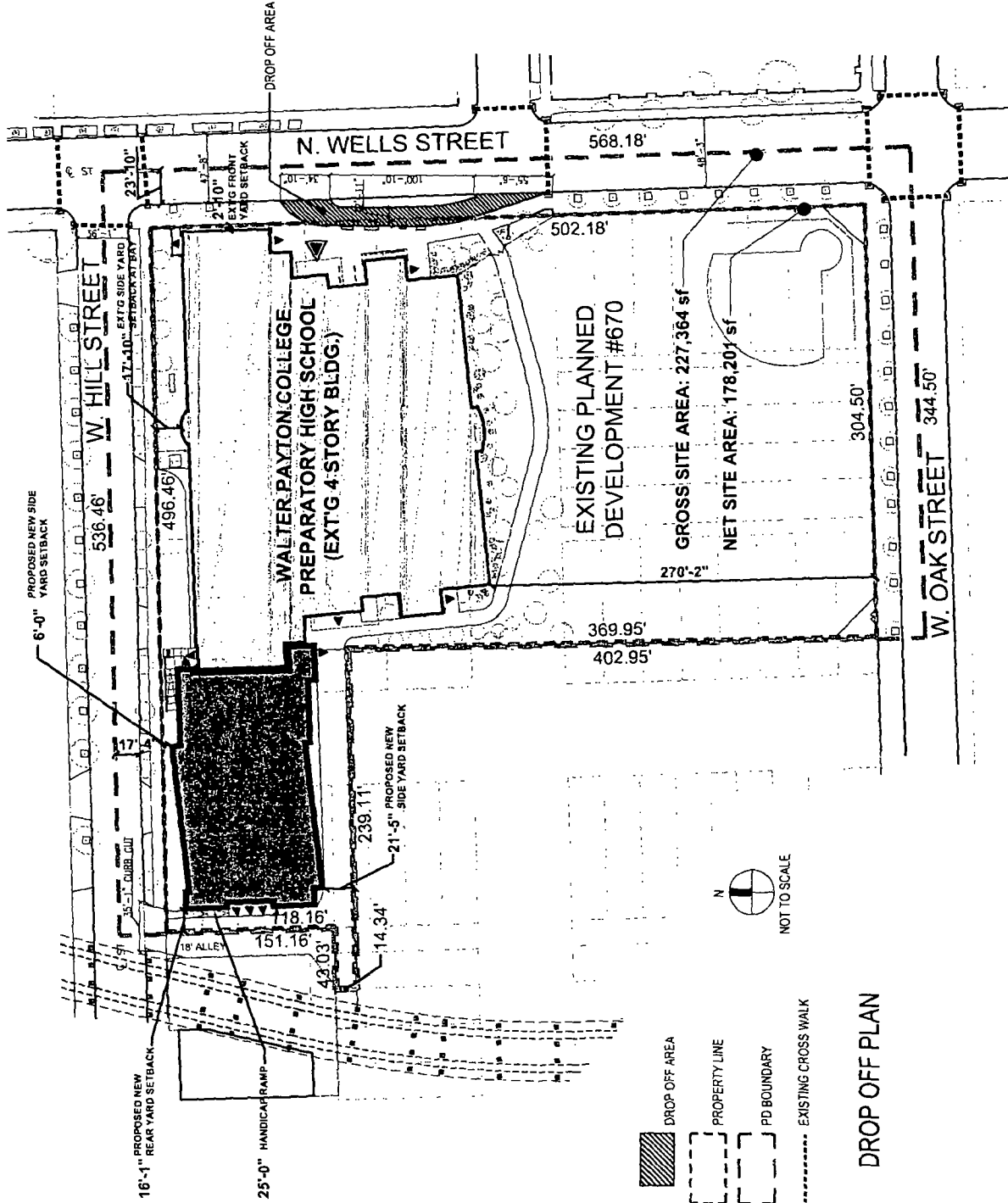


DIMENSIONED SITE PLAN

KOO AND ASSOCIATES LTD  
 53 W JACKSON BLVD  
 SUITE 215  
 CHICAGO IL 60604  
 312-235-0920 PH

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APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO  
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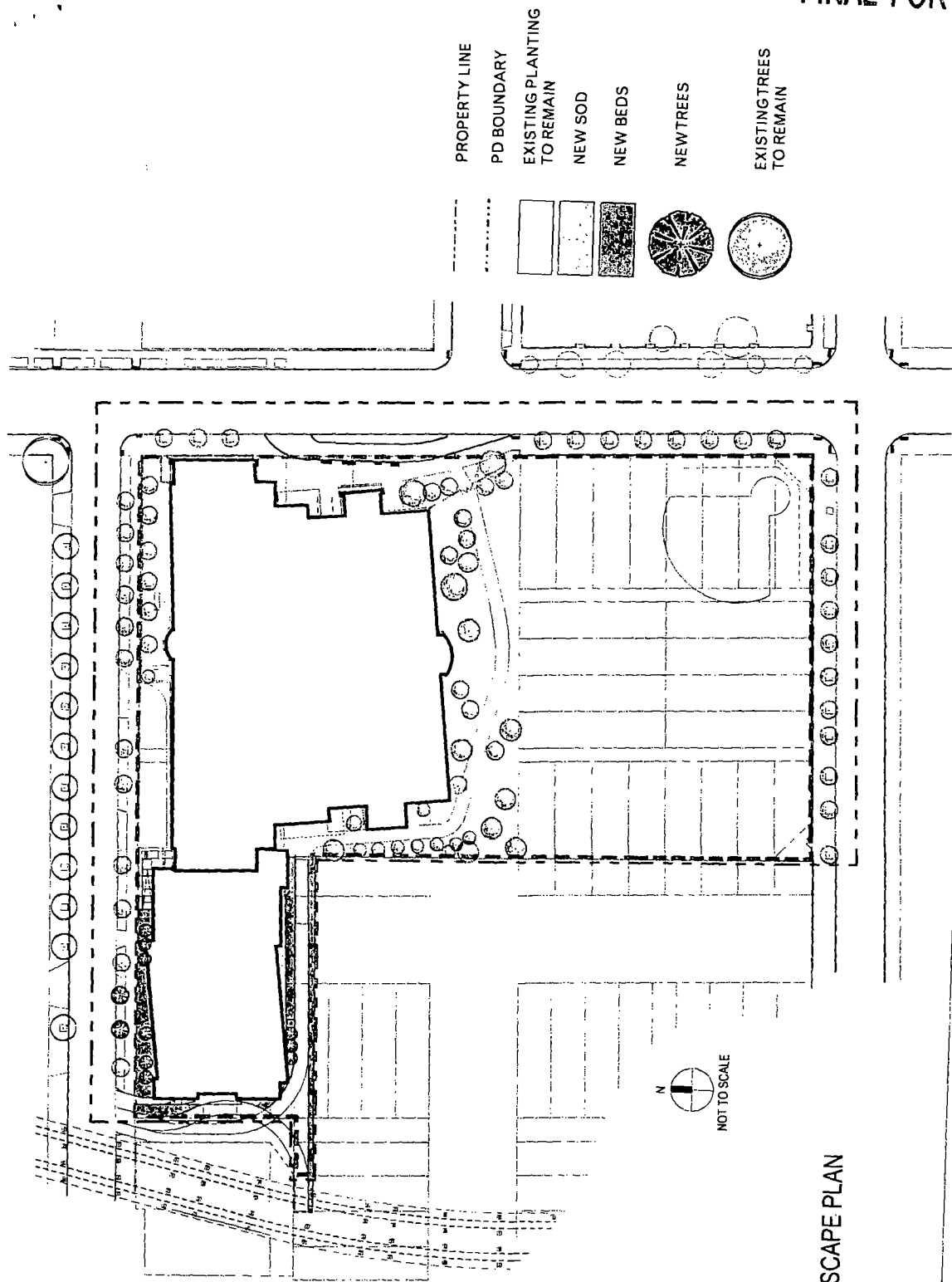


KOO AND ASSOCIATES LTD  
 53 W JACKSON BLVD  
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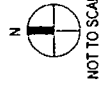
LANDSCAPE PLAN

PROPERTY LINE  
 PD BOUNDARY  
 EXISTING PLANTING TO REMAIN  
 NEW SOD  
 NEW BEDS  
 NEW TREES  
 EXISTING TREES TO REMAIN

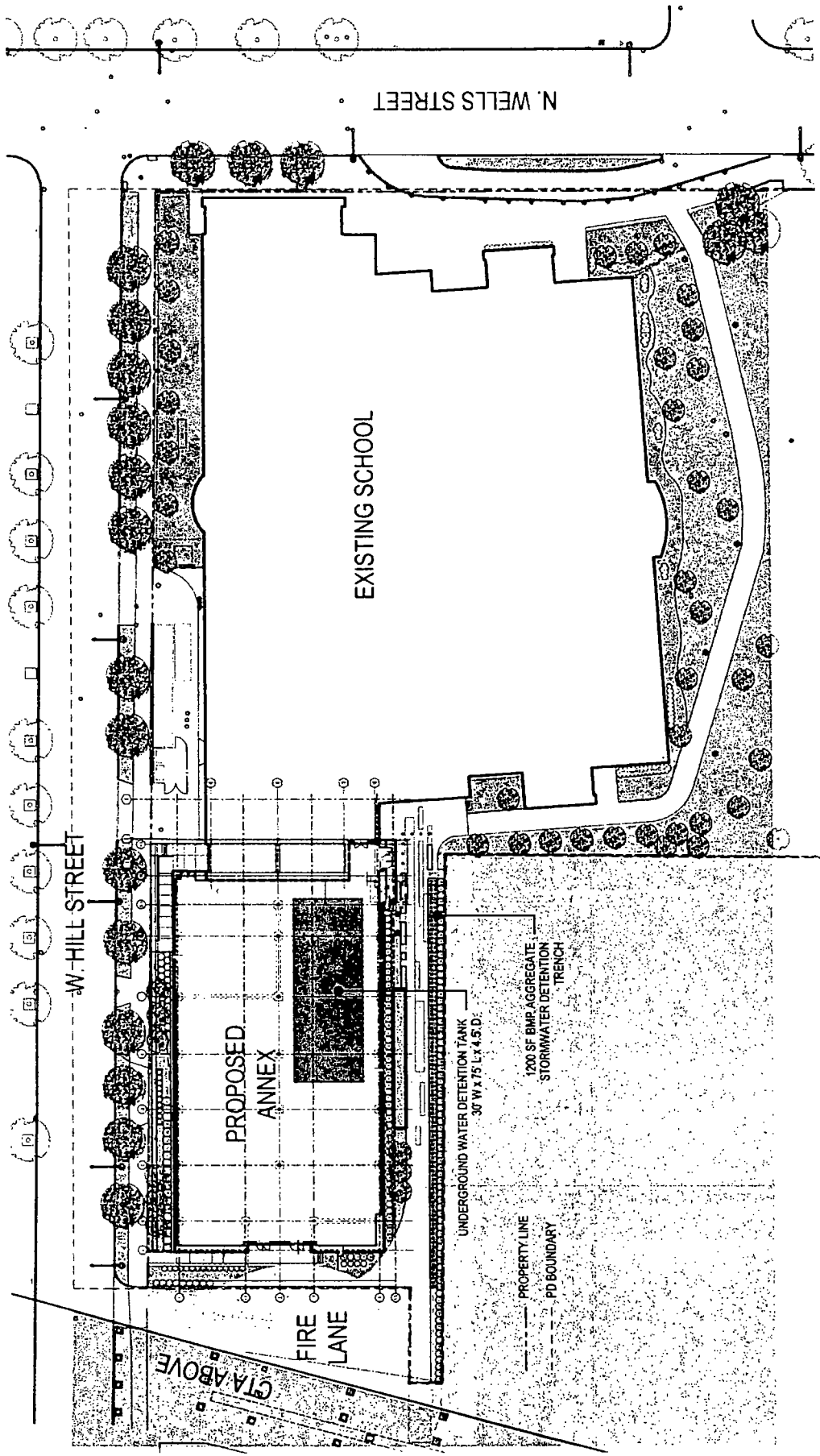
APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO  
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KOO AND ASSOCIATES LTD  
53 W JACKSON BLVD  
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312-235-0920 P.H



SUSTAINABILITY SITE PLAN

AMENDMENT TO  
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APPLICANT: PUBLIC BUILDING COMMISSION OF CHICAGO  
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CHICAGO, IL 60610

GTA ABOVE

EXISTING SCHOOL

PROPOSED ANNEX

FIRE LANE

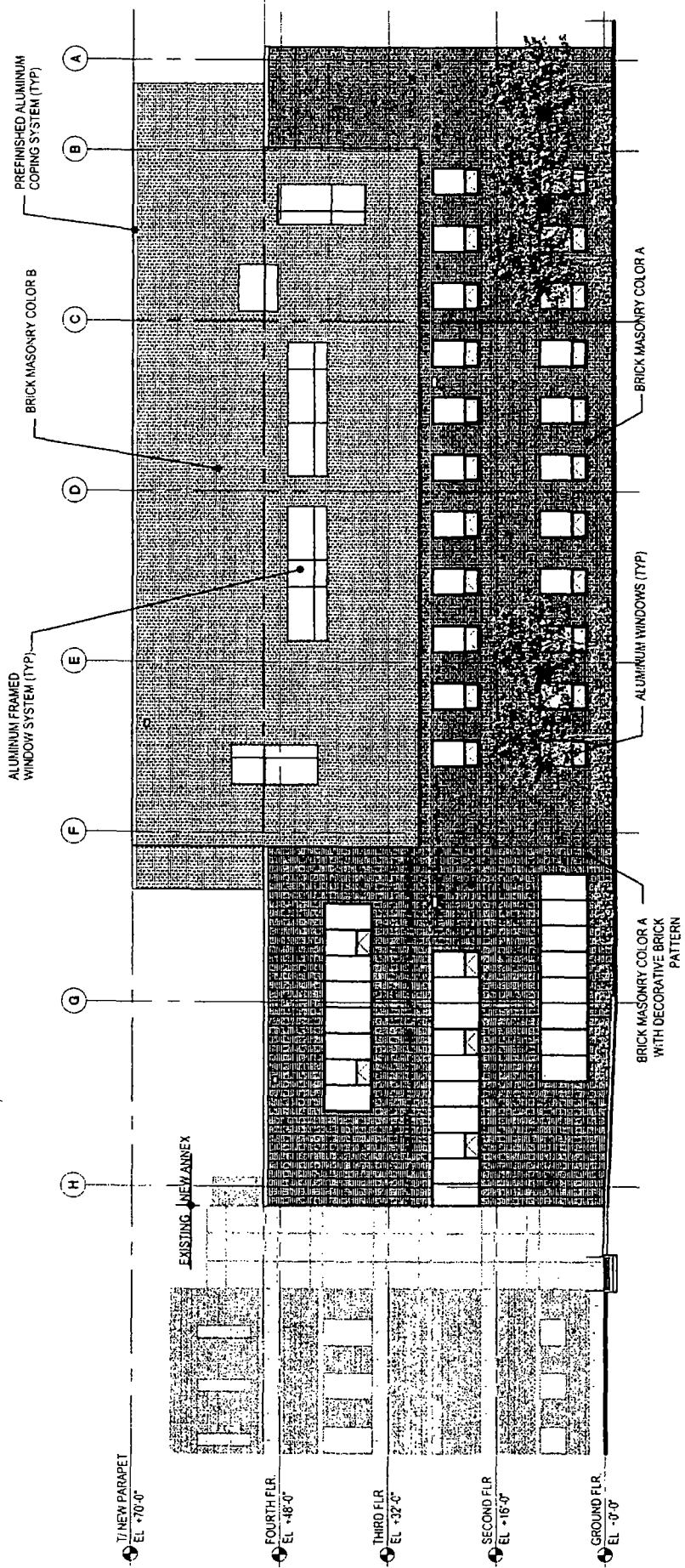
UNDERGROUND WATER DETENTION TANK  
30' W X 75' L X 4.5' D

1200 SF BMP AGGREGATE  
STORMWATER DETENTION  
TRENCH

PROPERTY LINE  
PD BOUNDARY

W HILL STREET

N WELLS STREET



NORTH ELEVATION

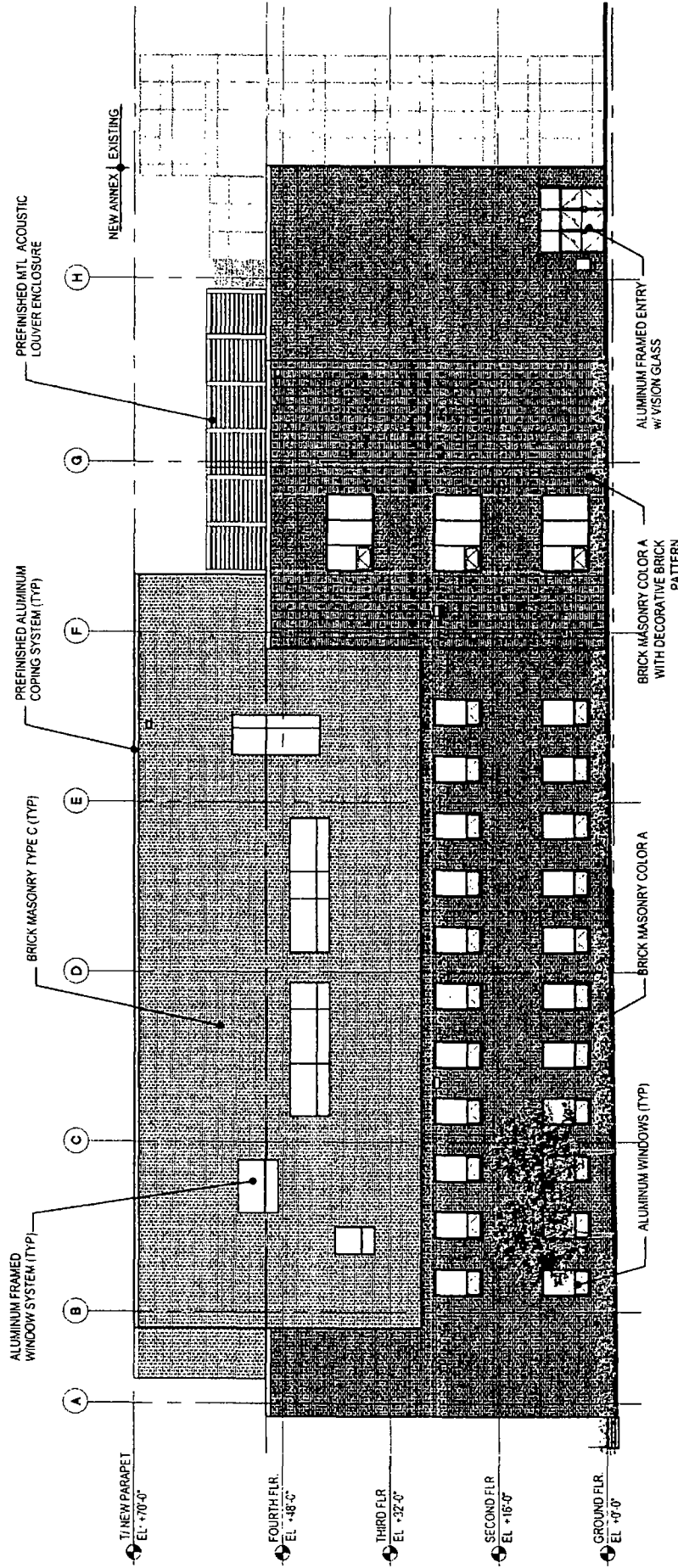
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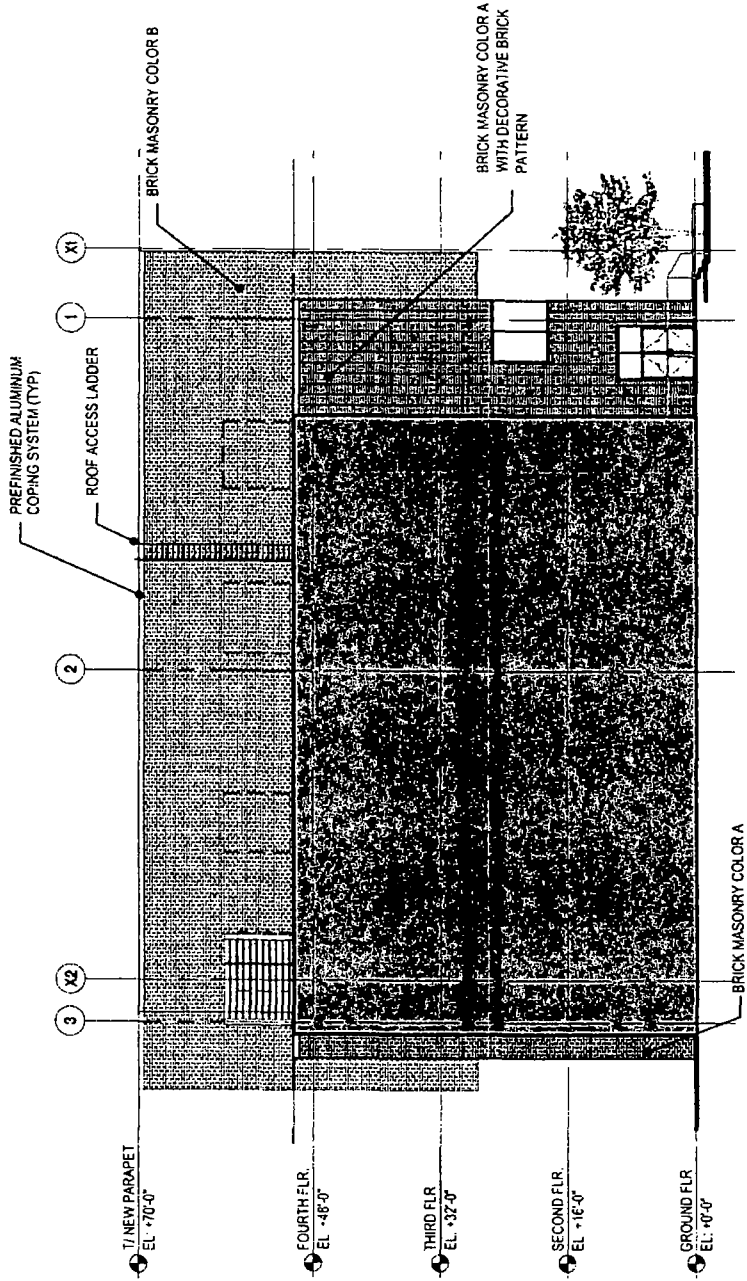
SOUTH ELEVATION

KOO AND ASSOCIATES LTD  
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EAST ELEVATION

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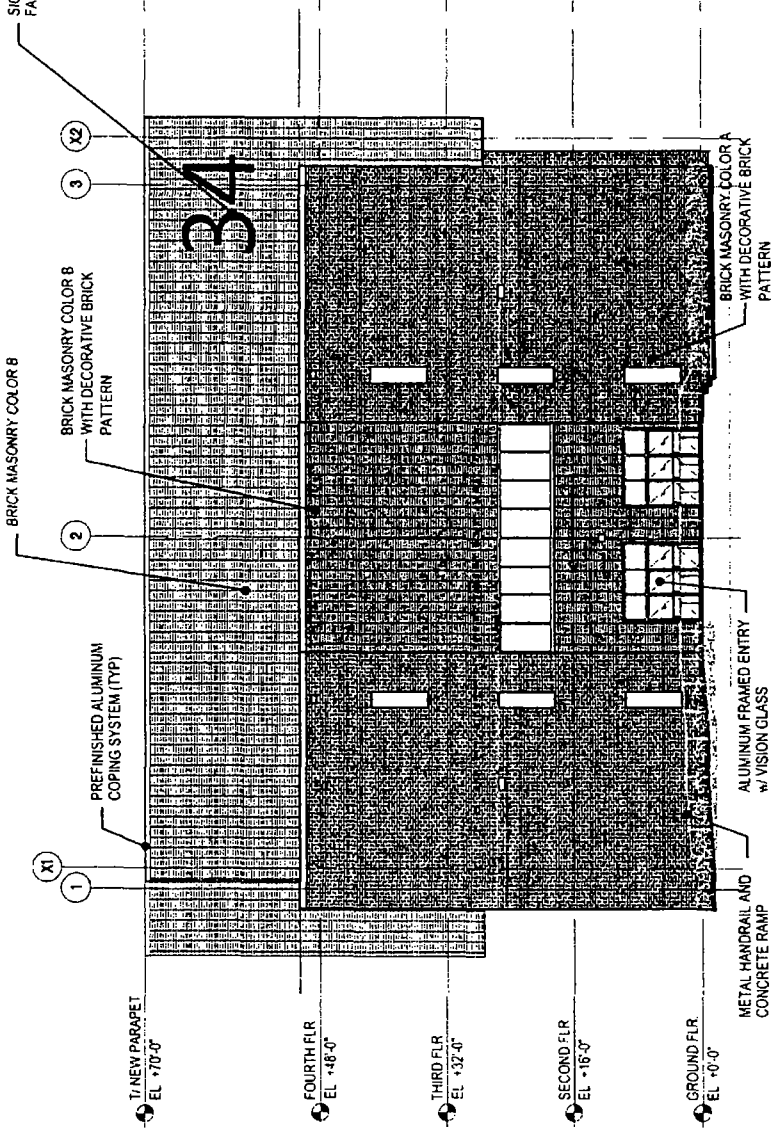
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SIGNAGE (RELOCATED FROM WEST FACADE OF EXTG BUILDING)



WEST ELEVATION

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