

PD 1158

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DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 2, 2018

Scott R. Borstein
Neal & Leroy, LLC
120 N. LaSalle St., Suite 2600
Chicago, IL 60602

**Re: Administrative Relief request for Planned Development No. 1158
Sarah Goode High School fence height increase, 7651 S. Homan Avenue**

Dear Mr. Borstein:


Please be advised that your request for a minor change to Institutional Planned Development No. 1158 ("PD 1158"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 15 of PD 1158.

On April 6, 2016, the Public Building Commission of Chicago ("PBC") was granted administrative relief to allow for the replacement of the existing 4' high fence with an 8' high wrought iron fence along the perimeter of Sarah Goode High School at 7651 S. Homan Ave. The 8' high fence was never installed and the PBC is now seeking to replace the 4' high wrought iron fence with a 10' high wrought iron fence due to security concerns and this request is supported by Alderman Curtis. They are also seeking to install a new 10' high wrought iron fence around the interior of the parking lot and replace a small portion of the existing 8' high chain link fence adjacent to a baseball diamond with a 10' high chain link fence. The proposed changes are shown on the attached Demolition and Construction Plans.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed taller fence will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 1158, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,


Patricia A. Scudiero
Zoning Administrator

C: Mike Marmo, Erik Glass, Janice Hill, Main file



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

April 6, 2016

Meg E. George
Neal & Leroy, LLC
120 N. LaSalle Street
Suite 2600
Chicago, IL 60602

**Re: Administrative Relief request for Planned Development No. 1158
Sarah Goode High School fence height increase, 7651 S. Homan Avenue**

Dear Ms. George:

Please be advised that your request for a minor change to Institutional Planned Development No. 1158 ("PD 1158"), as amended, has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No. 15 of PD 1158.

Your client and the owner of all of the property within PD 1158, the Public Building Commission of Chicago, is seeking administrative relief to allow for the replacement of the existing 4' high fence with an 8' high wrought iron fence along the perimeter of Sarah Goode High School at 7651 S. Homan Ave. The attached Demolition and Construction Plans shall be inserted into the main file. The height increase is due to security concerns and is supported by Alderman Curtis.

With regard to your request, the Department of Planning and Development has determined that allowing the proposed taller fence will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and Institutional Planned Development No. 1158, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

Patricia A. Scudiero
Zoning Administrator

C: Mike Marmo, Erik Glass, Janice Hill, Main file



**SARAH E. GOODE
STEM ACADEMY**
700 S. BOSTON UNIVERSITY
CHICAGO, IL 60607
CITY OF CHICAGO, WATER MAIN ENGINEER



1. FIELD VERIFIED
2. FIELD VERIFIED
3. FIELD VERIFIED

DATE: 08/14/2024
TIME: 10:00 AM

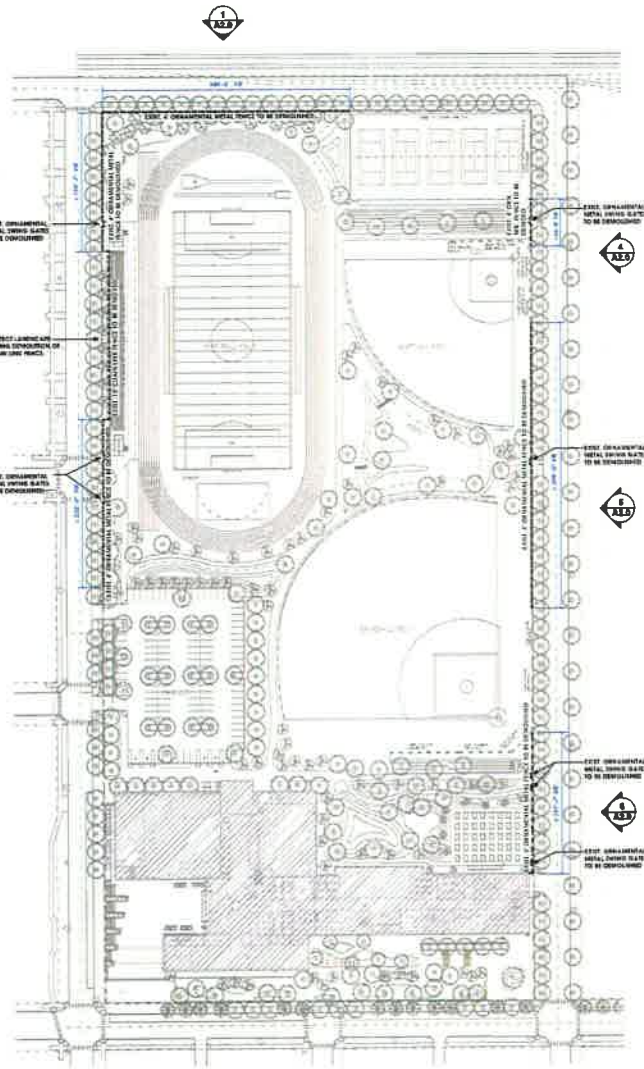
NO.	DESCRIPTION	DATE

NO.	DESCRIPTION	DATE

DATE: 08/14/2024
TIME: 10:00 AM
PROJECT: SARAH E. GOODE STEM ACADEMY
SHEET: 10 OF 10
SCALE: AS SHOWN
DRAWN BY: J. [unreadable]
CHECKED BY: [unreadable]
APP. BY: [unreadable]

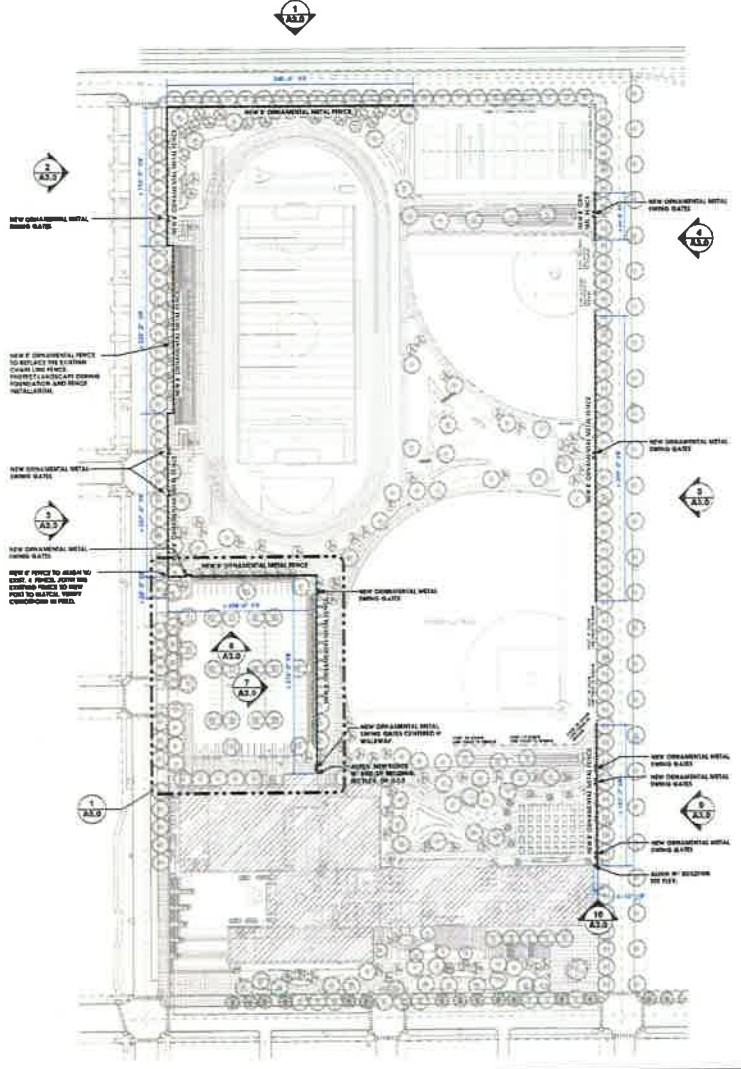
DEMOLITION & CONSTRUCTION PLANS

A1.0



1 DEMOLITION PLAN
SCALE: 1/8" = 1'-0"

GENERAL DEMOLITION NOTES:
1. FIELD VERIFY ALL CONDITIONS.
2. PROTECT ALL EXISTING ITEMS WHICH ARE NOT A PART OF THE SCOPE DURING DEMOLITION.
3. REMOVE CONCRETE ALL FOUNDATIONS AND METAL PILES FOR # HIGH FENCE WHICH ARE MARKED AS BEING DEMOLISHED.



2 CONSTRUCTION PLAN
SCALE: 1/8" = 1'-0"

GENERAL CONSTRUCTION NOTES:
1. FIELD VERIFY ALL CONDITIONS AND CONDITIONS INCLUDING EXISTING UTILITIES, OCCASIONAL ELECTRICAL LIGHTING FIXTURES, TRUNKING, PARKING GATE OPERATORS, LOCATIONS, UNDERGROUND PIPING, AND QUICK COVER SYSTEM.
2. USE COVER PANE (1) 10'-0" HIGHER FOR FENCE & GATE SPECIFICATION.
3. PROVIDE ONE (1) 8" X 16" SECTION OF FENCE AND ONE (1) SECTION OF TRUNKING GATE AS A CHECK-UP FOR REVIEW.
4. PROTECT ALL EXISTING LANDSCAPE AND OTHER ITEMS WHICH ARE NOT A PART OF THE SCOPE.
5. ALL INSTALLATIONS FOR FENCE MARKER'S WRITTEN SPECIFICATION AND INSTALLATION GUIDELINES.
6. ALL GATE SHALL BE LOCKABLE. PROVIDE EXTERIOR GRADE CHECKER LOCK AND KEYS. COORDINATE SETTING WITH OWNER.
7. PROVIDE BUILT-IN CHECK DOOR AT THE SETBACK PLATE POST AS REQUIRED. COORDINATE WITH LOCAL FIRE DEPARTMENT. COORDINATE WITH THE DEPARTMENT FOR THEIR REQUIREMENTS.

SHOP DRAWING GENERAL NOTES:
CONTRACTOR SHALL VERIFY LOCATION AND CONDITIONS OF THE EXISTING LANDSCAPE INCLUDING TREES, WALKWAYS, PLAYWAYS, CURBS, LINK FENCE, WOODEN COBERT FENCE, ELEC. LIGHTING TRUNK, UNDERGROUND PIPING, QUICK COVER SYSTEM. PROVIDE SHOP DRAWINGS BASED ON THE FIELD VERIFIED DIMENSIONS AND CONDITIONS. AND VERIFY ATTACHED FOR ANY CONFLICTS BY WRITING ON SHOP DRAWINGS FOR COORDINATION PRIOR TO CONSTRUCTION. SHOP DRAWINGS WITH/OUT FIELD VERIFYING INFORMATION WILL BE REJECTED.

A-7563

1/13/2010

REPORTS OF COMMITTEES

83585

to those of an M2-1 Light Industry District and a corresponding use district is hereby established in the area above described.

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

Reclassification Of Area Shown On Map No. 17-B.

(As Amended)

(Application No. A-7563)

(Common Addresses: 3300 -- 3400 W. 77th St.
And 7500 -- 7700 S. Homan Ave.)

IPD 1158

[SO2010-159]

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, is hereby amended by changing all the M1-1 Limited Manufacturing/Business Park District and M2-2 Light Industry District symbols and indications as shown on Map Number 17-B in the area bounded by:

the south right-of-way line of the Belt Railway Company; the east right-of-way line of South Spaulding Avenue or the line thereof extended where no streets exists; West 77th Street; and South Homan Avenue or the line thereof extended where no street exists,

to those of an RS2 Residential Single-Unit (Detached House) District and a corresponding use district is hereby established in the area above described.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the RS2 Residential Single-Unit (Detached House) District symbols and indications within the area hereinabove described to the designation of Institutional Planned Development Number 1158, which is hereby established in the area above described, 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 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Institutional Planned Development No. 1158.

Plan Of Development Statements.

1. The area delineated herein as Institutional Planned Development Number 1158 ("Planned Development") consists of approximately seven hundred forty-eight thousand one hundred fifty-nine (748,159) square feet (seventeen point one seven (17.17) acres) of net site area which is depicted on the attached Planned Development Boundary, Property Line and Right-of-Way Adjustment Map. The property is controlled by the Chicago Board of Education and the Public Building Commission of Chicago (the "Applicant").
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Planned Development. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or their successors, assignees, or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns, grantees and lessees, if different than the Applicant, the legal titleholders or 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 titleholder or any ground lessors. Furthermore, pursuant to the requirements of Article 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the property and any ground lessors, or by a governmental agency with the power of eminent domain which has designated the property for acquisition. An agreement among property owners, the board of directors of any property owners association, or covenant binding property owners, may designate the authorized party for any future amendment, modification or change. The Applicant shall retain single designated control and shall be deemed to be the authorized party for any future amendment, modification or change until the Applicant shall designate in writing the party or parties authorized to make application for any future amendment, modification or change.
4. This plan of development consists of the following seventeen (17) statements; a Bulk Regulations and Data Table; an Existing Land-Use Map; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a Right-of-Way Adjustment Map; a Site Plan; a Landscape Plan; a Green Roof Plan; a Student Drop-Off and Pick-Up Plan; and Building Elevations prepared by STR Architects Ltd., dated

November 19, 2009. Full size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Zoning and Land Use Planning. The Planned Development is applicable to the area delineated herein and these and no other zoning controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago and all requirements thereof, and satisfies the established criteria for approval as a planned development.

5. The uses permitted within the area delineated herein as an "Institutional Planned Development" shall include, schools, park and recreational uses, parking, and all other related and accessory uses as permitted within the RS2 Single-Family Detached Residential District.
6. On-premise business identification signs and temporary construction signs shall be permitted within the area delineated herein as an "Institutional Planned Development", subject to the review and approval of the Department of Zoning and Land Use Planning. No off-premise signs shall be permitted in the Planned Development.
7. Off-street parking and off-street loading facilities shall be provided in compliance with this Planned Development, subject to review and approval of the Departments of Transportation and Zoning and Land Use Planning. A minimum of two percent (2%) of all required parking spaces shall be designated for parking for the handicapped.
8. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.
9. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.
10. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
11. The City of Chicago established a Part II Review Fee in the amount of Zero and 25/100 Dollars (\$0.25) per square foot for the total buildable square feet (floor area ratio). The Part II Fee will be assessed by D.Z.L.U.P. during the actual Part II Review. The fee as determined by D.Z.L.U.P. staff at that time is final and binding on the Applicant and must be paid to the Department of Zoning and Land Use Planning prior to the issuance of any Part II Approval.

12. The Applicant shall obtain the applicable official reviews, approvals and permits from the various city departments and or committees regarding the use of the public way for any encroachments of public way space including encroachments on, over or under the street, sidewalk, parkway or alley. Such approval and permits shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees and approval by the City Council.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes that conservation of natural resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the subject property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. Copies of these standards may be obtained from the Department of Zoning and Land Use Planning. The Applicant shall also provide a vegetative roof on the proposed building totaling twenty thousand one hundred sixty (20,160) square feet or twenty-five percent (25%) of the net roof area.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the building and all other improvements in a manner that promotes, enables and maximizes universal access throughout the subject property. Plans for all buildings and improvements on subject property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote a high standard of accessibility. No building permit shall be issued by the Department of Construction and Permits until the Director of M.O.P.D. has approved detailed construction drawings for the building or improvement proposed.
15. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Zoning and Land Use Planning upon the application for such a modification by the Applicant and after a determination is made by the Commissioner of the Department of Zoning and Land Use Planning that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Statement by the Commissioner of the Department of Zoning and Land Use Planning shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.
16. The Applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of Streets and Sanitation, the Commissioner of Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
17. Unless substantial new construction on the property has commenced within six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the property shall automatically revert back to its RS2 Residential Single-Unit (Detached House) District.

A-7563

1/13/2010

REPORTS OF COMMITTEES

83589

[Existing Zoning Map; Existing Land-Use Map; Greater Southwest Area Industrial Corridor; Planned Development Boundary Line Map; Dimensioned Site Plan; Right-of-Way Adjustment Map; Pick-up/Drop-off Plan; Landscape Plan; Green Roof Plan; Elevations; and Chicago Builds Green Form referred to in these Plan of Development Statements printed on pages 83590 through 83603 of this *Journal*.]

Bulk Regulation and Data Table referred to in these Plan of Development Statements reads as follows:

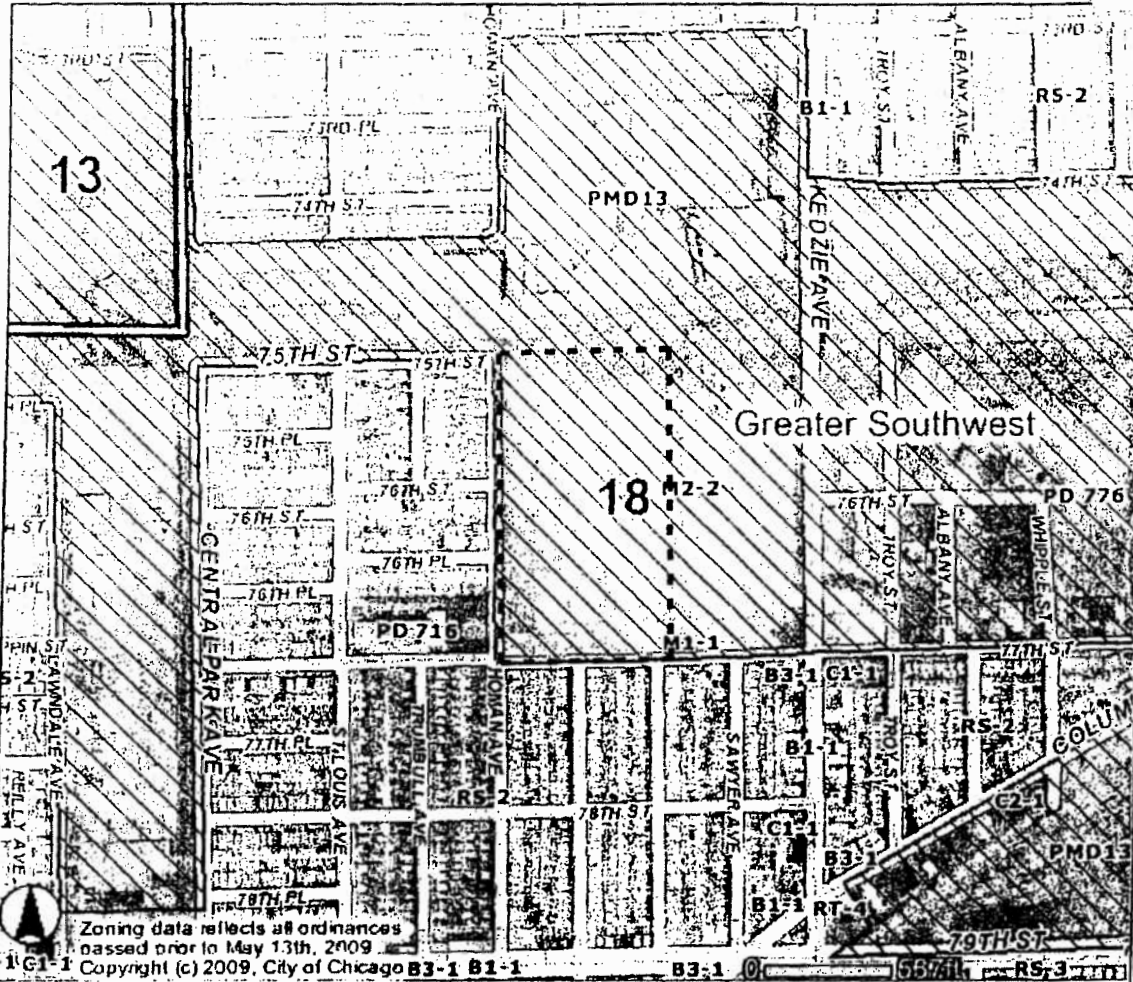
Institutional Planned Development No. 1158.

Southwest Area High School

Bulk Regulation And Data Table.

Gross Site Area:	929,492 square feet (21.34 acres)
Net Site Area:	748,159 square feet (17.17 acres)
Public Area Right-of-Way:	181,333 square feet (4.16 acres) to be dedicated: Spaulding from 75 th Street to 77 th Street, 75 th Street from Homan to Spaulding and Homan from 76 th Place to 75 th Street
Maximum Floor Area Ratio:	.4
Minimum Number of Off-Street Loading Spaces:	1
Minimum Number of Off-Street Parking Spaces:	110 (including 6 accessible spaces)
Minimum Number of Bicycle Parking Spaces:	50
Maximum Building Height:	69 feet (as measured in accordance with the Chicago Zoning Ordinance)
Minimum Required Setback:	In accordance with the Site Plan

Existing Zoning Map.



Zoning data reflects all ordinances passed prior to May 13th, 2009.
 Copyright (c) 2009, City of Chicago

**EXISTING ZONING MAP:
 SOUTHWEST AREA HIGH SCHOOL**



PROJECT SITE



INDUSTRIAL CORRIDOR

APPLICANT:
 ALDERMAN LONA LANE ON BEHALF OF
 THE CHICAGO BOARD OF EDUCATION AND THE
 PUBLIC BUILDING COMMISSION OF CHICAGO

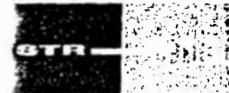
ADDRESS: 7651 S. HOMAN AVENUE

CITY OF CHICAGO
 MAYOR RICHARD M. DALEY

INSTITUTIONAL PLANNED
 DEVELOPMENT

SOUTHWEST AREA
 HIGH SCHOOL

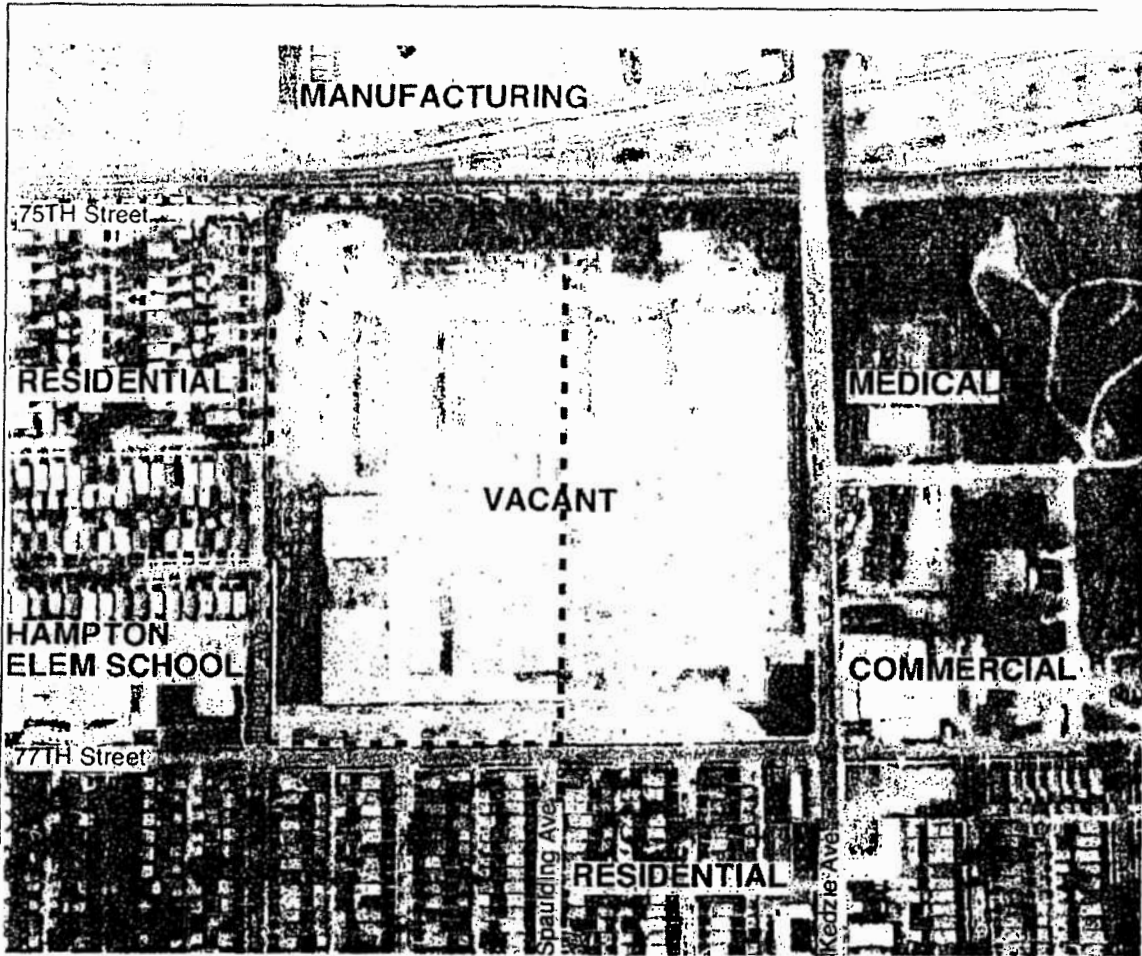
DATE: NOVEMBER 19, 2009



COLLABORATIVE

STR PARTNERS LLC, NIA ARCHITECTS INC
 350 WEST ONTARIO, SUITE 200 1130 SOUTH WABASH, SUITE 200
 CHICAGO, IL 60654 CHICAGO, IL 60605
 P 312.464.1444 P 312.431.9515

Existing Land-Use Map.



**EXISTING LAND USE MAP:
SOUTHWEST AREA HIGH SCHOOL**



 PROJECT SITE

APPLICANT:
ALDERMAN LONA LANE ON BEHALF OF
THE CHICAGO BOARD OF EDUCATION AND THE
PUBLIC BUILDING COMMISSION OF CHICAGO

ADDRESS: 7651 S. HOMAN AVENUE

CITY OF CHICAGO
MAYOR RICHARD M. DALEY

INSTITUTIONAL PLANNED
DEVELOPMENT

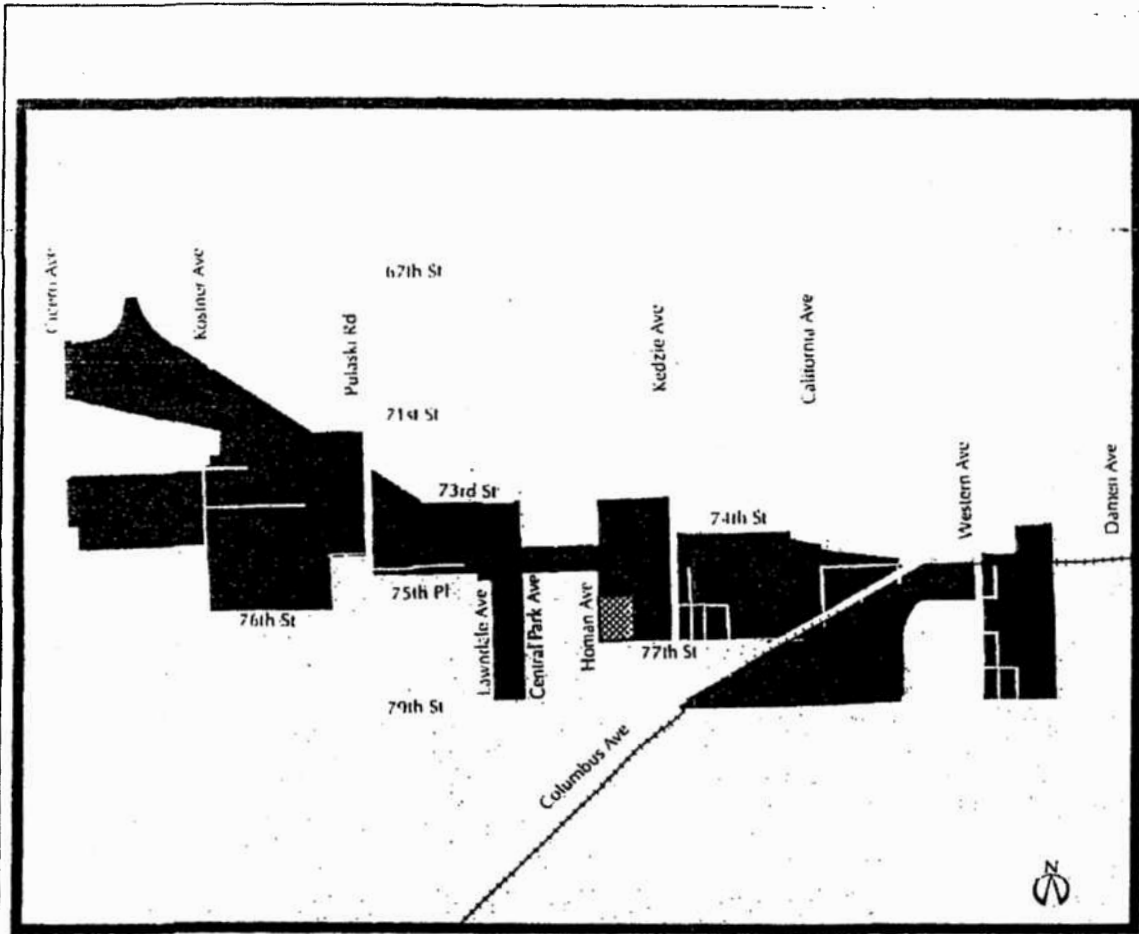
SOUTHWEST AREA
HIGH SCHOOL

DATE NOVEMBER 19, 2009



STR PARTNERS LLC / HIA ARCHITECTS INC
200 WEST ONTARIO, SUITE 200 / 1100 SOUTH WABASH, SUITE 200
CHICAGO, IL 60654 / CHICAGO, IL 60605
P. 312.464.1444 / F. 312.431.9515

Greater Southwest Area Industrial Corridor.



GREATER SOUTHWEST AREA INDUSTRIAL CORRIDOR: SOUTHWEST AREA HIGH SCHOOL



 PROJECT SITE

APPLICANT:
ALDERMAN LONA LANE ON BEHALF OF
THE CHICAGO BOARD OF EDUCATION AND THE
PUBLIC BUILDING COMMISSION OF CHICAGO

ADDRESS: 7651 S HOMAN AVENUE

CITY OF CHICAGO
MAYOR RICHARD M. DALEY

INSTITUTIONAL PLANNED
DEVELOPMENT

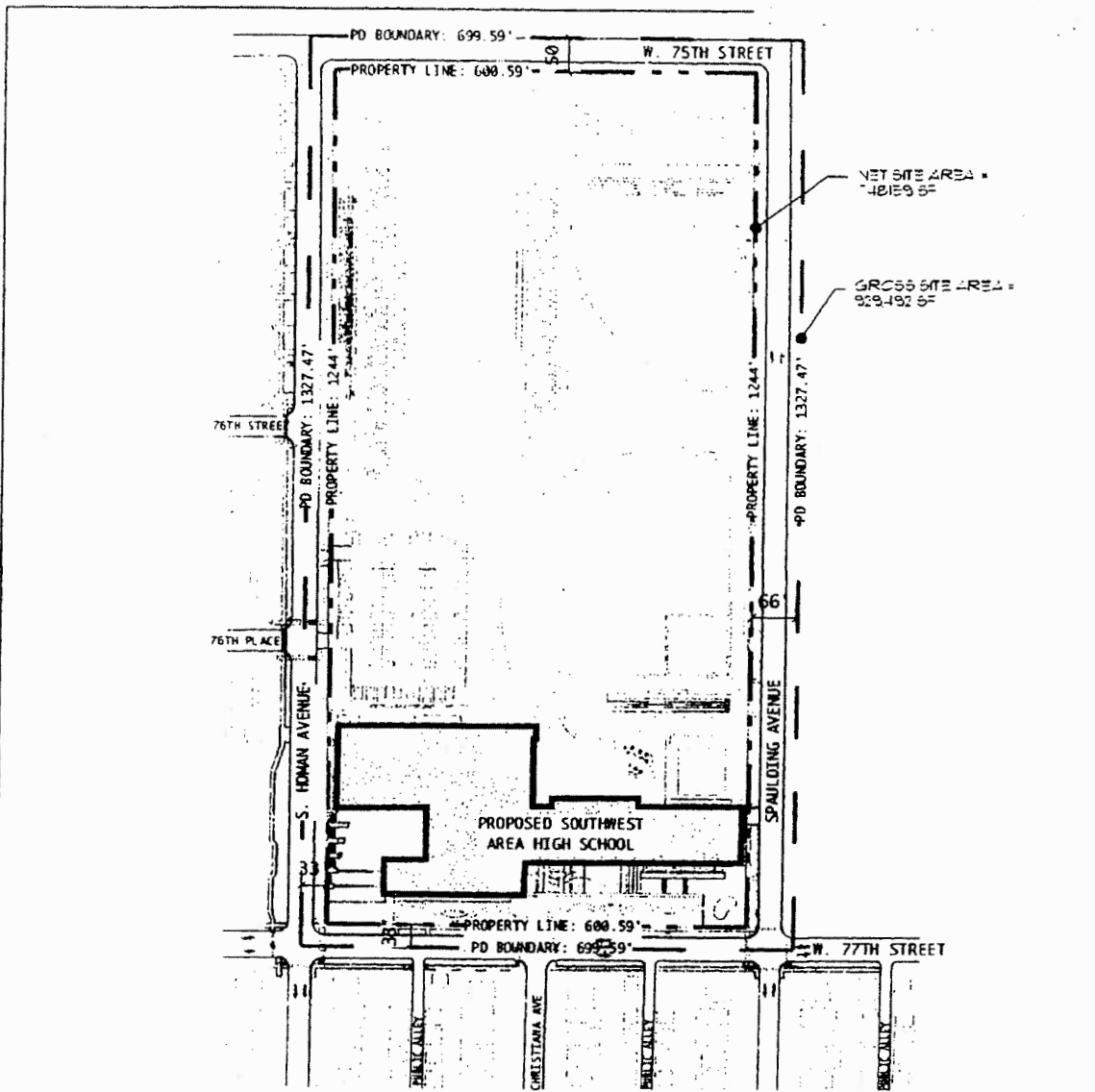
SOUTHWEST AREA
HIGH SCHOOL

DATE: NOVEMBER 19, 2009



STR PARTNERS LLC NIA ARCHITECTS INC
350 WEST ONTARIO, SUITE 200 1130 SOUTH WABASH, SUITE 200
CHICAGO, IL 60654 CHICAGO, IL 60605
P. 312.464.1444 F. 312.431.9515

Planned Development Boundary Line Map.



PD BOUNDARY LINE MAP:
SOUTHWEST AREA HIGH SCHOOL



LEGEND

PD BOUNDARY	---
PROPERTY LINE	---

APPLICANT:
ALDERMAN LONA LANE ON BEHALF OF
THE CHICAGO BOARD OF EDUCATION AND THE
PUBLIC BUILDING COMMISSION OF CHICAGO

ADDRESS: 7651 S HOMAN AVENUE

CITY OF CHICAGO
MAYOR RICHARD M. DALEY

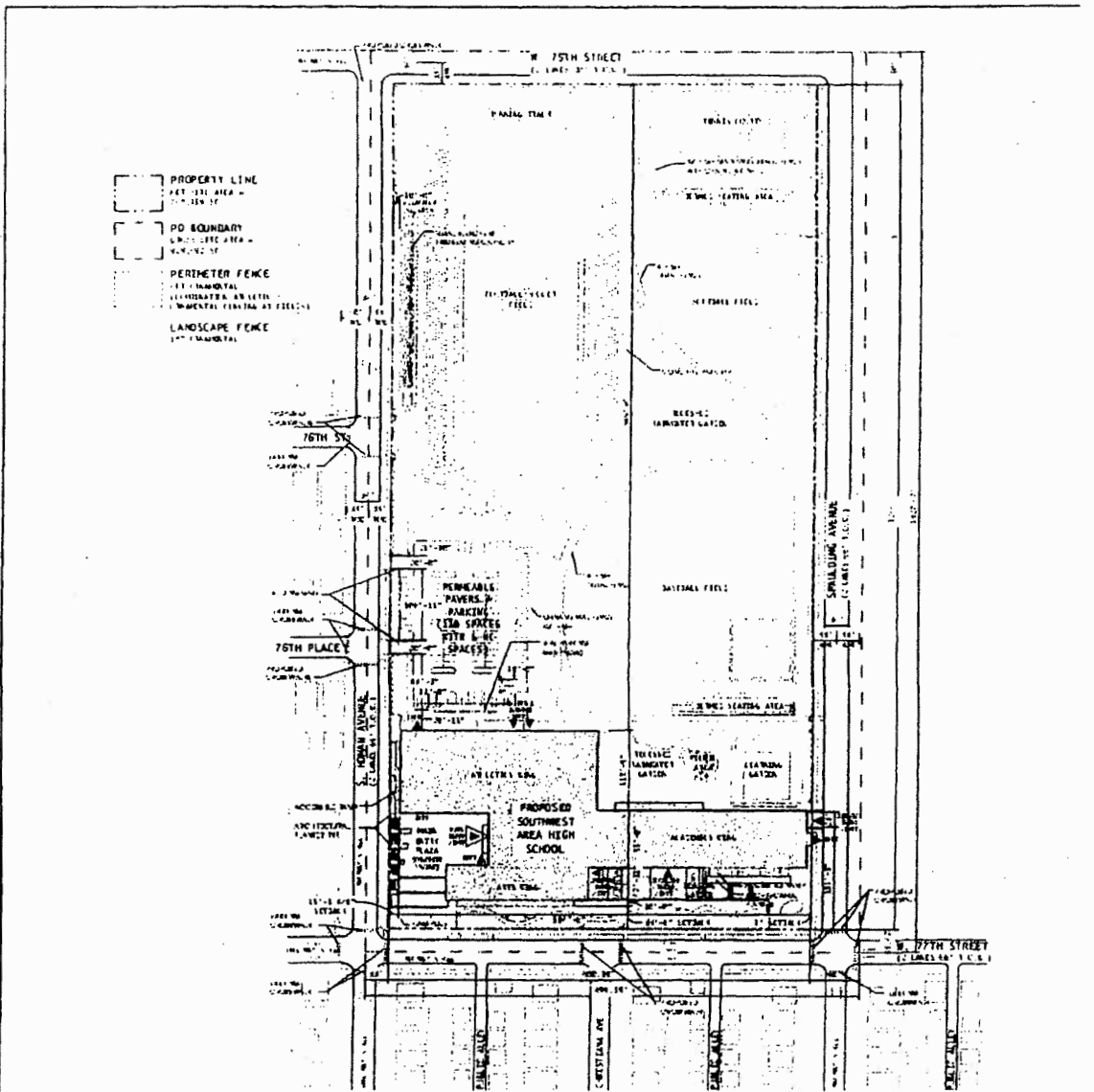
INSTITUTIONAL PLANNED
DEVELOPMENT

SOUTHWEST AREA
HIGH SCHOOL

DATE: NOVEMBER 19, 2009

STR PARTNERS LLC NIA ARCHITECTS INC
350 WEST ONTARIO, SUITE 200 1130 SOUTH WABASH, SUITE 200
CHICAGO, IL 60654 CHICAGO, IL 60605
F 312.464.1444 F 312.431.9315

Dimensioned Site Plan.



**DIMENSIONED SITE PLAN:
SOUTHWEST AREA HIGH SCHOOL**



APPLICANT:
ALDERMAN LONA LANE ON BEHALF OF
THE CHICAGO BOARD OF EDUCATION AND THE
PUBLIC BUILDING COMMISSION OF CHICAGO


ADDRESS: 7651 S. HOMAN AVENUE

CITY OF CHICAGO
MAYOR RICHARD M. DALEY

INSTITUTIONAL PLANNED
DEVELOPMENT

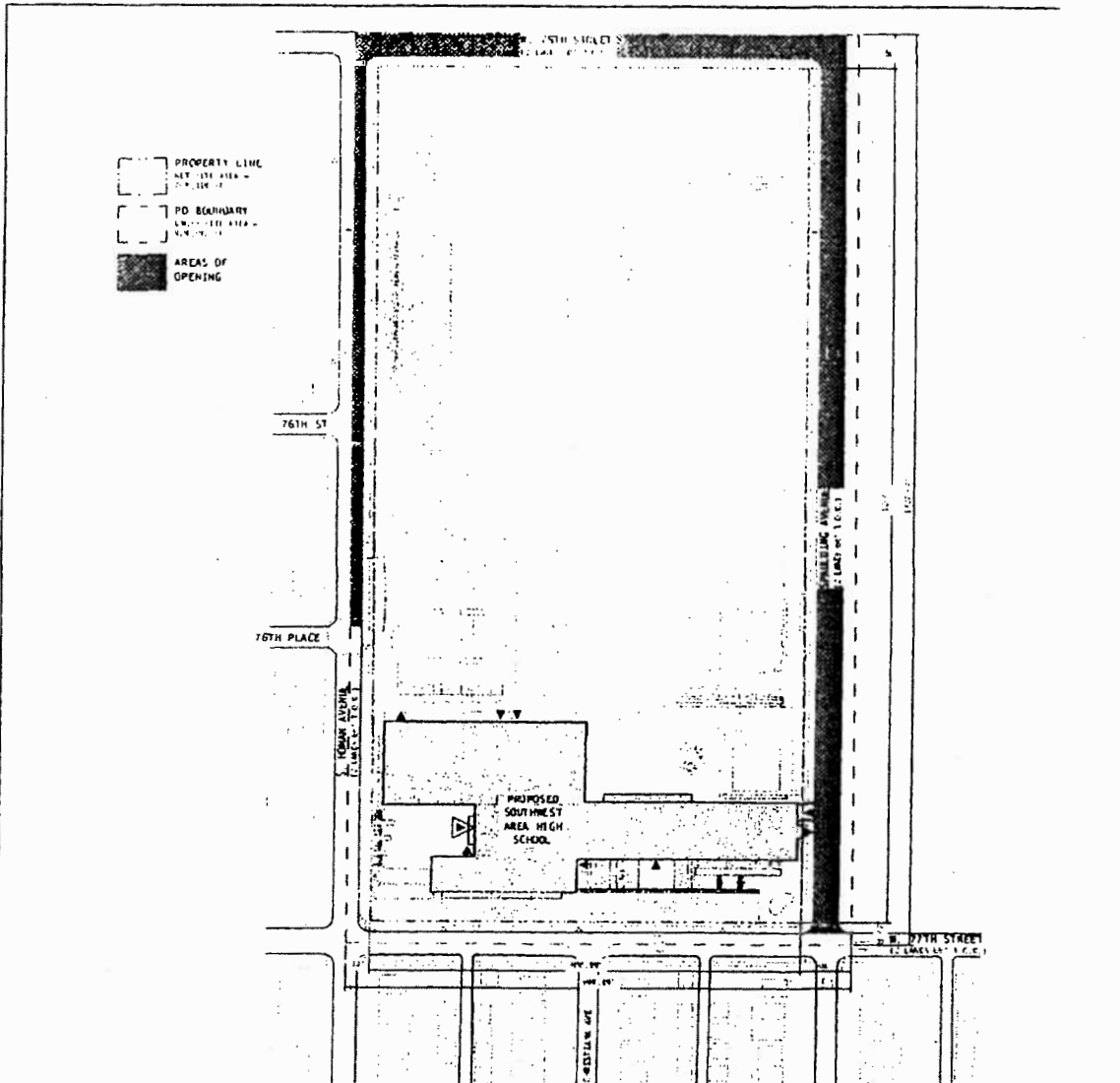
SOUTHWEST AREA
HIGH SCHOOL

DATE: NOVEMBER 19, 2009



STR PARTNERS LLC NIA ARCHITECTS INC
353 WEST ONIARIO, SUITE 200 1133 SOUTH WABASH, SUITE 200
CHICAGO, IL 60654 CHICAGO, IL 60635
P. 312.464.1444 F. 312.431.9515

Right-Of-Way Adjustment Map.



**ROW ADJUSTMENT MAP:
SOUTHWEST AREA HIGH SCHOOL**



APPLICANT:
ALDERMAN LONA LANE ON BEHALF OF
THE CHICAGO BOARD OF EDUCATION AND THE
PUBLIC BUILDING COMMISSION OF CHICAGO

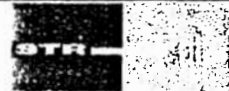
ADDRESS: 7651 S HOMAN AVENUE

CITY OF CHICAGO
MAYOR RICHARD M. DALEY

INSTITUTIONAL PLANNED
DEVELOPMENT

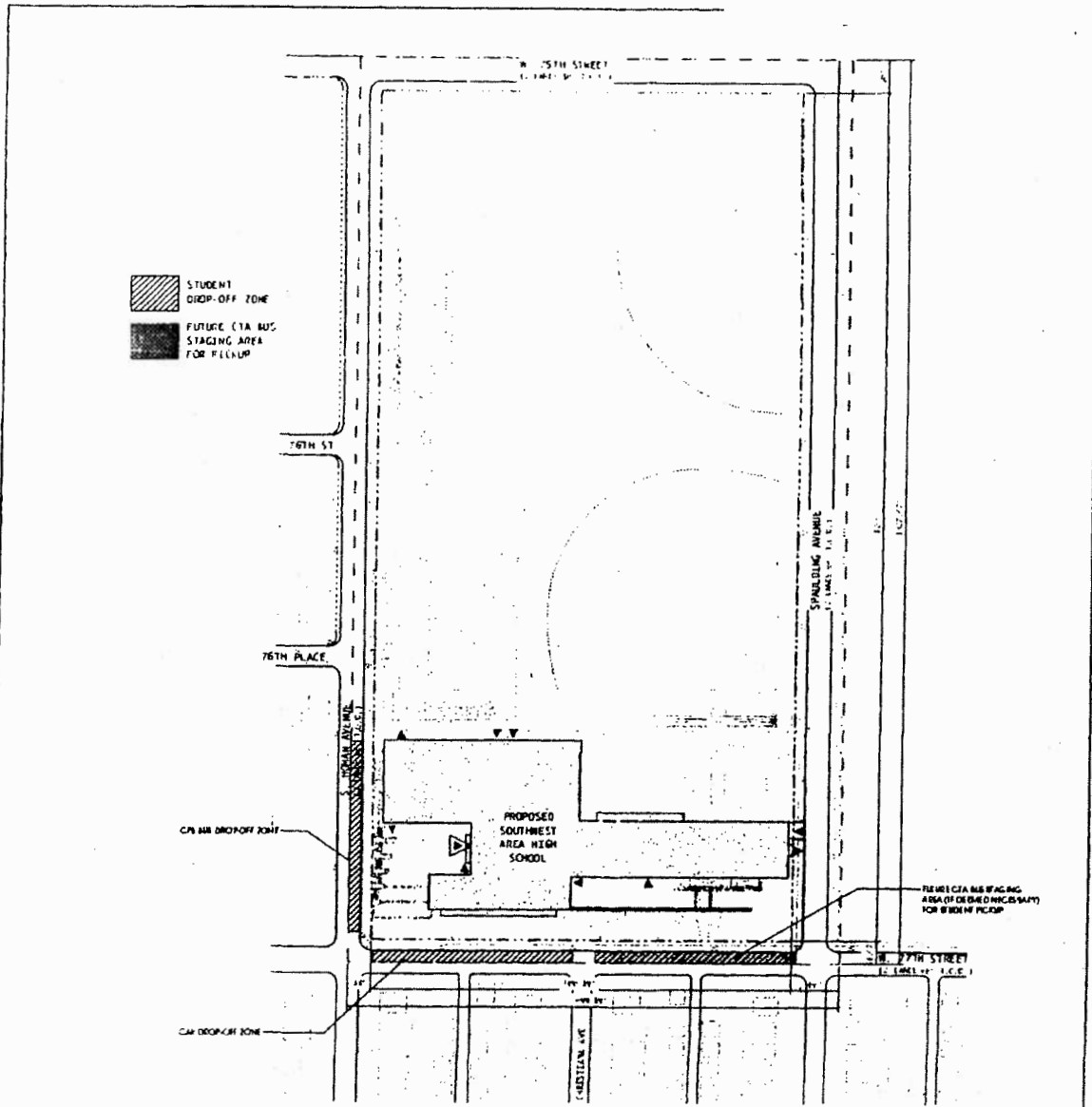
SOUTHWEST AREA
HIGH SCHOOL

DATE: NOVEMBER 19, 2009



STR PARTNERS LLC, NIA ARCHITECTS INC
453 WEST ONTARIO, SUITE 233 1133 SOUTH WABASH, SUITE 233
CHICAGO, IL 60654 CHICAGO, IL 60605
P. 312.444.1444 F. 312.431.2515

Pick-Up/Drop-Off Plan.



**PICK-UP/DROP-OFF PLAN:
SOUTHWEST AREA HIGH SCHOOL**



APPLICANT:
ALDERMAN LONA LANE ON BEHALF OF
THE CHICAGO BOARD OF EDUCATION AND THE
PUBLIC BUILDING COMMISSION OF CHICAGO

ADDRESS: 7651 S HOMAN AVENUE

CITY OF CHICAGO
MAYOR RICHARD M. DALEY

INSTITUTIONAL PLANNED
DEVELOPMENT

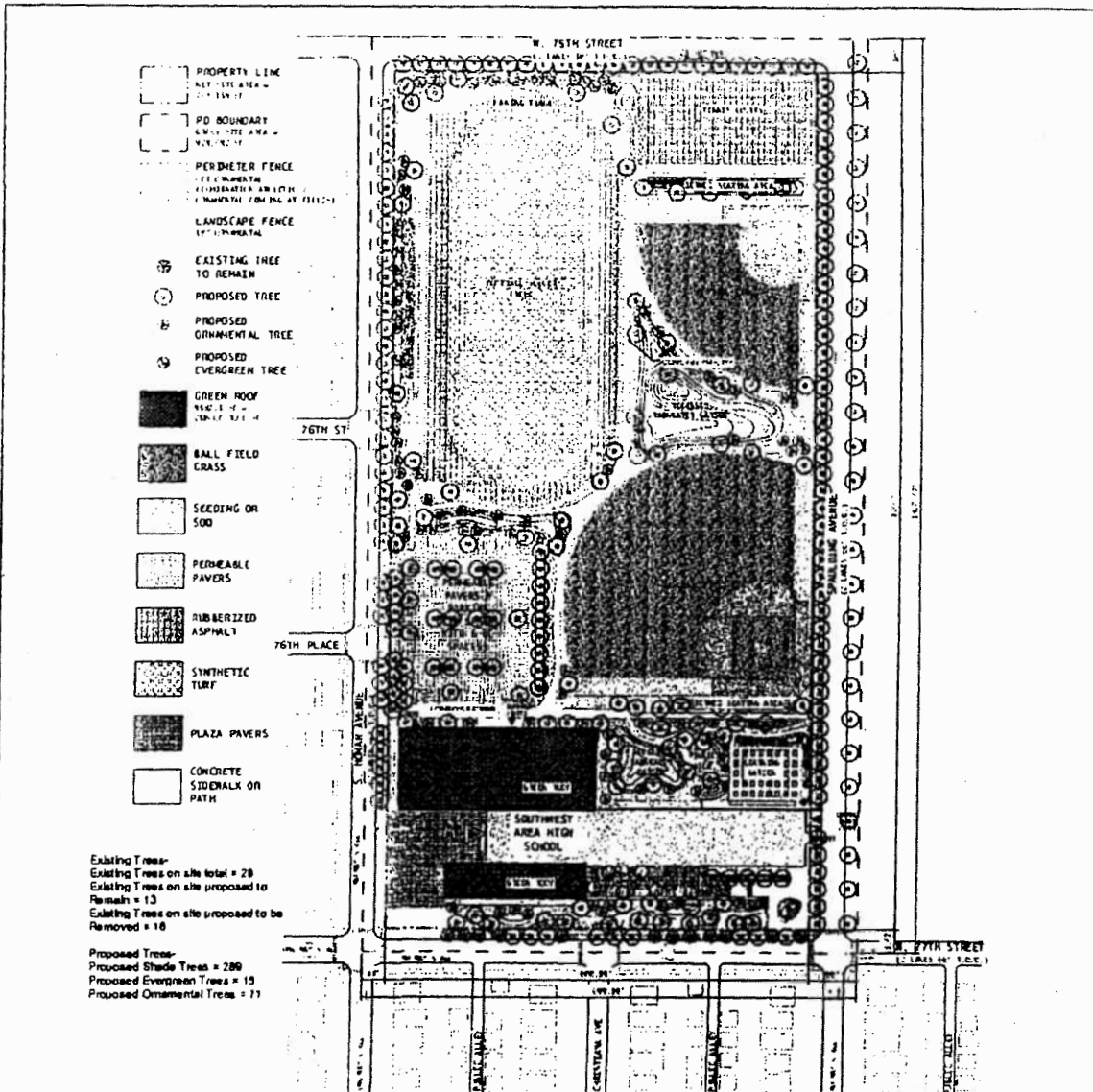
SOUTHWEST AREA
HIGH SCHOOL

DATE: SEPTEMBER 9, 2009



STR PARTNERS LLC NIA ARCHITECTS INC
150 WEST ONYX, SUITE 200 1100 SOUTH WABASH, SUITE 200
CHICAGO, IL 60654 CHICAGO, IL 60605
P. 312.464.1444 F. 312.431.2515

Landscape Plan.



**LANDSCAPE PLAN:
SOUTHWEST AREA HIGH SCHOOL**



APPLICANT:
ALDERMAN LONA LANE ON BEHALF OF
THE CHICAGO BOARD OF EDUCATION AND THE
PUBLIC BUILDING COMMISSION OF CHICAGO

ADDRESS: 7651 S. HOMAN AVENUE

CITY OF CHICAGO
MAYOR RICHARD M. DALEY

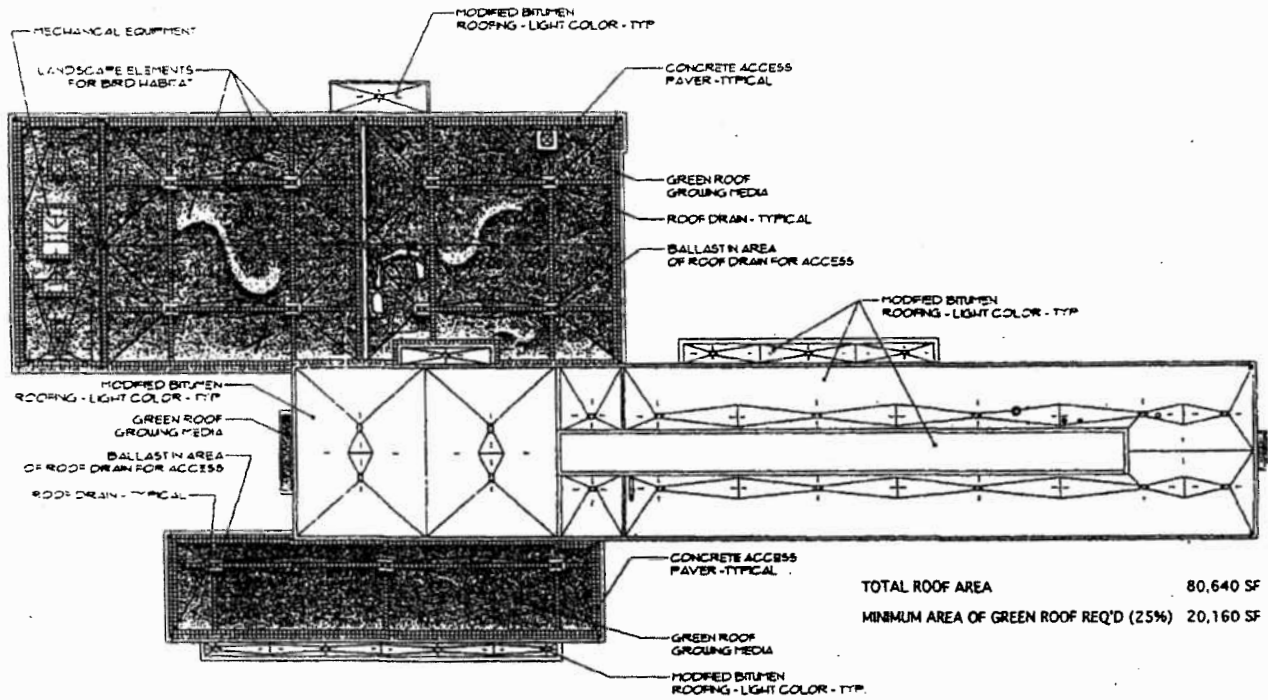
INSTITUTIONAL PLANNED
DEVELOPMENT

SOUTHWEST AREA
HIGH SCHOOL

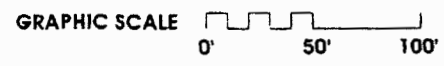
DATE NOVEMBER 19, 2009



STB PARTNERS LLC NIA ARCHITECTS INC
350 WEST ONTARIO, SUITE 233 1133 SOUTH WICK BASK SUITE 233
CHICAGO, IL 60654 CHICAGO, IL 60605
P. 312.464.1444 F. 312.431.3515



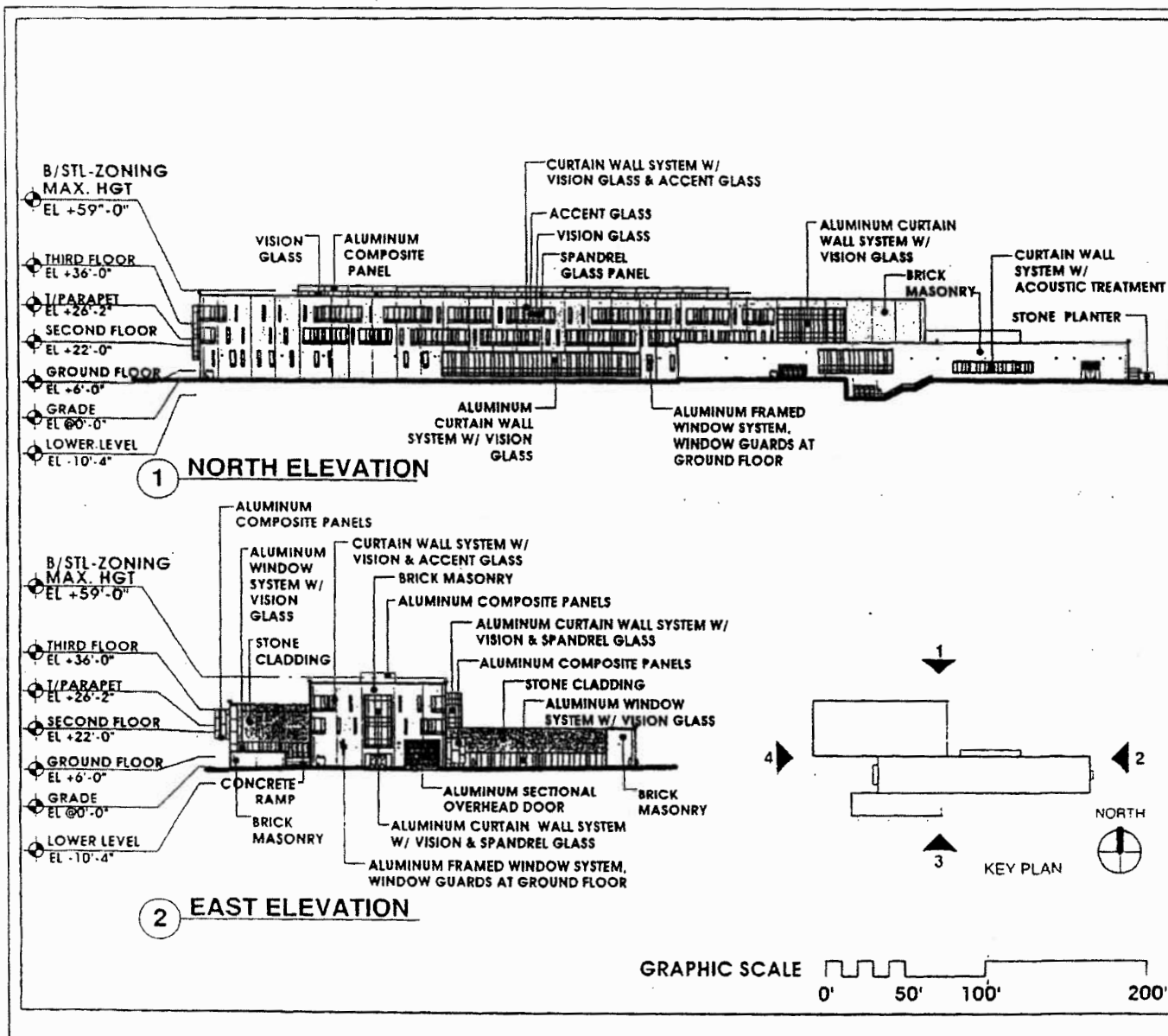
TOTAL ROOF AREA 80,640 SF
 MINIMUM AREA OF GREEN ROOF REQ'D (25%) 20,160 SF



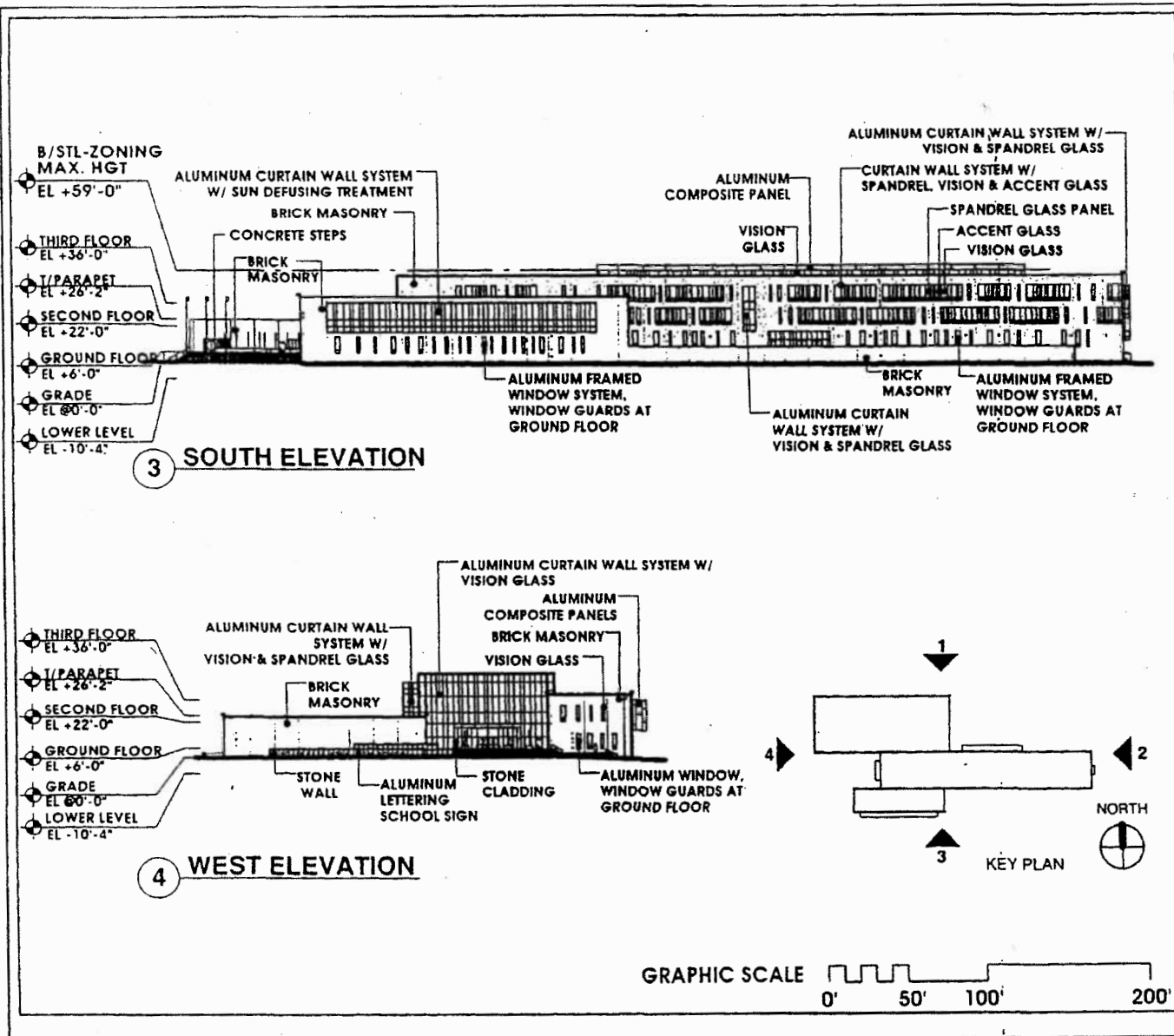
GREEN ROOF PLAN:
 SOUTHWEST AREA HIGH SCHOOL

Green Roof Plan.

East/North Elevations.



South/West Elevations.



Chicago Builds Green.

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Project Name: Southwest Area High School

Project Location: * Street Number (if the address only includes one street number, please fill only the cell "From").
 From: 7651 To: Direction: S Street Name: Homan Select Street Type: Ave

Ward No: 18 Community Area No:

Project Type: Check applicable:
 Planned Development Redevelopment Agreement Zoning Change
 PD No: RDA No: From: To:
 Public project Landmark

Project Size: Total land area in sq. ft.: 929,492 Total building(s) footprint in sq. ft.: 82,287 Total vehicular use area in sq. ft.:

DPD Project Manager: Enter First Name Last Name
 M. Nolan, DCD
 S. Sheehan, DZP

BG/GR Matrix: Select project category:
 Incl. School, Com. Center

Financial Incentives: Check applicable:
 TIF Empowerment Zone Grant Class L
 GRIF Ind. Dev. Revenue Bonds Class 6b
 SBIF Bank Participation Loan DOH
 Land Sale Write Down.

Density Bonus: Check applicable:
 Public plaza & pocket park Water features in a plaza or pocket park
 Chicago Riverwalk improvements Setbacks above the ground floor
 Winter gardens Lower level planting terrace
 Indoor through-block connection Green roof
 Sidewalk widening Underground parking and loading
 Arcades Concealed above-ground parking

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Landscaping:

7' Landscape Setback
 Interior Landscape Area
 No. of Interior Trees
 No. of Parkway Trees

Please fill, if applicable

Square footage:	1,408	1,408
Square footage:	4,087	6,932
	33	34
	148	131

Open Space:

River Setback
 Private Open Space
 Privately developed Public Open Space

Square footage:	0	0
Square footage:	0	0
Square footage:	748159	748,159

Stormwater Management (At-grade volume control):

Permeable paving
 Raingarden
 Filter strip
 Bioswale
 Detention pond
 Native landscaping
 Rain-water collection cistem/barrel
 Total impervious area reduction

Square footage:	40,822
Check applicable:	<input checked="" type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
Square footage:	298,594
Gallons:	5,000
Square footage:	303,594

Other sustainable surface treatments:

Green roof
 Energy Star roof
 High-albedo pavement

Square footage:	0	33,687
Square footage:	0	0
Square footage:		116,753

Transportation:

No. of accessory parking spaces
 Total no. of parking spaces (Accessory + Non-Acc.)
 No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)
 No. of bicycle parking
 Within 600 ft of CTA or Metra station entrance

	0	0
		110
	0	0
	0	66
Check if applicable:	<input checked="" type="checkbox"/>	

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Building Certification:

Energy Star building	<input type="checkbox"/>	<input type="checkbox"/>
LEED certification	<input type="checkbox"/>	
LEED Certified		<input type="checkbox"/>
LEED Silver		<input checked="" type="checkbox"/>
LEED Gold		<input type="checkbox"/>
LEED Platinum		<input type="checkbox"/>
Chicago Green Homes	<input type="checkbox"/>	
Chicago Green Homes [one-star]		<input type="checkbox"/>
Chicago Green Homes [two-star]		<input type="checkbox"/>
Chicago Green Homes [three-star]		<input type="checkbox"/>

Energy efficiency strategies not captured above:

IE: Other than Energy Star Roof - or Energy Star Building Certification.

The proposed building is designed with geo-exchange system comprising of water to air geo-exchange heat pumps with an efficiency of 16 EER and COP of 3.0. The water to air heat pumps utilize the geo-exchange loop as a heat source to extract heat in winter to heat, and as a sink to reject heat in summer to cool the space. In winter, a high efficiency hot water condensing boiler supplements the heat pumps for heating the space.

Water to water geo-exchange heat pumps are provided to supply hot water for domestic use and for cabinet unit heaters to balance the cooling dominated ground loop load.

The system also consists of energy recovery via energy recovery enthalpy wheels.

The solar thermal heating system primarily serves the pool heating system.

The building is designed with efficient lighting that incorporates daylighting controls and occupancy sensors.

Other sustainable strategies and/or Project Notes:

- 1) Brownfield Development
- 2) Meets Development Density and Community Connectivity requirements
- 3) Eliminate use of potable water for irrigation
- 4) Rain water from the roof will be collected into a cistern to serve the community gardens
- 5) Maximizing views to daylighting
- 6) 40% less water will be used than the baseline water use
- 7) low VOC-emitting materials will be chosen for the project