

Please let the record reflect that Application Number 14531 failed to meet the Committee's approval and was voted on as a "do not pass".

At this time, I move for passage of the ordinances and substitute ordinances transmitted herewith.

Again, please let the record reflect that I abstain from voting on Application Numbers 14515, 14504, 14514, 14518, 14519, 14506 and 14507 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,  
Chairman.

On motion of Alderman Banks, the said proposed ordinances and substitute ordinances transmitted with the foregoing committee report were *Passed* by yeas and nays as follows:

*Yeas* -- Aldermen Flores, Haithcock, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Stroger, Beale, Pope, Balcer, Cárdenas, Olivo, Burke, T. Thomas, Coleman, L. Thomas, Murphy, Rugai, Troutman, Brookins, Muñoz, Zalewski, Solis, Ocasio, Burnett, E. Smith, Carothers, Reboyras, Suarez, Matlak, Mell, Austin, Colón, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Tunney, Levar, Shiller, Schulter, Moore, Stone -- 48.

*Nays* -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

The following are said ordinances as passed:

IPO 357

*Reclassification Of Area Shown On Map Number 1-J.*

(As Amended)

(Application Number A-5537)

*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 M1-2 Restricted Manufacturing District, R5 General Residence District, B4-3 Restricted Service District and Institutional Planned Development Number 357 symbols and indications as shown on Map Number 1-J in the area bounded by:

West Franklin Boulevard; North Kedzie Avenue; a line 365 feet, 1 inch south of West Franklin Boulevard; a line 165 feet, 9 inches west of North Kedzie Avenue; a line 616 feet south of West Franklin Boulevard; and North Homan Avenue,

to R6 General Residence District symbols.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the R6 General Residence District symbols in the area described in Section 1 to Institutional Planned Development Number 357, 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 hereof and to no others.

SECTION 3. This ordinance shall be in full 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 Number* 357.00

*Plan Of Development Statements.*

1. The area delineated herein as Institutional Planned Development consists of approximately seven hundred seventy-eight thousand eight hundred twenty-five (778,825) square feet (seventeen and eighty-eight hundredths (17.88) acres) net site area which is depicted on the attached Planned Development Boundary and Property Line Map (the "Property") and is owned by the City of Chicago in trust for use of the Chicago Board of Education and controlled by the Chicago Board of Education ("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 re-subdivision of parcels, shall require

- 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 Section 11.11-1 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 paragraph or 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.
  4. This planned development consists of sixteen (16) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; Existing Land-Use Map; a Planned Development Boundary and Property Line Map; and a Site/Landscape Plan and Building Elevations prepared by OWP & P dated September 23, 2004. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The planned development is applicable to the area delineated herein and these and no other zoning controls shall apply.
  5. The planned development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the requirements thereof, and satisfies the established criteria for approval as a planned development.
  6. The uses permitted within the area of delineated herein as "Institutional Planned Development" shall be educational and recreational facilities, accessory parking and related uses incidental thereto.
  7. Identification and other necessary signs, including temporary construction signs, may be permitted within the area delineated herein as "Institutional Planned Development", subject to the review and approval by the Department of Planning and Development.

8. 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 Planning and Development. A minimum of two percent (2%) of all parking spaces shall be designated for parking for the handicapped.
9. Service drives or other means of ingress or egress, including for emergency vehicles shall be adequately designed and paved in accordance with the Municipal Code and the regulations of the Department of Transportation in effect at the time of construction. There shall be no parking within such paved areas or fire lanes. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and Planning and Development.
10. In addition to the maximum height of any building or any appurtenance thereto, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
11. 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.
12. Improvements of the Property, including landscaping, all entrances and exits to the parking area, shall be designed and installed in substantial conformance with the Site/Landscape Plan, Building Elevations and the Bulk Regulations and Data Table attached hereto and made a part hereof. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Site/Landscape Plan and the parkway tree and parking lot landscaping provisions of the Chicago Zoning Ordinance, City regulations and guidelines.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The Applicant shall design the buildings in accordance with sustainable practices, and shall achieve silver level L.E.E.D. certification as outlined by the U.S.G.B.C. (United States Green Building Council). Specific green design accommodations shall include building system commissioning, the use of recycled materials, integrated displacement ventilation systems, selected natural ventilation and significant day-lighting strategies.

14. 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 ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
15. The terms, conditions and exhibits of this planned development ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor in nature, 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 shall be deemed to be a minor change in the planned development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
16. Unless substantial 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 to its prior M1-2 Restricted Manufacturing District, R5 General Residence District and Institutional Planned Development Number 357 designations. This six (6) year period may be extended for up to one (1) additional year if, before expiration of the six (6) year period, the Commissioner of Planning and Development determines that good cause for an extension is shown.

[Existing Zoning Map; Existing Land-Use Map; Institutional Planned Development Boundary and Property Line Map; Site and Landscape Plan; and Building Elevations referred to in in these Plan of Development Statements printed on pages 35450 through 35454 of this Journal.]

11/3/2004

REPORTS OF COMMITTEES

A-5537  
35449

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

*Institutional Planned Development. 357,000*

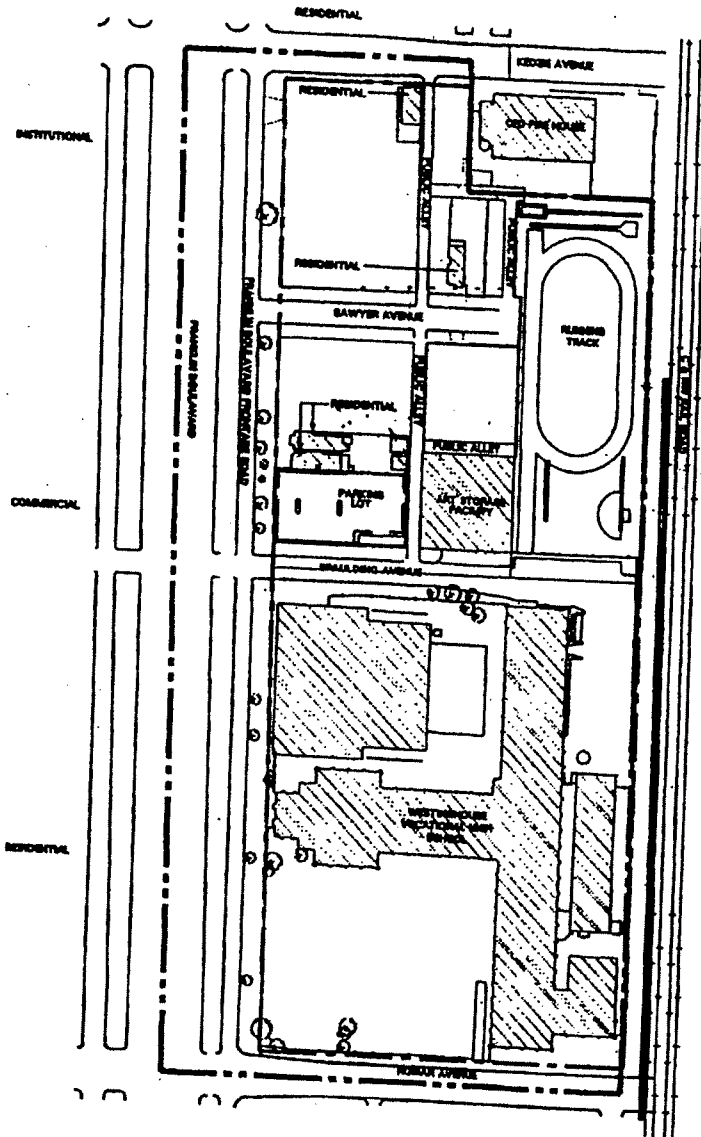
*Westinghouse High School.*

*Bulk Regulations And Data Table.*

Gross Site Area	Public Right-Of-Way	Net Site Area
778,825 square feet (17.88 acres)	189,701 square feet (4.35 acres)	589,124 square feet (13.52 acres)
Maximum Permitted Floor Area Ratio for Net Site Area:	2.8	
Temporary Floor Area Ratio during Construction:	4.5	
Minimum Number of Off-Street Parking Spaces:	75 (including 2 H.C.)	
Minimum Number of Off-Street Loading Spaces:	1	
Maximum Building Height of New Construction:	70 feet (including mechanical)	
Minimum Setbacks:	Per Site Plan	



Existing Land-Use Map.



----- PLANNED DEVELOPMENT BOUNDARY

\_\_\_\_\_ NET SITE AREA

APPLICANT: BOARD OF EDUCATION, CITY OF CHICAGO  
ADDRESS: WEST FRANKLIN BLVD. AND NORTH KEDZIE



SCALE: 1" = 200'-0"

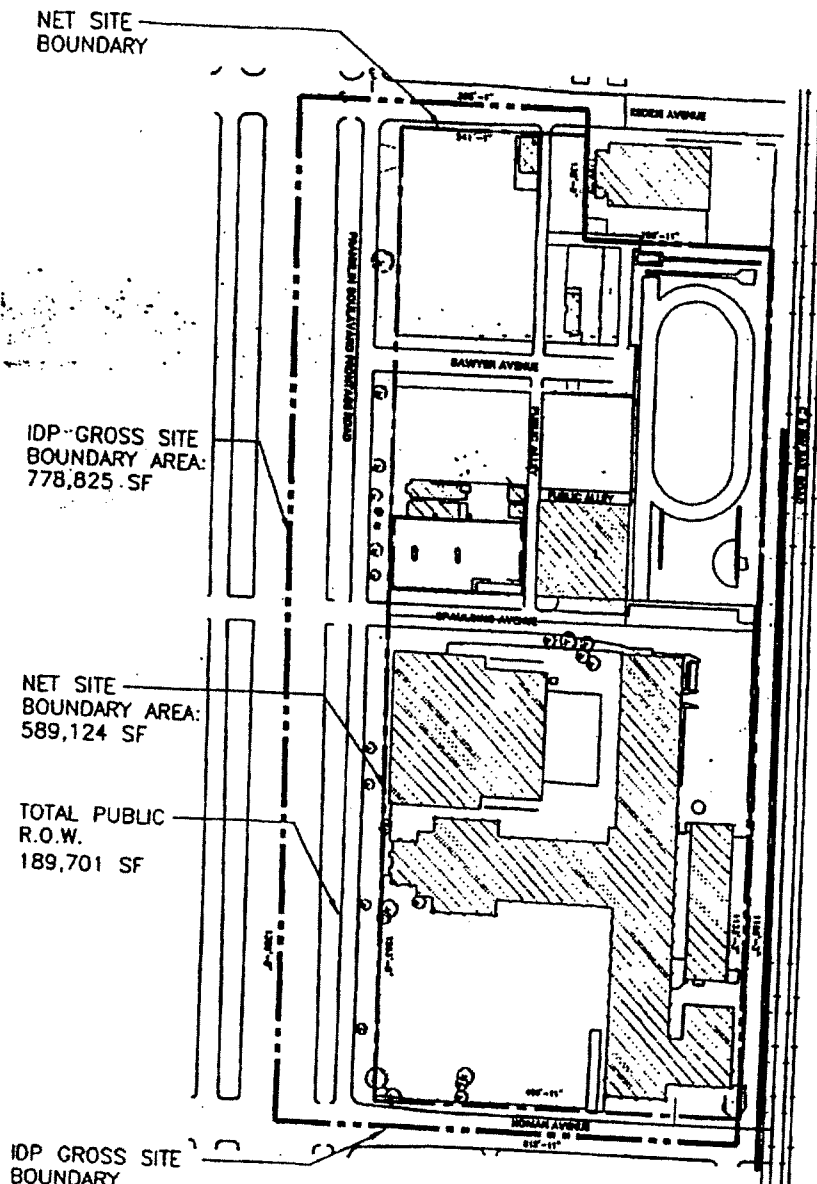
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CITY OF CHICAGO  
MAYOR RICHARD M. DALEY


CHICAGO PUBLIC SCHOOLS  
CAPITAL PROGRAM  
NEW CONSTRUCTION

PREPARED BY: OWP/P ARCHITECTS

### Institutional Planned Development Boundary And Property Line Map.



----- PLANNED DEVELOPMENT BOUNDARY  
 - - - - - NET SITE AREA

N  SCALE: 1" = 200'-0"

APPLICANT: BOARD OF EDUCATION, CITY OF CHICAGO  
 ADDRESS: WEST FRANKLIN BLVD. AND NORTH KEDZIE

DATE: 9/23/04

CITY OF CHICAGO  
 MAYOR RICHARD M. DALEY

CHICAGO PUBLIC SCHOOLS  
 CAPITAL PROGRAM  
 NEW CONSTRUCTION

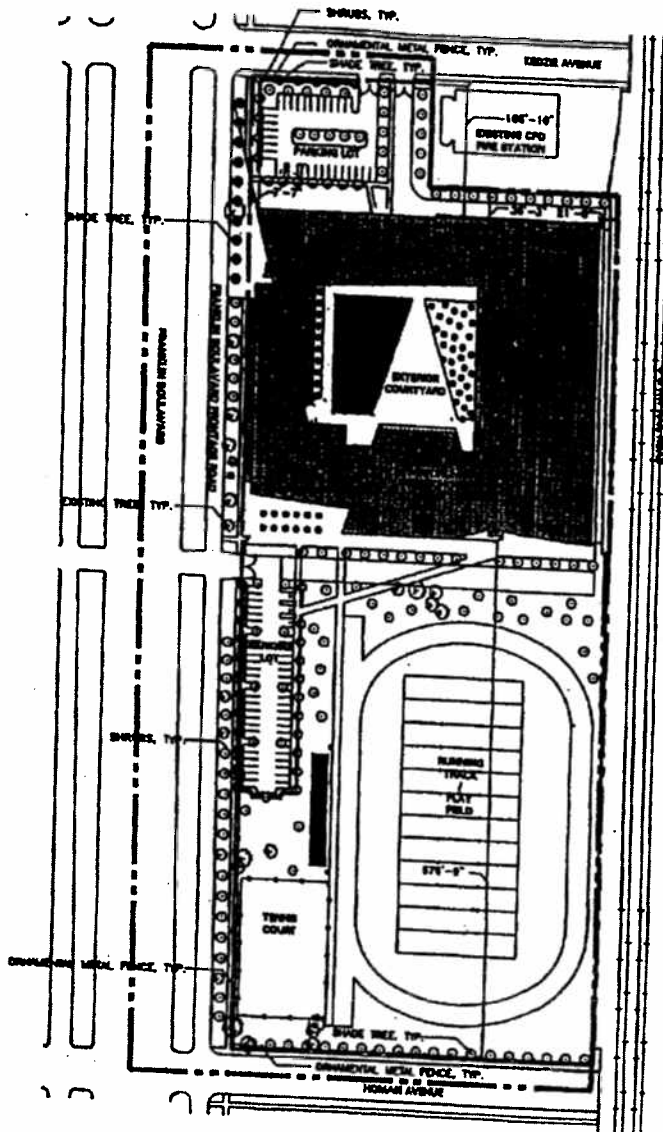
PREPARED BY: OWP/P ARCHITECTS

11/3/2004

REPORTS OF COMMITTEES


35453

Site And Landscape Plan.



----- PLANNED DEVELOPMENT BOUNDARY  
 - - - - - NET SITE AREA

APPLICANT: BOARD OF EDUCATION, CITY OF CHICAGO  
 ADDRESS: WEST FRANKLIN BLVD. AND NORTH KEDZIE

N  SCALE: 1" = 100'-0"

DATE: 9/23/04

CITY OF CHICAGO  
 MAYOR RICHARD M. DALEY

CHICAGO PUBLIC SCHOOLS  
 CAPITAL PROGRAM  
 NEW CONSTRUCTION

PREPARED BY: OWP/P ARCHITECTS



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

—  
*Reclassification of Area Shown on Map No. 1-J.*

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

20 357

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the R5 General Residence District and M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 1-J in the area bounded by

West Franklin Boulevard; a line 97.13 feet east of North Spaulding Avenue; the alley next south of and parallel to West Franklin Boulevard; North Spaulding Avenue; a line 316 feet south of West Franklin Boulevard; North Sawyer Avenue; the alley next north of the north right-of-way line of the Chicago and Northwestern Railroad Company (West Kinzie Street); the alley next east of North Sawyer Avenue or the line thereof if extended where no alley exists; the north right-of-way line of the Chicago and Northwestern Railroad Company (West Kinzie Street); and North Homan Avenue,

to the designation of an Institutional Planned Development 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.

[Institutional Planned Development printed on pages  
18396 through 18400 of this Journal.]

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. 2-F.*

*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 B7-7 General Central Business District symbols and indications as shown on Map No. 2-F in the area bounded by

the alley next east of and parallel to South Dearborn Street; West Madison Street; the alley next west of and parallel to South State Street; and the alley next south of and parallel to West Madison Street,

(Continued on page on page 18401)

No. 357

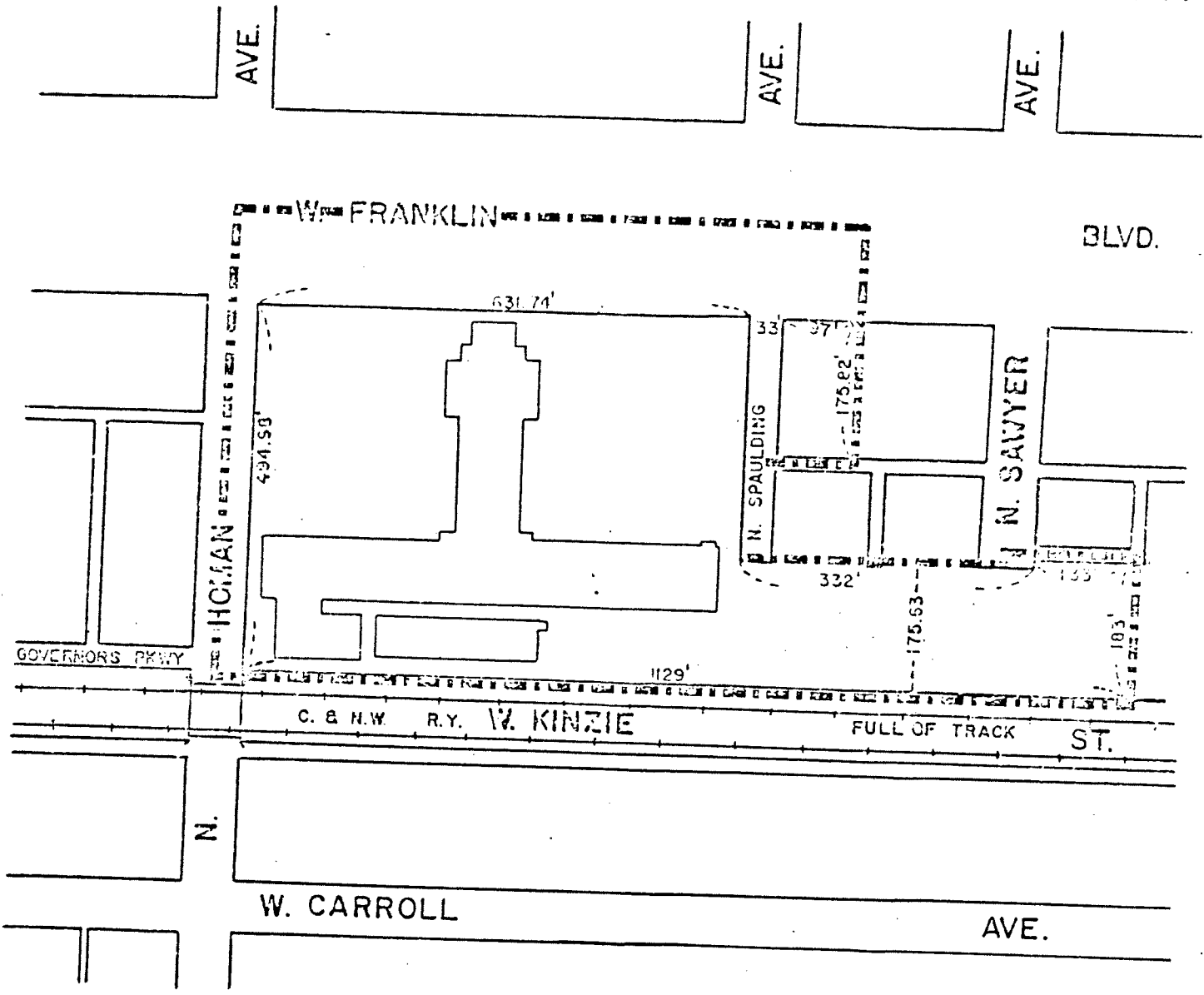
INSTITUTIONAL PLANNED DEVELOPMENTSTATEMENTS

1. The area delineated hereon as "Institutional Planned Development" is owned or controlled by the Board of Education of the City of Chicago.
2. All applicable official reviews, approvals or permits are required to be obtained by the Board of Education of the City of Chicago.
3. Use of land will consist of academic and related uses including recreational uses, a swimming pool, and off-street parking and loading facilities.
4. Off-street parking and loading facilities will be provided in compliance with this Plan of Development.
5. Any dedication or vacation of streets and alleys or adjustments of right-of-way or consolidation or re-subdivision of parcels shall require a separate submittal on behalf of the Board of Education and approved by the City Council.
6. Service drives or any other ingress or egress shall be adequately designed and paved in accord with the regulations of the Department of Streets and Sanitation and in compliance with the Municipal Code of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking permitted within such paved areas.
7. Identification signs may be permitted within the area delineated as "Institutional Planned Development," subject to the review and approval of the Department of Inspectional Services and the Department of Planning.
8. The following information sets forth data concerning a generalized land use plan illustrating development of said property in accordance with the intent and purpose of the Chicago Zoning Ordinance.
9. The Plan of Development hereby attached shall be subject to the "Rules, Regulations and Procedures in Relation to Planned Development Amendments," as promulgated by the Commissioner of the Department of Planning.

APPLICANT: Chicago Board of Education

DATE: September 15, 1982

# INSTITUTIONAL PLANNED DEVELOPMENT PROPERTY LINE MAP AND RIGHT-OF-WAY ADJUSTMENTS



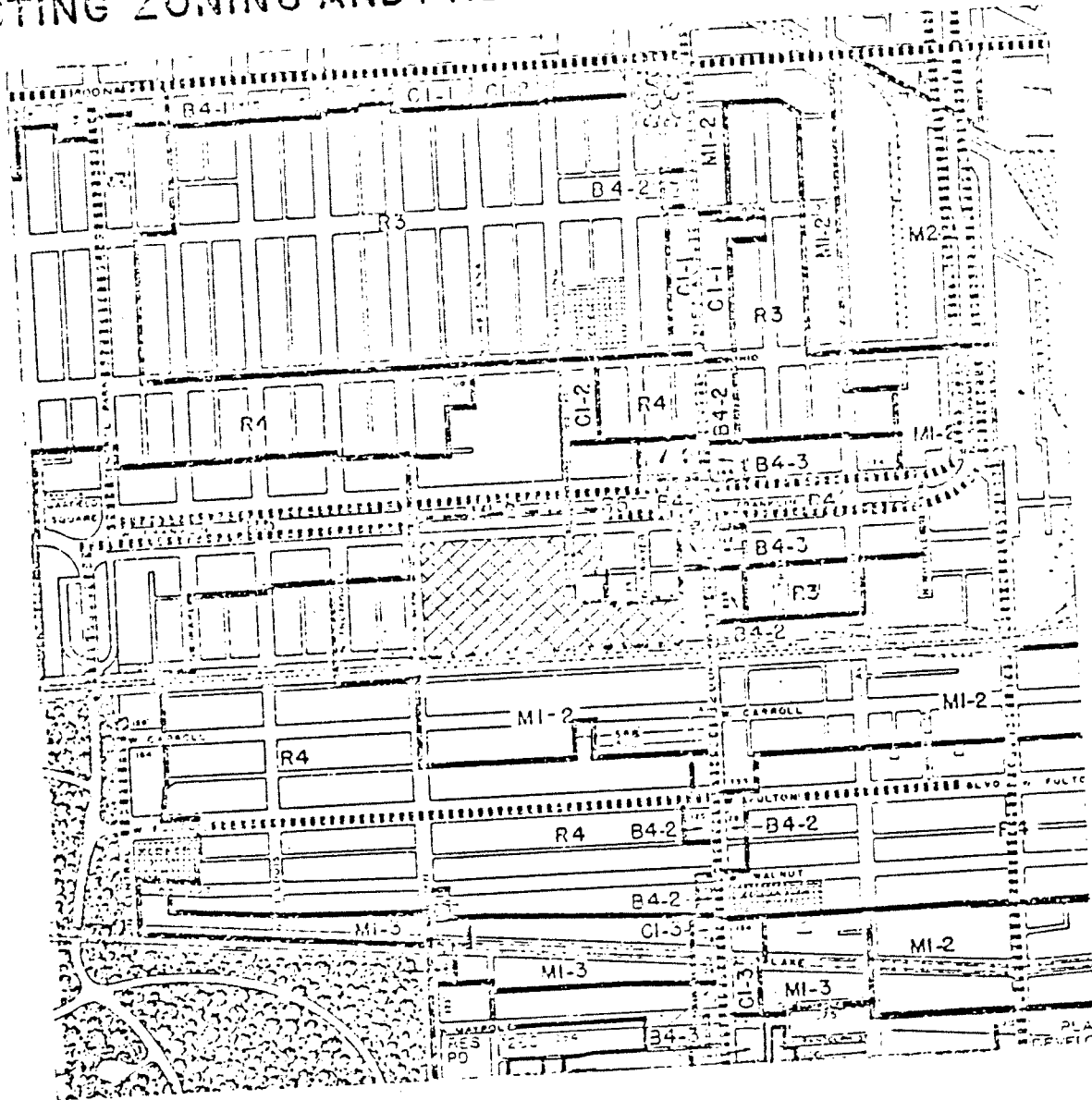
## LEGEND

----- PLANNED DEVELOPMENT BOUNDARY

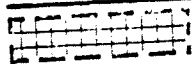
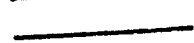


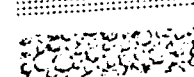


APPLICANT: CHICAGO BOARD OF EDUCATION  
 DATE: SEPTEMBER 15, 1982

# INSTITUTIONAL PLANNED DEVELOPMENT EXISTING ZONING AND PREFERENTIAL STREET SYSTEM



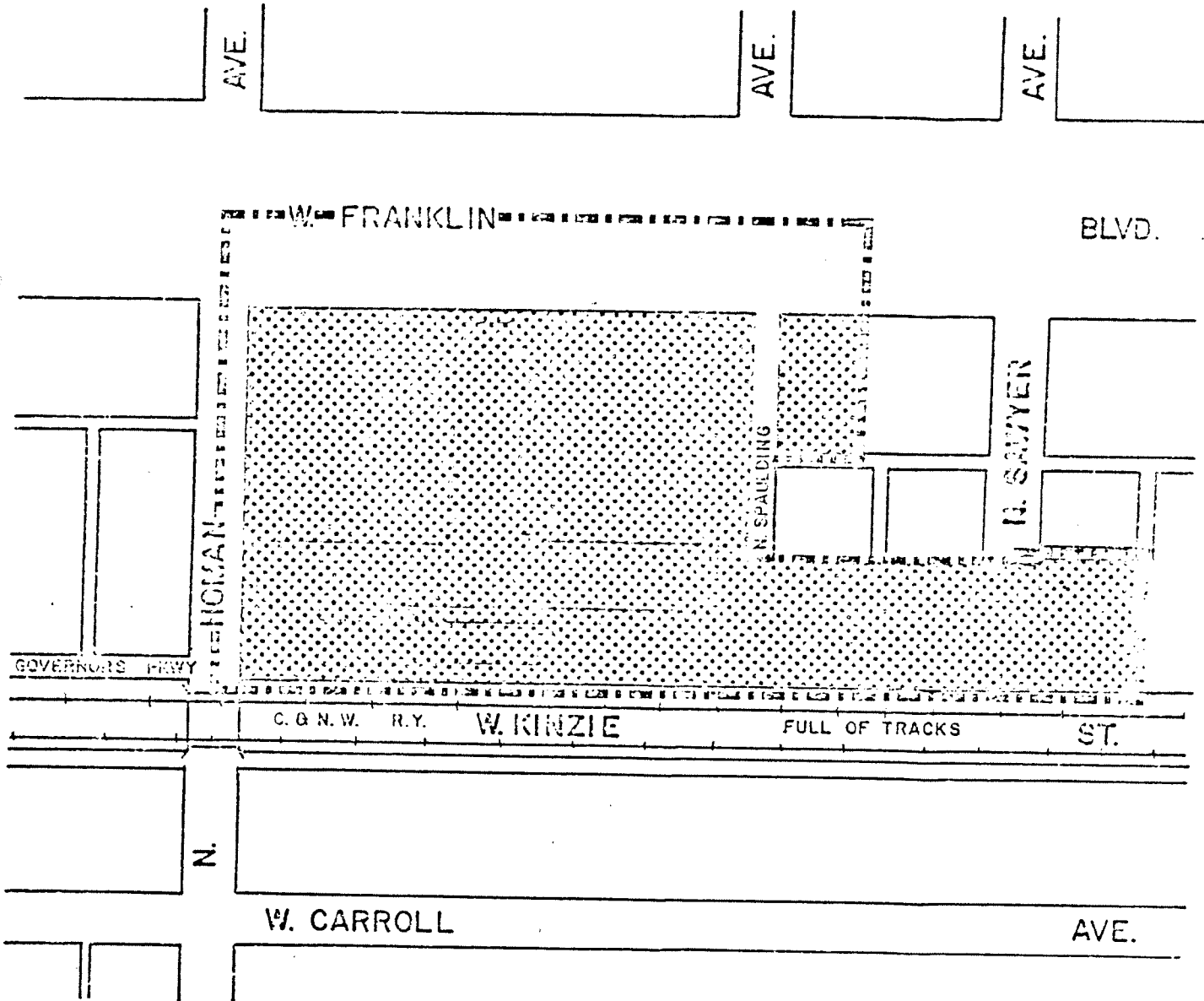
## LEGEND

-  INSTITUTIONAL PLANNED DEVELOPMENT BOUNDARY
-  ZONING DISTRICT BOUNDARIES
-  PREFERENTIAL STREET SYSTEM
-  PUBLIC & QUASI-PUBLIC FACILITIES
-  PARKS & PLAYGROUNDS


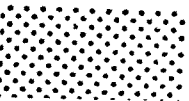


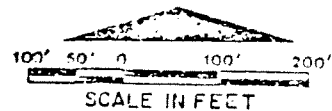
APPLICANT: CHICAGO BOARD OF EDUCATION  
 DATE: SEPTEMBER 15, 1982

# INSTITUTIONAL PLANNED DEVELOPMENT GENERALIZED LAND USE PLAN



## LEGEND

-  PLANNED DEVELOPMENT BOUNDARY
-  ACADEMIC AND RELATED USES  
INCLUDING RECREATIONAL AND  
OFF-STREET PARKING



APPLICANT: CHICAGO BOARD OF EDUCATION  
 DATE: SEPTEMBER 15, 1982

