

EXHIBIT H – ZONING ANALYSIS

Date: 2018.11.05
 By: TN / SMNG A Ltd.

PRELIMINARY ZONING ANALYSIS

PROJECT NAME: Southwest Selective Enrollment High School (Hancock HS Replacement)
PROJECT ADDRESS: W. 65th St. & S. Long Ave., Chicago, IL 60638
WARD: 13, Alderman Marty Quinn, Clearing Neighborhood

Zoning Information	Underlying Zone	Proposed Project	Notes		
Zoning District: (Existing/Proposed)	RS-2	PLANNED DEVELOPMENT	Per CZO 17-8-0506 Planned development review and approval is required for development of land to be used for schools with a net site area of 2 acres or more.		
Residential Units:	N/A	N/A			
Off-Street Parking Spaces: (17-10-0101-B(1)a) (17-10-0207)	FTE / 3	86 FTE (PER 11/2 PBC PROJECT DESCRIPTION) 29 SPACES REQUIRED INCL. 2 ACC, 104 PROPOSED INCL. 5 ACC.	FTE Pending (CPS), anticipate need for a traffic study for DPD review and approval.		
Maximum F.A.R.: (17-2-0304-A)	0.65	Proposed: APPROX. 1.10 INCREASE IN PERMISSIBLE F.A.R. REQ'D AS PART OF REQ'D PLANNED DEVELOPMENT	Site area: APPROX. 159,066 SF / 3.65 acres (per survey prepared by Bock & Clark dated 7/16/10 w/ revision dated 7/19/10. Site dims. approx. 266.8'x595.62' (see survey). Proposed New Bldg.: APPROX. 175,000 SF, FIRST FLOOR APPROX. 77,847 SF PRELIMINARY AND SUBJECT TO CHANGE		
Floor Area Ratio of Public & Civic Uses 17-13-1003-C	The Zoning Administrator is authorized to approve an administrative adjustment to allow any permitted Public and Civic use in an R district to exceed the applicable FAR by up to 10% over the otherwise applicable maximum.	PROPOSED USE FAR EXCEEDS 10% OF REQ'D MAXIMUM			
Minimum Lot Area (MLA): (17-2-0301-A)	5,000 SF	Complies, No Change			
Automobile Parking: (17-10-0101-B(1)a) (17-10-0207) (17-10-0601) prohibited in front 20'	parking/loading stds apply when existing nonresidential bldg/use is expanded or enlarged by 15% or more (25% for uses in excess of 50yrs old). Applies to addition of floor area, seating capacity, employees or other measurement used for off-street parking & loading req'mts 1 per 3 empl. + adtnl. determined by DZ/LUP	New parking shall comply with zoning requirements; FTE TBD from CPS			
Bicycle Parking: Table (17-10-0207)	min. 1 per 10 off-street parking spaces req'd; 2'Wx6'Lx7'H ea.; may use up to (2) req'd parking spaces per 17-10-0302-C	Project will provide a minimum of 5 bicycle spaces to meet or exceed code requirement.	A minimum of 5 will be provided to meet code requirement regardless of final FTE.		
Loading Berths: (17-10-1101)	0-24,999 GSF = 0 25,000-199,999 GSF = (1)10'x50' for buildings over 50,000 SF	(1)10'x50' Loading Berth to be provided, location TBD			
Uses: (17-2-0207)	Schools Permitted By Right in RS2 zoning district	No Change	See zoning district above for information related to PD		
Setbacks	Front: (17-2-0305)	TBD	Set back distance equal to the avg front yd depth on nearest 2 lots on either side of the subject lot, excl lot w/least front yd depth by right; lesser of: 20' or 16% lot depth	DOES NOT COMPLY; ADJUST AS PART OF PLANNED DEVELOPMENT	PLANNED DEVELOPMENT
	Side: (17-2-0309)	TBD	greater of: 15' or 50% building height;	ONE SIDE: APPROX BLDG. HT = 30' TO UNDERSIDE OF ROOF STRUCTURE; SETBACK @50% = 15'-18'	PLANNED DEVELOPMENT
	Side: (17-2-0309)	TBD	greater of: 15' or 50% building height	OTHER SIDE: DOES NOT COMPLY; AREA WELLS ENCROACH INTO SIDE-YARD	PLANNED DEVELOPMENT
	Rear: (17-2-0306-C)	TBD	20' (per 17-2-0309-C for through-lot)	DOES NOT COMPLY; THRU LOT (SAME AS FRONT-YARD PER 17-2-0309-C)	PLANNED DEVELOPMENT
Other Setbacks, Admin. Adjustment 17-13-1003-I	The Zoning Administrator is authorized to approve an administrative adjustment to permit a reduction of up to 50% in the depth of any setback required by the applicable zoning district regulations when such reduction would match the predominate yard depth of existing buildings on the block.	INSUFFICIENT ADJUSTMENT; ADJUST PER PD	PLANNED DEVELOPMENT		
Site Coverage (if applicable):		APPROX. 48.4%			
Height: (17-2-03011-A)	No Maximum Requirement (principal non-residential bldg) SUPERCEDED BY MIDWAY HEIGHT RESTRICTIONS	UNDERSIDE OF ROOF STRUCTURE (PROPOSED ZONING HT) ANTICIPATED AT +/-32'-0" IF VARIANCE FROM AIRPORT HEIGHT RESTRICTION IS GRANTED	CONFIRM ZONING HEIGHT VARIANCE; REF PBC REQUEST DATED 10/30		
Height (17-7-1203-A)	No building, structure equipment or any portion thereof located on any lot within the Midway International Airport Height Overlay District shall exceed a height above grade of 30 feet or one foot vertically for every 50 feet horizontally measured from the nearest point on the Airport boundary to the object, whichever is greater.	ZONING VARIANCE REQUESTED TO PERMIT INCREASED ROOF HEIGHT TO 44' TO TOP OF OBSTRUCTIONS (ROOF TOP EQUIPMENT)	CONFIRM ZONING HEIGHT VARIANCE; REF PBC REQUEST DATED 10/30		
Open Space: (17-2-0307)	Greater of: 400SF/DU or 6.5% Lot Area	APPROX. 77,047 SF FIRST FLOOR; SITE AREA 159,066; PROPOSED: 48.4% SITE COVERAGE / 51.6% open space			
Green Roof / Features:	Green roof required	White reflective roof proposed	ADMINISTRATIVE ADJUSTMENT REQ'D:		
Total Project Costs:		TBD (EST. \$75M)			
Construction Jobs Created:					
No. Permanent Jobs Created:					
Reason for PD: (mandatory, elective, why)	17-8-0506; site exceeds 2 acres requiring PD subject to Zoning Administrator review of exception 17-8-0515-C(1); when determined that modification of existing development will have no adverse effect to neighborhood, traffic, bulk, scale, other measurable impacts	PD Required			
Questions / Zoning Issues:					
Other Concerns, Info, Notes:					



CHICAGO DEPARTMENT OF AVIATION
CITY OF CHICAGO

NOV 19 2018

Ms. Carina E. Sanchez
Executive Director
Public Building Commission of Chicago
50 West Washington Street, Room 200
Chicago, Illinois 60602

**RE: Recommendation for Zoning Height Waiver
Southwest Selective Enrollment High School (65th St. & Long Ave.)**

Dear Ms. Sanchez:

I am in receipt of your letter dated November 5, 2018 requesting a zoning height waiver for the proposed Southwest Selective Enrollment High School at 65th St. and Long Ave. The Public Building Commission is seeking a 44-foot high building on behalf of the Chicago Public Schools, 14 feet above the permitted 30-foot limit.

The subject location is on the edge line of the Chicago Midway International Airport Height Overlay District of the Chicago Municipal Code (Amendment to 17-7-1200) and not in the direct flightpath of any runway. Further, this project is in the public interest, enhancing educational opportunities for the neighborhood.

It is my opinion that this project height at this specific location will not have any negative effect on Midway Airport operations. Thus, the Chicago Department of Aviation is willing to recommend a zoning waiver for a maximum height of 44 feet to zoning officials at the Chicago Department of Planning & Development, pending FAA concurrence. My staff will assist in filing the coordinates of the building with the FAA right away. Please note that FAA processing time takes up 60 days to receive your determination (approval) letters. We will keep your staff posted on progress, and please let us know if you have any questions in the interim.

Sincerely,


Jamie L. Rhee
Commissioner 

JR/ar

cc: PBC – R. Giderof, E. O’Keefe, L. Lypson, K. LaJeune
CDA – R. Butler, E. O’Donnell, E. Granados-Perez, N. Kiernan, A. Rod



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2018-AGL-20849-OE

Issued Date: 11/20/2018

Kerl LaJeune
 Public Building Commission
 50 W. Washington St. #200
 Chicago, IL 60602

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building SW Side Selective Enrollment High School
 Location: Chicago, IL
 Latitude: 41-46-30.80N NAD 83
 Longitude: 87-45-24.90W
 Heights: 618 feet site elevation (SE)
 44 feet above ground level (AGL)
 662 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 2.

This determination expires on 05/20/2020 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
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NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

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This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

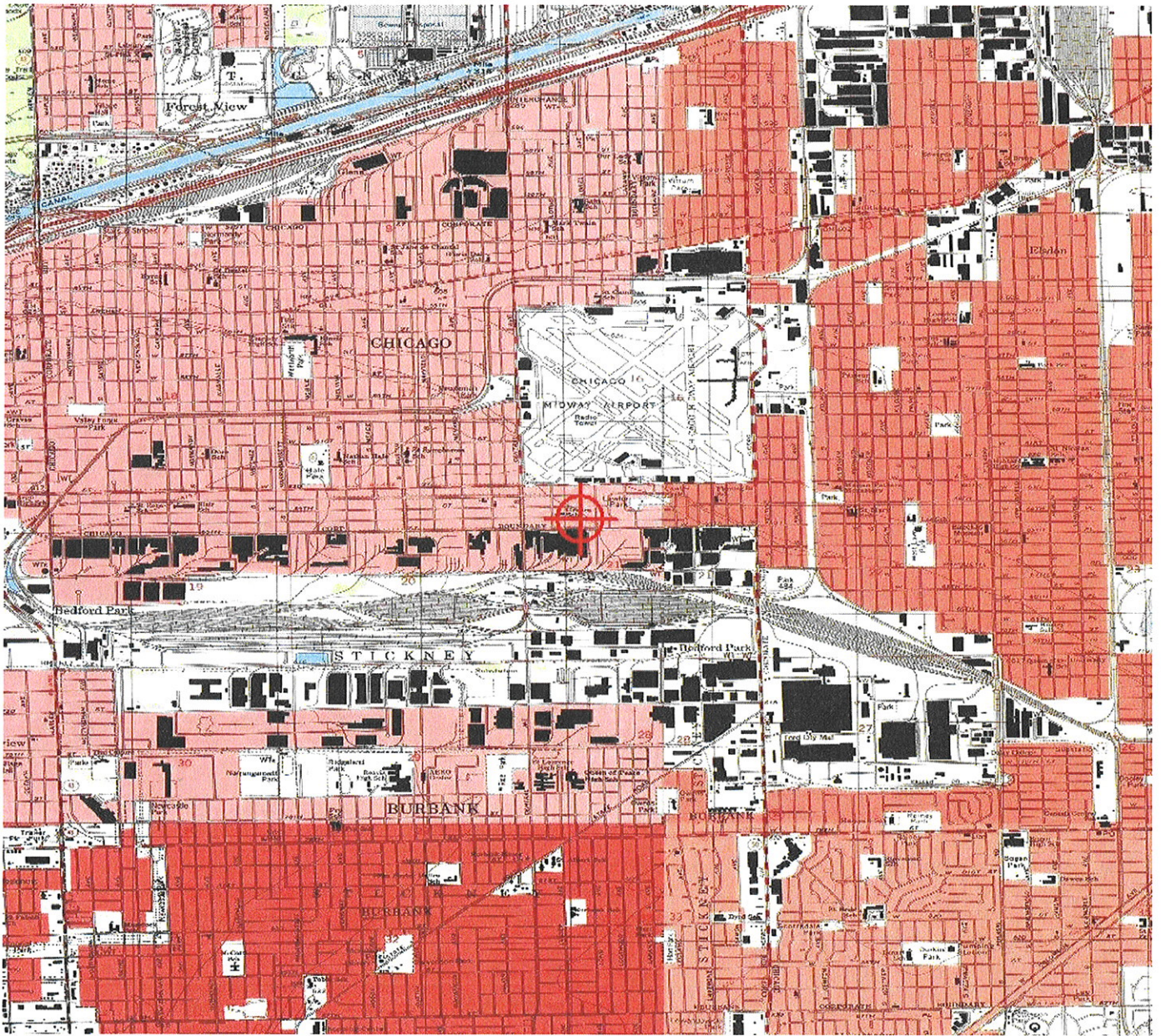
If we can be of further assistance, please contact our office at (847) 294-7458, or fred.souchet@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-AGL-20849-OE.

Signature Control No: 389505777-390508855

(DNE)

Fred Souchet
Specialist

Attachment(s)
Map(s)





Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2018-AGL-20850-OE

Issued Date: 11/20/2018

Kerl LaJeune
Public Building Commission
50 W. Washington St. #200
Chicago, IL 60602

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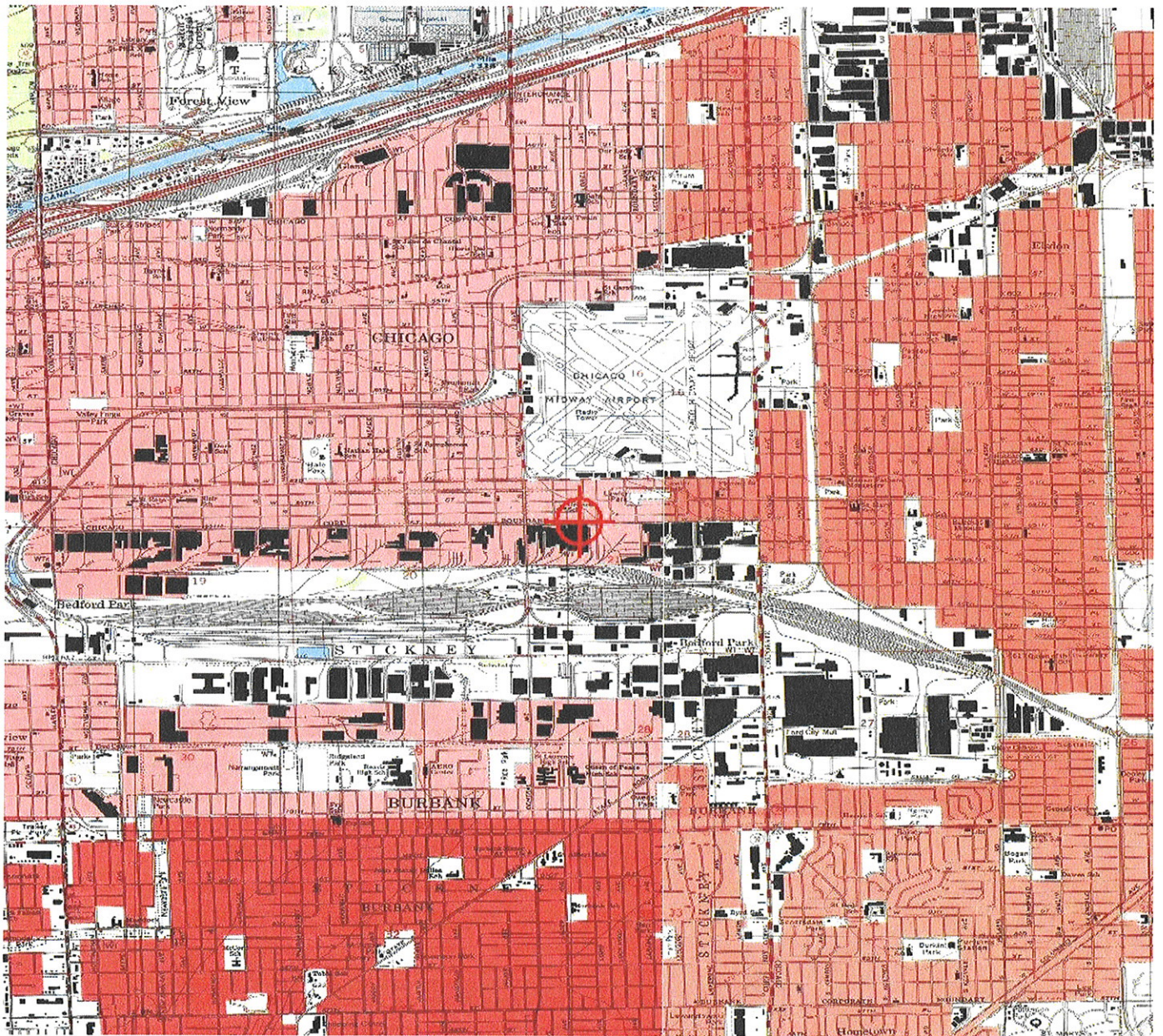
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Signature Control No: 389507192-390508856

(DNE)

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Specialist

Attachment(s)
Map(s)





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 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2018-AGL-20851-OE

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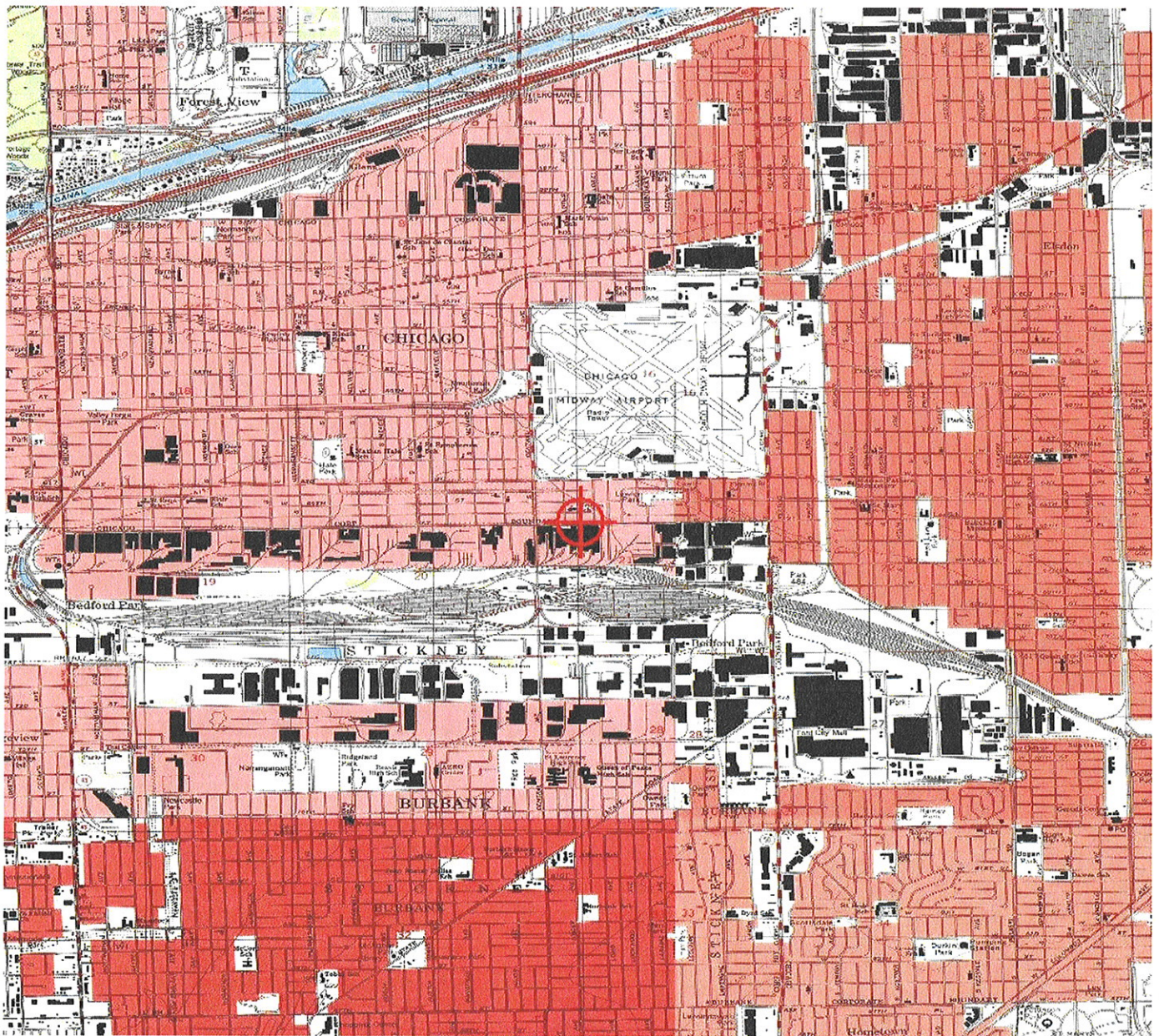
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Signature Control No: 389507976-390508857

(DNE)

Fred Souchet
Specialist

Attachment(s)
Map(s)





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 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2018-AGL-20852-OE

Issued Date: 11/20/2018

Kerl LaJeune
 Public Building Commission
 50 W. Washington St. #200
 Chicago, IL 60602

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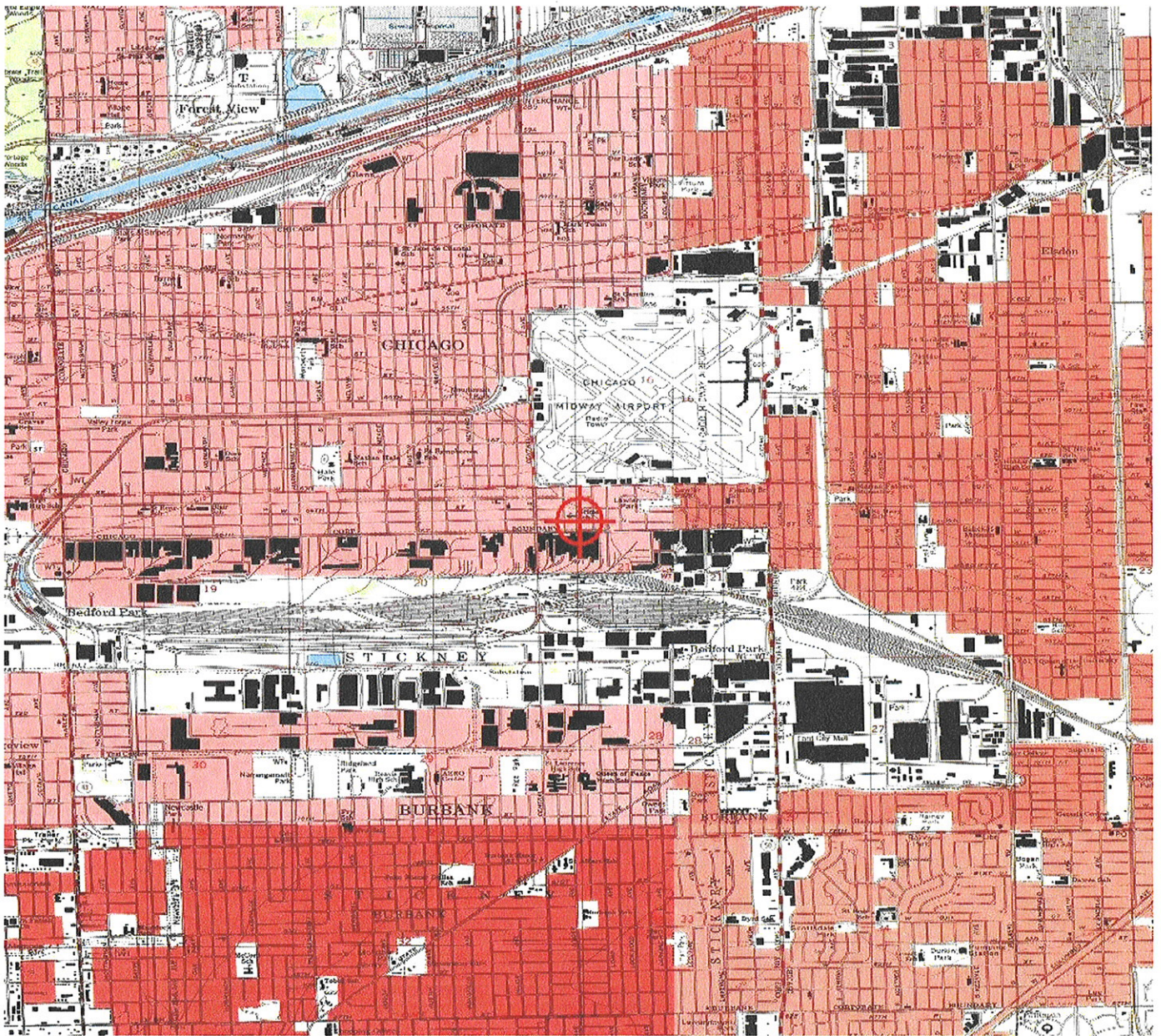
Signature Control No: 389508590-390508859

(DNE)

Fred Souchet
Specialist

Attachment(s)
Map(s)

TOPO Map for ASN 2018-AGL-20852-OE





Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2018-AGL-20854-OE

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Kerl LaJeune
Public Building Commission
50 W. Washington St. #200
Chicago, IL 60602

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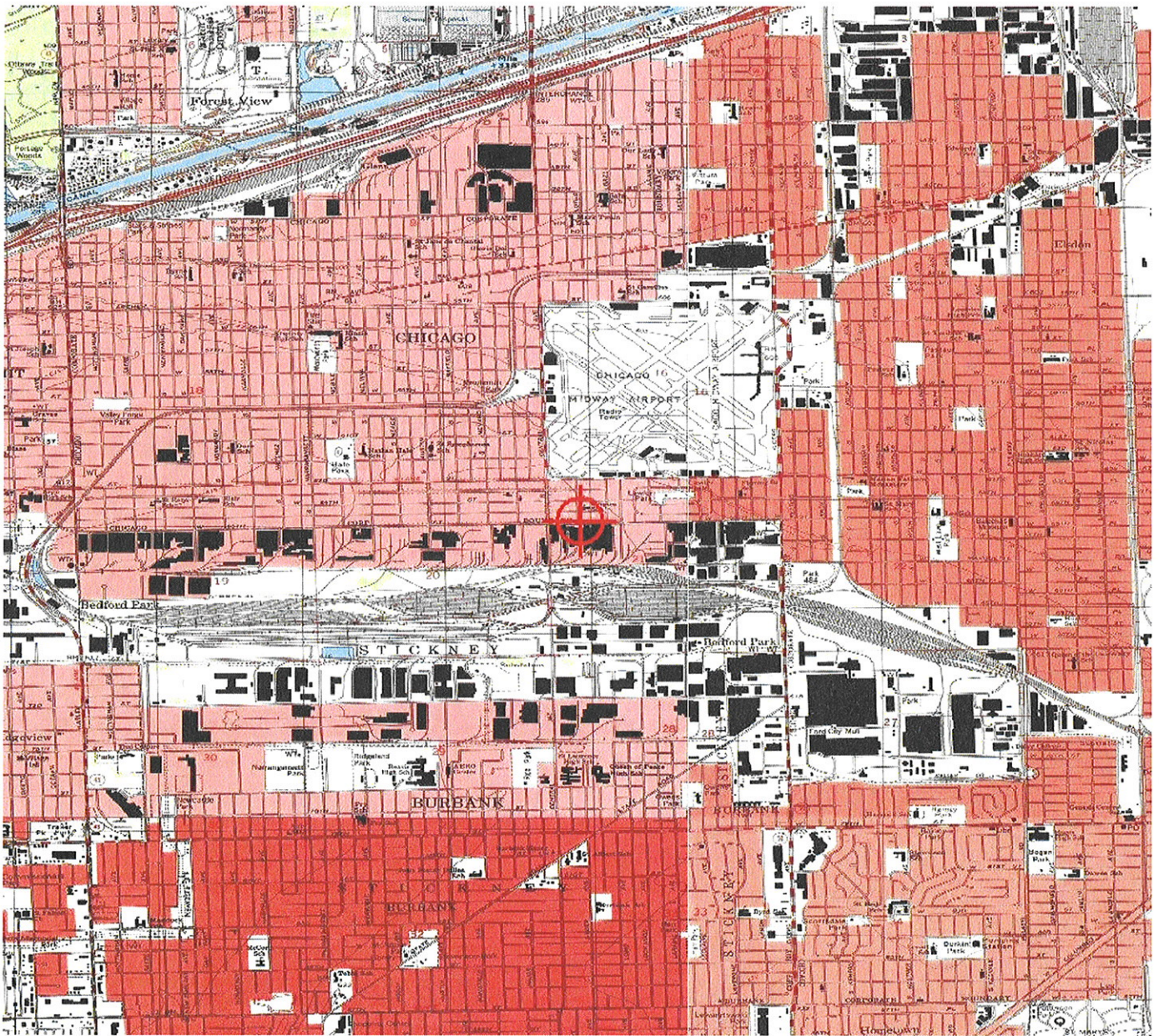
Signature Control No: 389511894-390508858

(DNE)

Fred Souchet
Specialist

Attachment(s)
Map(s)

TOPO Map for ASN 2018-AGL-20854-OE





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 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

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**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Building SW Side Selective Enrollment High School
 Location: Chicago, IL
 Latitude: 41-46-29.40N NAD 83
 Longitude: 87-45-32.40W
 Heights: 618 feet site elevation (SE)
 44 feet above ground level (AGL)
 662 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 2.

This determination expires on 05/20/2020 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (847) 294-7458, or fred.souchet@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2018-AGL-20855-OE.

Signature Control No: 389511971-390508854

(DNE)

Fred Souchet
Specialist

Attachment(s)
Map(s)

TOPO Map for ASN 2018-AGL-20855-OE

