



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** O2014-4232

**Type:** Ordinance **Status:** Failed to Pass

**File created:** 5/28/2014 **In control:** City Council

**Final action:** 5/20/2015

**Title:** Amendment of prior ordinance regarding free permits and fee waivers for Community College District No. 508 building and facility demolition, construction, renovation and administrative expenses

**Sponsors:** Suarez, Regner Ray, Burke, Edward M.

**Indexes:** Chicago City Colleges, Free Permits, Waiver of Fees

**Attachments:** 1. O2014-4232.pdf

Date	Ver.	Action By	Action	Result
5/20/2015	1	City Council	Failed to Pass	
6/24/2014	1	Committee on Finance	Held in Committee	
5/28/2014	1	City Council	Referred	

### ORDINANCE (Requested amendment June 2014)

WHEREAS, the City of Chicago (the "City"), a home rule unit of government under Section 6 (a), Article VII of the 1970 Constitution of the State of Illinois, has heretofore found and does hereby find that there exists within the City a serious shortage of affordable, safe and quality higher education available to persons of low and moderate income; and

WHEREAS, on March 18, 1956, the City Council (the "City Council") of the City of Chicago (the "City") created the Public Building Commission of Chicago (PBC) (the "Commission") pursuant to the Public Building Commission Act of the State of Illinois (the "Act") for the purpose of facilitating the funding, acquisition and construction of public buildings, improvements and facilities for use by various public agencies such as the Board of Trustees of Community College District No. 508 (the "City Colleges"), County of Cook and State of Illinois (collectively, the "Sister Agencies"); and in the furnishing of essential governmental services; and

WHEREAS, on January 1, 1982, the Illinois legislative body (the "State legislature") of the State of Illinois (the "state") created the Capital Development Board of Illinois (CDB) (the "Board") pursuant to implementing and as authorized by the Capital Development Board Act [20 ILCS 3105]t for the purpose of facilitating the funding, acquisition and construction of public buildings, improvements and facilities for use by various public agencies such as the Board of Trustees of Community College District No. 508 (the "City Colleges<sup>11</sup>"), County of Cook and State of Illinois (collectively, the "Sister Agencies"); and in the furnishing of essential governmental services; and

WHEREAS, the Community College District No. 508, City of Chicago City Colleges (^Gity Colleges"), has an internal department (Administrative Services) for the purpose of facilitating the

funding, acquisition, improvements and construction of over four million (4,000,000) square feet of educational internal physical spaces in use by one of the seven colleges and other teaching institutes, in the furnishing of essential governmental services; and

WHEREAS, the City has determined that the continuance of a shortage of quality affordable higher education is harmful to the prosperity, economic stability and general future welfare of the City; and

WHEREAS, the mission of the City CollegesCommunity College District No. 508 is: "...to provide opportunities for all students to enhance their knowledge and skills by offering superior, affordable, and comprehensive educational programs and servicesT"; and

WHEREAS, the City Colleges of Chicago is a system of seven community colleges and other teaching institutes, providing learning opportunities for Chicago residents at the schools or online, as well as members of the U.S^ military through the Navy Campus. Student enrollments continues to be more thanef 120,000 and growing. The City Colleges of Chicago was established on September 11, 1911.

The seven colleges and other teaching institutes are:

- Richard J. Daley College
- Kennedy-King College
- Malcolm X College
- Olive-Harvey College
- Harry S. Truman College
- Harold Washington College
- Wilbur Wright College
- District Office
- Washburne Culinary Institute
- WYCC Channel 20-21DT
- Harold Washington Cultural Center

Satellite Campuses (South Chicago Learning Center), (Dawson Technical Institute), (Arturo Velazquez Technical Institute), (West Side Learning Center) (Lakeview Learning Center) and (Humboldt Park Vocational Educational Center): and

WHEREAS, the City of Chicago and the City Colleges of Chicago have developed several new partnerships in the past and plan to expand neighborhood services available to small businesses, aimed at better educating small business operators about how to start or grow their business; and

WHEREAS, the City Colleges of Chicago have developed in the past and present many Capital projects with the Chicago Public Building Commission, Illinois Capital Development Board and within its own College District Administrative Services, and

WHEREAS, City Colleges of Chicago receives tax levies -and tuition to offset the high cost of higher education and at various locations is eligible to receive Tax Increment Financing (TIF) funds for Capital improvements; and .

WHEREAS, the City Colleges of Chicago student enrollment is growing with new needs in a demanding changing job market with new requirements of physical facilities and technology; and

WHEREAS, the City Colleges Community College District No. 508 has endeavored been requested by the various City Colleges of Chicago to undertake the construction of buildings and facilities for use by such educational institutions in the furnishing of public educational services; and

WHEREAS, the City maintains a comprehensive municipal building code (the "Code") governing the construction, repair, maintenance and inspection of buildings in order to protect the public health and safety; and

WHEREAS, in order to determine compliance with the requirements of the Code, the City issues construction permits, various licenses and capacity cards and conducts periodic inspections which are financed in part by various fees imposed by the City for the examination of plans, issuance of permits, licenses and inspections; and

WHEREAS, contractors engaged to construct buildings and facilities for the City Colleges of Chicago are required to file numerous license and permit applications for original and renewed permits and to pay the fees and charges imposed for such permits and licenses; and

WHEREAS, the financial and administrative costs of complying with the Code including work hours spent in preparing applications, waiting for consideration and approval of applications and resulting delays is costly and impedes the efficient operation of the City Colleges of Chicago in the construction of buildings and facilities for the various College buildings throughout the city; and

WHEREAS, the financial and administrative obligations imposed by the Code are deleterious to the City and the City Colleges who share the same tax base; now therefore,

#### BE IT ORDAINED BY THE CITY COUNCIL

SECTION 1. Notwithstanding any provision of the Code of the City to the contrary, all permits for demolition, new construction, construction alteration, repair, renovation, rehabilitation and inspection of buildings and facilities by the City Colleges of Chicago and its contractors for public or governmental use by the Board of Trustees of Community College District No. 508 (the "City Colleges") shall be issued without charge, commencing April 01, 2009, for a duration not to exceed twenty years from the noted commencement date (April 01, 2029) or upon the completion of projects in process within the City of Chicago's Department Agencies, ie. Buildings. Transportation etc.

SECTION 2. This Ordinance shall not absolve or release ~~the Board of Trustees of Community College District No. 508~~ (the ^ity Colleges<sup>11</sup>) or its contractors from compliance with the building and fire provisions of the Code including requirements for the filing of plans, the obtaining of permits and necessities for inspections.

SECTION 3. The Commissioners of Buildings, Transportation and Business ~~License~~ Affairs and Consumer Protection of the City areis authorized to establish, in cooperation with the Chancellor, a system which enables, ~~the Board of Trustees of Community College District No. 508~~ (the iCity Colleges<sup>11</sup>) and its contractors to file and process applications in a manner which reduces the administrative burden of ~~the Board of Trustees of Community College District No. 508~~ (the ^City Colleges<sup>11</sup>).

SECTION 4. This ordinance shall be amended by deleting the language stricken through and by inserting the language underscored.

SECTION 5. This ordinance shall be in full force and effect immediately upon its passage and approval.

### **EXHIBIT A Fee and Other Waivers**

#### **Department of Buildings**

Waiver of Plan Review, Permit and Inspection Fees:

A. Building Permit: Zoning

Construction/Architectural/Structural Internal Plumbing  
and Sewers HVAC

Water for Construction Smoke Abatement

B. Electrical Permit: Service and Wiring

C. Elevator Permit (if applicable)

D. Wrecking Permit and all fees related, (if applicable)

E. Fencing Permit (if applicable)

F. Fees for the review of building plans for compliance with accessibility codes by the Mayor's Office for People with Disabilities imposed by Section 13-32-310(2) of the Municipal Code of Chicago

#### **G. Capacity Card fees Department of Water**

#### **Management**

Tap Fees

Cut and Seal .Fees for water and sewers

(Fees to purchase B-boxes and remote read-outs are not waivedr)

Permit (connection) and Inspection Fees

Sealing Permit Fees

Storm water ordinance review fee

### **Zoning and Land use Planning**

Zoning Fees

Trash Enclosure feesr

Planning Part IT Review Fees-

Letter of Credit security requirement for landscapingy

### **Department of Transportation**

**Board of Underground Fees Street**

**Opening Fees Driveway Permit Fees Use**

**of Public Way Fees Other**

City Annual Feesy Inspection Feesr

City of Chicago Finesy

Fees relating to City installations (including, but not limited to, curbs, walks, parkway landscaping and street and alley lighting)

All License renewal fees for Restaurant and Cateringr

revised May 2014