



# City of Chicago



SO2020-6228

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	12/16/2020
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 7-M at 2400-2440 N Meade Ave and 6100-6138 W Fullerton Ave - App No. 20576
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

**SUBSTITUTE ORDINANCE**

**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 be amended by changing all the POS-1 Regional or Community Park District symbols and indications as shown on Map No. 7-M in the area bounded by

beginning at a point 379.52 feet north of West Fullerton Avenue and 316.34 feet west of North Meade Avenue; a line from a point 379.52 feet north of West Fullerton Avenue and 316.34 feet west of North Meade Avenue, to a point 380.33 feet north of West Fullerton Avenue and the west line of North Meade Avenue; North Meade Avenue; West Fullerton Avenue; a line 368.69 feet west of and parallel to North Meade Avenue; a line 152.50 feet north of and parallel to West Fullerton Avenue; a line from a point 377.90 feet west of North Meade Avenue and 152.50 feet north of West Fullerton Avenue, to a point 376.97 feet west of North Meade Avenue and 318.87 feet north of West Fullerton Avenue; then a line from a point 376.97 feet west of North Meade Avenue and 318.87 feet north of West Fullerton Avenue, said line runs northeasterly 95.03 feet along a tangential curve with a radius of 60.50 feet, with chord bearing of 43 degrees north, 18 minutes, 42 seconds east, having a chord length of 85.57 feet running to the point of beginning,

to those of a RS3 Residential Single-Unit (Detached House) District.

**SECTION 2.** That the Chicago Zoning Ordinance be amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications within the area herein above as Institutional Planned Development Number \_\_\_\_\_, 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.

Applicant: Public Building Commission of Chicago  
Addresses: 6100 West Fullerton Avenue  
Date: December 16, 2020  
Amended: February 18, 2021

INSTITUTIONAL PLANNED DEVELOPMENT NUMBER \_\_\_\_\_  
BULK REGULATION AND DATA TABLE

Gross Site Area:	172,555 square feet (3.96 acres)
Net Site Area:	141,122 square feet (3.24 acres)
Public Area Right-of-Way	31,433 square feet (0.72 acres)
Maximum Floor Area Ratio:	0.9
Minimum Number of Off-Street Parking And Bike Spaces:	
Parking Spaces:	43
Bike Spaces:	20
Minimum Number of Off-Street Loading Spaces:	1 (10x50)
Maximum Building Height	50 feet (as measured in accordance With the Chicago Zoning Ordinance)
Minimum Required Setback	In accordance with the Site Plan.

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**ADDRESS:** 2400 -- 2440 N. Meade Avenue and 6100 -- 6138 W. Fullerton Avenue  
**FILING DATE:** December 16, 2020  
**PLAN COMMISSION DATE:** February 18, 2021

INSTITUTIONAL PLANNED DEVELOPMENT NO. \_\_\_\_

**PLANNED DEVELOPMENT STATEMENTS**

1. The area delineated herein as Institutional Planned Development Number \_\_\_\_\_, (“Planned Development”) consists of approximately 141,122 net square feet of property (3.24 acres) which is depicted on the attached Planned Development Boundary, Property Line and Subarea Map (“Property”) and is owned or controlled by the Chicago Park District (the “Owner”). The Owner has authorized the Public Building Commission of the City of Chicago (the “Applicant”) on behalf of the Chicago Board of Education to file the application for this Planned Development. The Chicago Board of Education is a lessee of the Chicago Park District for the purposes of constructing a school connected to the existing Riis Park Fieldhouse.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and 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 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. The rights and obligations of the Chicago Park District and the Board of Education are delineated within a separate Intergovernmental Agreement between the parties.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant 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 Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. 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.

Pursuant to a negotiated and executed Perimeter Restoration Agreement (“Agreement”) by and between the City’s Department of Transportation’s Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the

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following as shall be reviewed and determined by CDOT's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway & landscaping

The Perimeter Restoration Agreement must be executed prior to any CDOT and Planned Development Part II review permitting. The Agreement shall reflect that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the CDOT Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the CDOT Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by CDOT.

After the school and field house improvements contemplated by this Planned Development have opened, in the event that CDOT determines that the student drop-off and/or pick-up locations approved in the Belmont-Cragin Elementary School Traffic Management Plan are unsafe, the BOE agrees to cooperate and coordinate with CDOT to review and implement alternative traffic management strategies, which may include modifications to approved drop-off and pick-up locations.

4. This Plan of Development consists of 16 Statements: a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Property Line Map; Site Plan; Landscape Plan; and Building Elevations dated February 18, 2021, submitted herein. 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.

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5. The following uses shall be allowed within this Plan of Development:
  - All Public and Civic uses, including the existing field house, accessory parking and related accessory uses permitted in the RS-3 Residential Single Unit (Detached House) District. Accessory parking may be shared between uses.
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. The existing Riis Park Fieldhouse contained within the planned development boundary is determined to be 42'11" high.
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 total Net Site Area of (141,122) square feet.
9. The Site and Landscape Plan 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. For the purposes of site plan and landscape review, the Chicago Park District's existing spray feature shall not be subject to additional review.
10. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085 of the Municipal Code, or any other provision of that Code.
11. 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 Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
12. 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

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and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval. Pursuant to any renovations to the Chicago Park District existing fieldhouse, no Part II fee shall apply unless additional floor area is added.

13. 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 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 Applicant 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 shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II review process is initiated for each improvement that is subject to the aforementioned Policy and must provide documentation verifying compliance.
15. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. As a project which involves a City funding, the Applicant is required to achieve the following standards, at a minimum: 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% city resident hiring (measured against the total construction work hours for the project or any phase thereof). Furthermore, to assist the city in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at two points in the city approval process. First, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) the Applicant's outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof (c) responses to the Applicant's outreach efforts, and (d) the applicant's M/WBE and city resident participation goals. Second, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will

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report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

16. 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 the POS-1 Regional or Community Park District that existed prior to such lapse.

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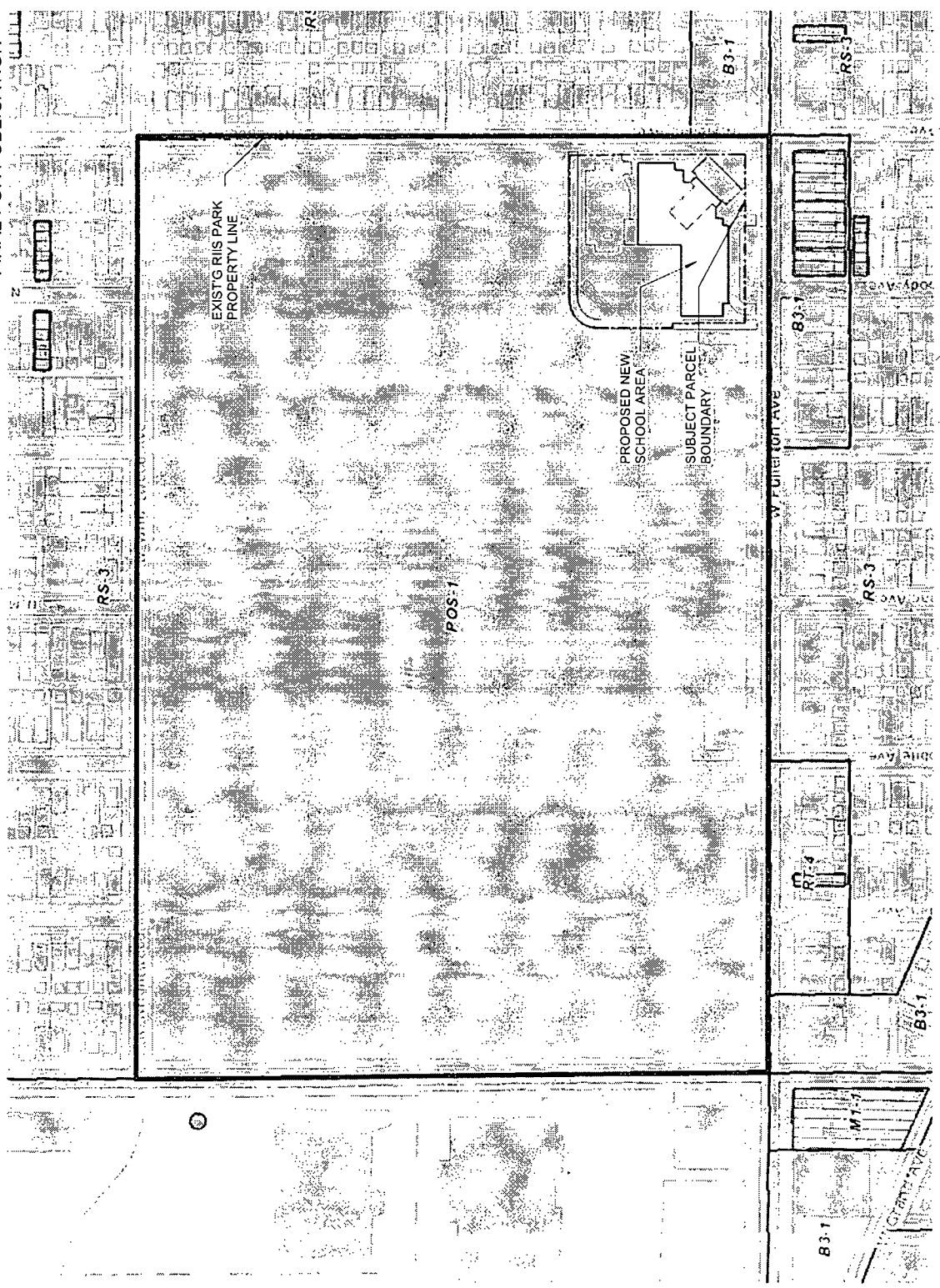
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**INSTITUTIONAL PLAN DEVELOPMENT**  
**BELMONT CRAIGIN ELEMENTARY SCHOOL**  
APPLICANT CHICAGO PARK DISTRICT & PUBLIC  
BUILDING COMMISSION OF CHICAGO  
ADDRESS 2400-2440 N MEADE AVE & 6100-6138 W  
FULLERTON AVE  
CHICAGO, IL 60639  
DATE 02/18/21

FINAL FOR PUBLICATION



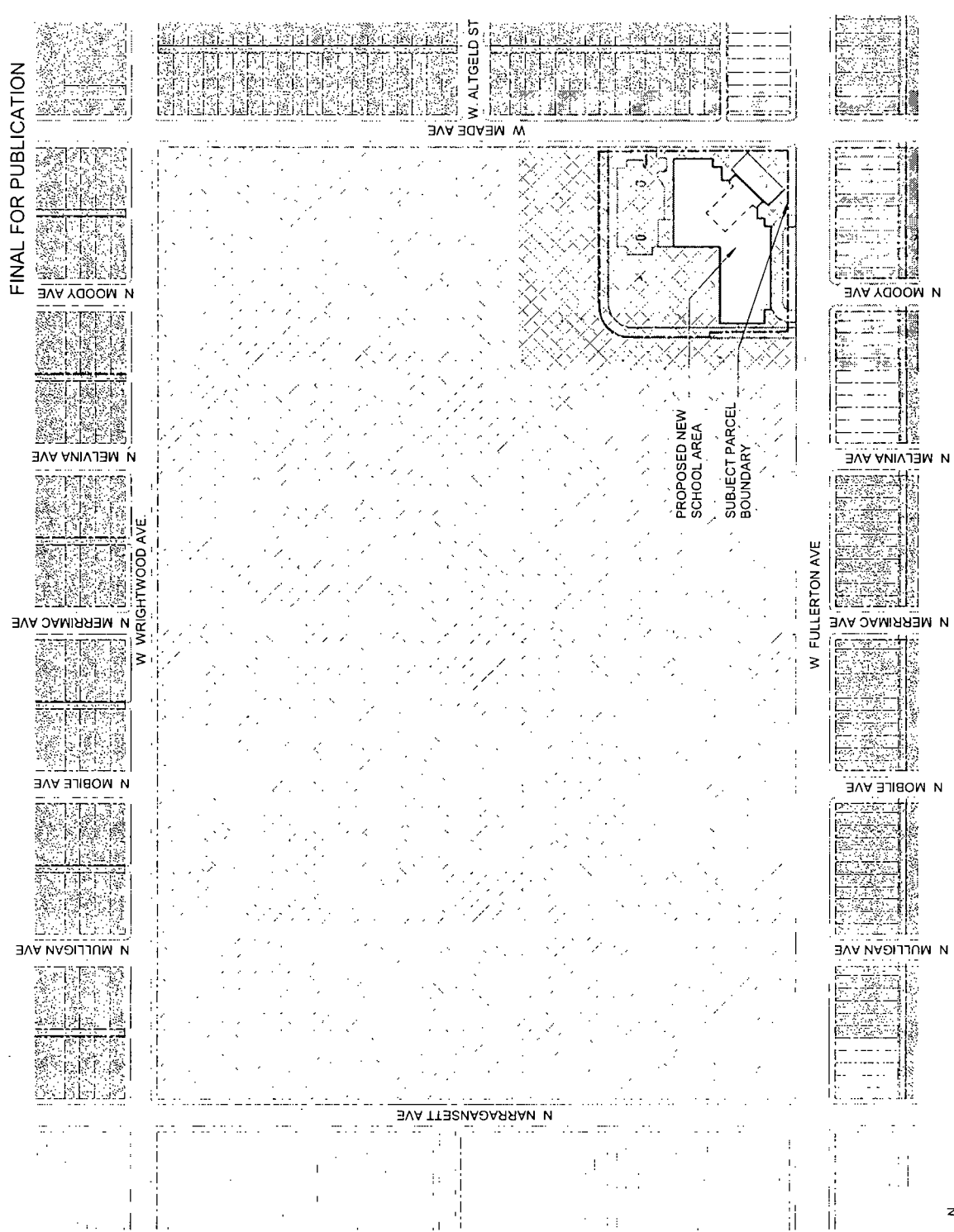
1  
EXISTING ZONING MAP  
NTS

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**INSTITUTIONAL PLAN DEVELOPMENT**  
**BELMONT CRAIGIN ELEMENTARY SCHOOL**  
APPLICANT CHICAGO PARK DISTRICT & PUBLIC BUILDING COMMISSION OF CHICAGO  
ADDRESS 2400-2440 N MEADE AVE & 6100-6138 W  
CHICAGO, IL 60639  
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PARK

SINGLE FAMILY RESIDENTIAL

COMMUNITY SHOPPING

MANUFACTURING / COMMERCIAL

1  
EXISTING LAND-USE MAP  
NTS

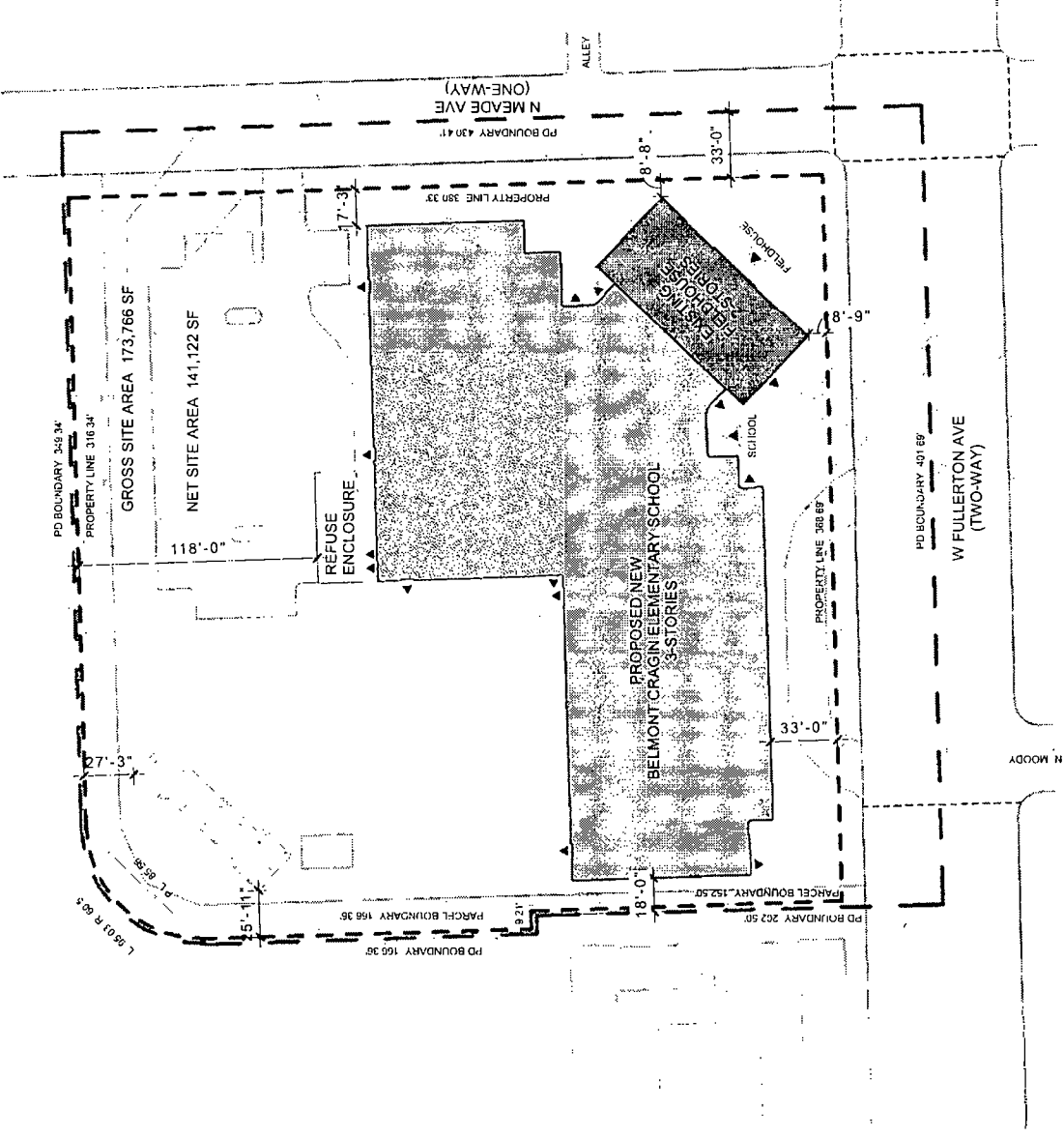
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**INSTITUTIONAL PLAN DEVELOPMENT**  
**BELMONT CRAIGIN ELEMENTARY SCHOOL**  
 APPLICANT CHICAGO PARK DISTRICT & PUBLIC BUILDING COMMISSION OF CHICAGO  
 ADDRESS: 2400-2440 N MEADE AVE & 6100-6138 W FULLERTON AVE  
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- LEGEND**
- ▲ MAIN ENTRANCE
  - ▼ EXIT
  - PROPERTY PARCEL BOUNDARY
  - PD BOUNDARY
  - EXISTING CROSSWALK

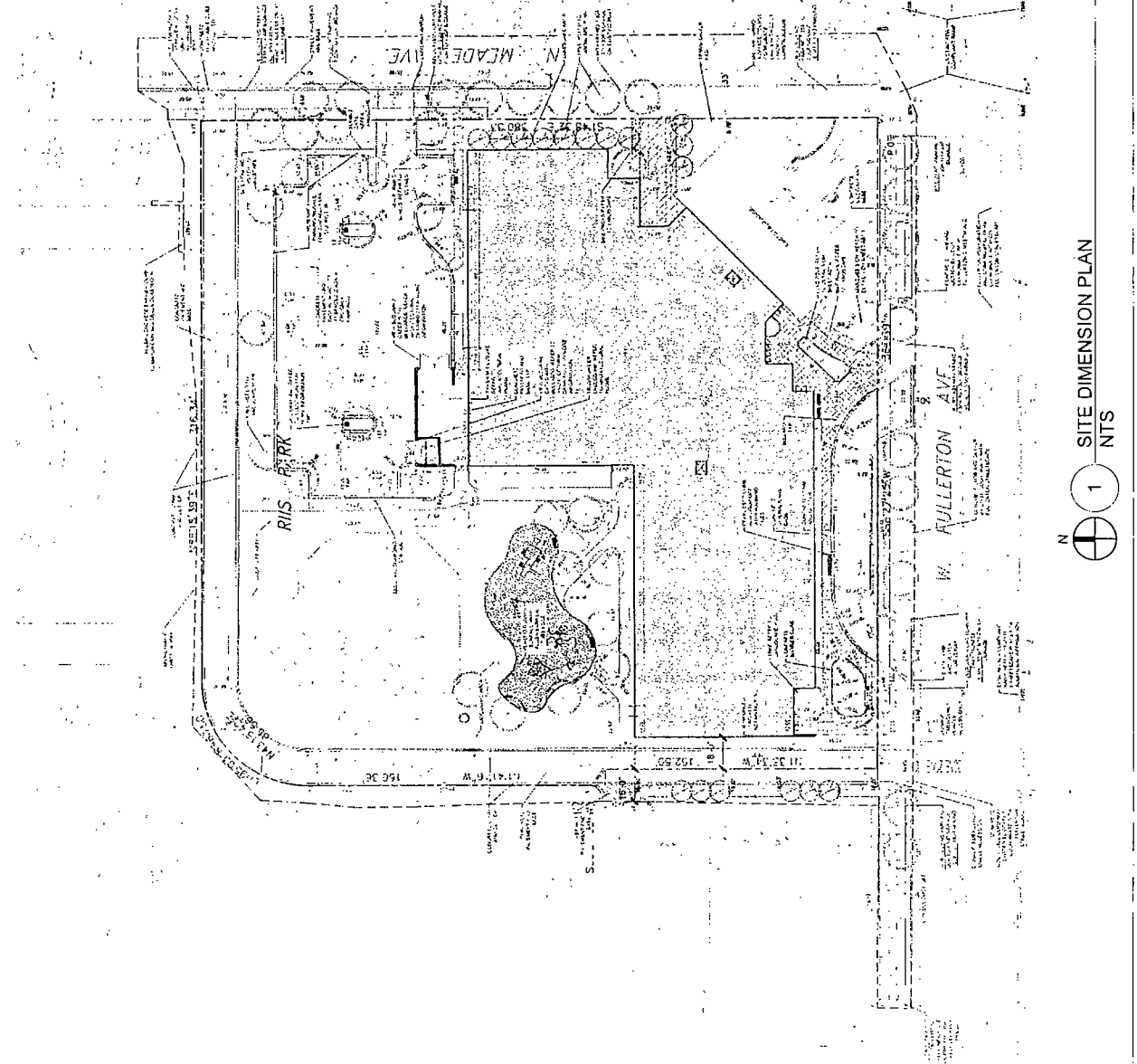
1 PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP  
 NTS



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**CHICAGO PUBLIC SCHOOLS**  
 PUBLIC BUILDING COMMISSION

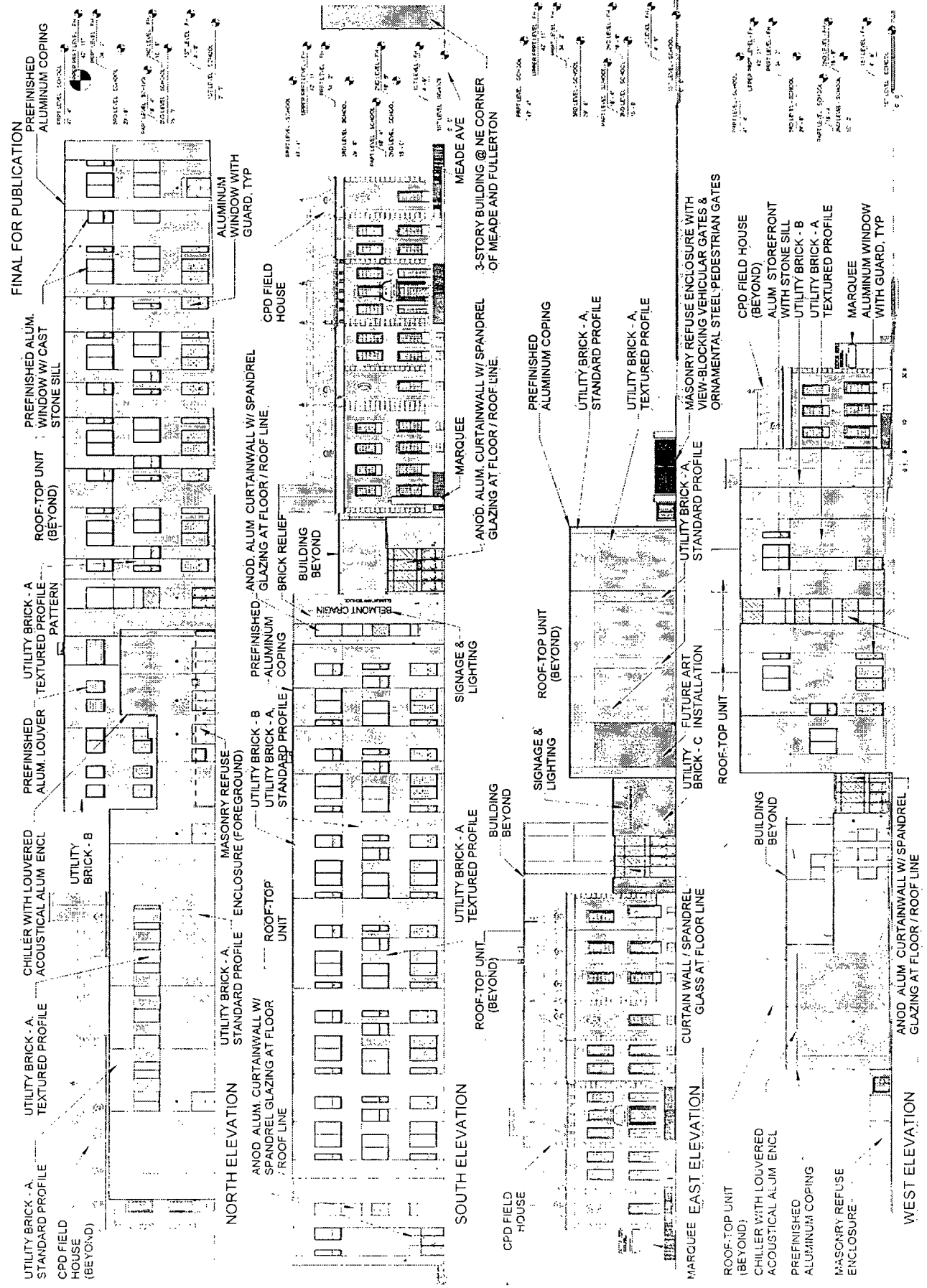


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**INSTITUTIONAL PLAN DEVELOPMENT**  
**BELMONT CRAIGIN ELEMENTARY SCHOOL**  
 APPLICANT: CHICAGO PARK DISTRICT & PUBLIC  
 BUILDING COMMISSION OF CHICAGO  
 ADDRESS: 2400-2440 N MEADE AVE & 6100-6138 W  
 CHICAGO, IL 60639  
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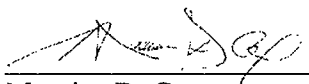




DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

**MEMORANDUM**

To: Alderman Tom Tunney  
Chairman, City Council Committee on Zoning

From:   
Maurice D. Cox  
Chicago Plan Commission

Date: February 18, 2021

Re: Proposed Planned Development (2400 N. Meade Ave. & 6100 W. Fullerton Ave.)

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On February 18, 2021, the Chicago Plan Commission recommended approval of a proposed Planned Development, submitted by the Public Buildings Commission. The Applicant is proposing to rezone the project site from POS-1 (Regional or Community Parks District) to RS-3 (Residential Single-Unit/Detached House Districts) then to an Institutional Planned Development. The applicant proposes to construct a 3-story public school building and gymnasium facility, with an overall maximum height of 50'-0" on a 141,122 square foot lot. The existing Riis Park fieldhouse's main building generally located at 6100 W. Fullerton will remain with the exception of the 1-story rear gym wing. The overall maximum FAR of the planned development will be .90 FAR and 43 accessory parking spaces will be provided. A copy of the proposed ordinance, planned development statements and bulk table are attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact Eiliesh Tuffy at [eiliesh.tuffy@cityofchicago.org](mailto:eiliesh.tuffy@cityofchicago.org).

cc: PD Master File (Original PD, copy of memo)