



Office of the Chicago City
Clerk



O2012-639

Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date:	2/15/2012
Sponsor(s):	Mendoza, Susana A. (Clerk)
Type:	Ordinance
Title:	Zoning Reclassification App No. 17433
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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, is hereby amended by changing all of the M2-3 Light Industry District and PMD No. 11 (Planned Manufacturing District No. 11) symbols and indications as shown on Map No. 6-G in the area bounded by

The center line of the South Branch of the Chicago River; South Loomis Street; a line 495.47 feet southwest of and almost parallel to the west boundary line of South Loomis Street (as measured along the northwest boundary line of South Eleanor Street); South Eleanor Street; West Fuller Street; the center line of the Fork of the Chicago River (the center line of the south branch of the Chicago River),

or the boundary as follows:

A PARCEL OF LAND CONSISTING OF A PART OF LOT 3 AND A PART OF LOT 4, IN BLOCKS 7 AND 8 IN CANAL TRUSTEES SUBDIVISION OF THE BLOCKS IN THE SOUTH FRACTIONAL HALF OF SECTION 29-39-14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. SAID PARCEL OF LAND BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 4 AND RUNNING THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 4, A DISTANCE OF 341 FEET; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE, (THE EASTERLY TERMINUS OF WHICH IS THE NORTHWESTERLY CORNER OF LOT 1 IN SAID BLOCKS 7 AND 8, A DISTANCE OF 298.56 FEET TO THE POINT OF INTERSECTION OF SAID STRAIGHT LINE WHICH IS 298.11 FEET, MEASURED PERPENDICULARLY NORTHEASTERLY FROM AND PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 4, THENCE SOUTHEASTERLY ALONG SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 329.89 FEET OT ITS INTERSECTION WITH THE SOUTHEASTERLY LINE OF SAID LOT 3; AND THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOTS 3 AND 4, A DISTANCE OF 298.16 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

LOT 5 (EXCEPT THAT PART TAKEN FOR WIDENING OF THE CHICAGO RIVER BY CONDEMNATION PROCEEDINGS HAD IN DISTRICT COURT OF THE UNITED STATES OF AMERICA AS CASE 9535); AND

THAT PART OF LOT 6 LYING EASTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHERLY SIDE OF SAID LOT 6, DISTANCE 231.5 FEET FROM THE NORTHERLY SIDE OF ELEANOR STREET; THENCE SOUTHWESTERLY TO A POINT ON THE SOUTHERLY SIDE OF SAID LOT 6, DISTANT 134.3 FEET FROM THE NORTHERLY SIDE OF ELEANOR STREET (BEING ALL OF SAID LOT 6 LYING EAST OF THE PRESENT GOVERNMENT DOCK LINE); AND

LOT 7 (EXCEPT THAT PART CONVEYED TO CITY OF CHICAGO FOR STRAIGHTENING THE CHICAGO RIVER AND EXCEPT THAT PART CONVEYED TO THE U.S.A. FOR TURNING BASIN) IN THE SUBDIVISION OF BLOCKS 7, 8 AND 9 IN CANAL TRUSTEES SUBDIVISION OF THE SOUTH FRACTIONAL HALF OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDAN, IN COOK COUNTY, ILLINOIS

PIN: 17-29-301-003-0000
17-29-301-005-0000
17-29-301-008-0000
17-29-301-009-0000

to those of a Parks and Open Space District (POS-1) then to a Waterway Planned Development.

SECTION 2. This ordinance takes effect after its passage and approval.

Common Address of the Property: 2754-2860 S. Eleanor Street

CITY OF CHICAGO

#17433
INT-DATE:
2-15-12

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

2754-2860 S. Eleanor Street

2. Ward Number that property is located in: 11

3. APPLICANT Chicago Park District

ADDRESS 541 N. Fairbanks Ct. CITY Chicago

STATE IL ZIP CODE 60611 PHONE 312-742-4700

doreen.o'donnell@chicago

Doreen

EMAIL parkdistrict.com CONTACT PERSON O'Donnell

4. Is the applicant the owner of the property? YES _____ NO X
If the applicant is not the owner of the property please provide the following
information regarding the owner and written authorization from the owner and
attach written authorization from the owner allowing the application to proceed.

OWNER City of Chicago

ADDRESS 121 N. LaSalle Street CITY Chicago

STATE IL ZIP CODE 60602 PHONE 312-744-5756

nelsoncheung@cityof

EMAIL chicago.org CONTACT PERSON Nelson Cheung

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for
the rezoning, please provide the following information:

ATTORNEY Timothy M. King

ADDRESS 541 N. Fairbanks Court

CITY Chicago STATE IL ZIP CODE 60611

timothy.king@chicago

PHONE 312-742-5366 FAX 312-742-5328 EMAIL parkdistrict.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners disclosed on the Economic Disclosure Statement.

Not applicable

7. On what date did the owner acquire legal title to the subject property? 6/14/2004

8. Has the present owner previously rezoned this property? If yes when?

No

9. Present Zoning District M2-3, PMD-11 Proposed Zoning District POS-1 to Waterway Planned Development

10. Lot size in square feet (or dimensions) 535.99 x 38 x 414.3 x 363

11. Current Use of the property Vacant, temporarily being used as a rowing facility

12. Reason for rezoning the property To comply with proposed use

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)

Recreational with a boathouse, with 4 on site parking spaces, the square footage of the boathouse building will be 23,200 square feet with a height of 27 feet for the main roof (40 feet for the top of the elevator shaft).

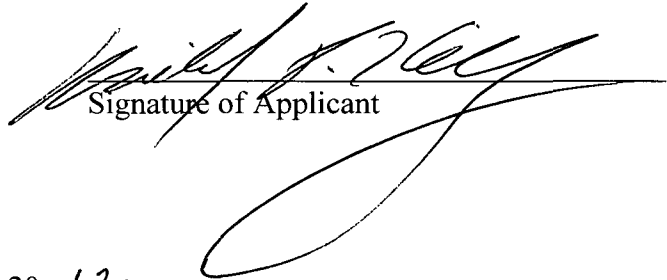
On May 14th, 2007, the Chicago City Council passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See Fact Sheet for more information)

YES _____

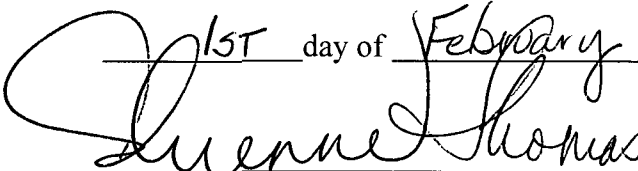
NO _____ X _____

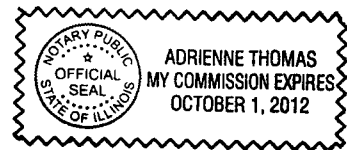
COUNTY OF COOK
STATE OF ILLINOIS

Michael P. Kelly, being first duly sworn on oath, states that all of the above statements and the statements contained in this document submitted herewith are true and correct.


Signature of Applicant

Subscribed and Sworn to before me this

 1st day of February, 20 12.
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____



chicago park district

Administration Office
541 North Fairbanks
Chicago, Illinois 60611
t (312) 742-PLAY (7529)
(312) 747-2001 TTY
www.chicagoparkdistrict.com

Board of Commissioners
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**General Superintendent
& CEO**
Michael P. Kelly

City of Chicago
Rahm Emanuel
Mayor

February 3, 2012

Honorable Daniel S. Solis
Chairman, Committee on Zoning
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

Applicant: Chicago Park District

Subject: Rezoning from M2-3 to POS-1 to PD (Waterway Planned Development)
for proposed Park at 28th & Eleanor

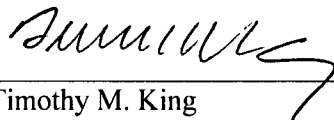
Dear Chairman Solis:

The undersigned, Timothy M. King, being first duly sworn on oath, deposes and states the following:

The undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance, by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets, alleys and other public ways, or a distance limited to 400 feet. Said "written notice" was sent by First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; and a statement that the applicant intends to file the application for a change in zoning on approximately February 6, 2012.

The undersigned certifies that the applicant has made a *bona fide* effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 400 feet of the subject site is a complete list containing the names and addresses of the people required to be served.



Timothy M. King
First Deputy General Counsel

Subscribed and sworn to before this

6th day of February, 2012.




Notary Public

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and play



chicago park district

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February 7, 2012

USPS – FIRST CLASS MAIL

In re: Chicago Park District
Rezoning from M2-3 to POS-1 to PD (Waterway
Planned Development) for proposed Park at 28th &
Eleanor (2754-2860 S. Eleanor Street)

Dear Property Owner or Resident:

In Accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically section 17-13-0107, please be informed that on or about February 6, 2012, the undersigned will file an application for a change in zoning from M2-3 Manufacturing District and PMD-11 Planned Manufacturing District to POS-1 Parks and Open Space District to PD Waterway Planned Development, on behalf of the Chicago Park District, for the property located at 28th & Eleanor (2754-2860 S. Eleanor Street).

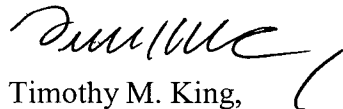
The property is generally bounded by: SEE ATTACHED BOUNDARY DESCRIPTION.

The applicant intends to use the subject property for the construction of a new permanent rowing facility and park which will include a 27,000 square foot building for boat storage, offices, concessions and restrooms. Further, open space with new plantings will be part of the new park, along with 14 off-street parking spaces for park patrons and employees. The building will be LEED certified.

The applicant is the Chicago Park District, which is located at 541 N. Fairbanks, Chicago, IL 60611. The owner is the City of Chicago, Department of Housing and Economic Development, which is located at 121 N. LaSalle, Chicago, IL 60602. The contact person for this application at the Chicago Park District is Joseph Bornstein, who can be reached at the above address at the Park District, or by phone at 312-742-4664, and the contact for the City of Chicago is Nelson Chueng, who can be contacted at the above address for the City or by phone at 312-744-5756, and can answer any questions you may have concerning the application.

Please note that the applicant is not seeking to rezone or purchase your property. The applicant is required by law to send this notice because own property within 400 feet of the property to be rezoned.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Tim King', with a stylized flourish extending from the end.

Timothy M. King,
First Deputy General Counsel



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT
CITY OF CHICAGO

January 23, 2012

Michael Kelly
General Superintendent
Chicago Park District
541 N Fairbanks
Chicago, IL 60611

RE: Planned Development Application for 28th & Eleanor Park

Dear Superintendent Kelly:

The planned development application for the construction of a boathouse at 28th & Eleanor Streets is located on City property held by the Department of Housing and Economic Development. This property was initially acquired by the City for the future development of a public park, and is in the process of conveyance to the Chicago Park District.

As the current property owner, the Department supports the Chicago Park District request to submit a planned development application for the development of site. The planned development application will be reviewed by the Department and processed accordingly.

Sincerely,


Andrew Moorley
Commissioner

Cc: P. Scudiero

Park 571 – (28th & Eleanor) Boathouse Narrative

The Chicago River has long inspired Chicago's imagination from our City's beginnings to today's effort to improve its water quality and develop its recreation potential. Due to the increasing popularity of the Chicago River, people have been requesting improved access and amenities along its banks. Working with the City of Chicago and numerous constituent groups, it was decided there is a need for four boat houses along the Chicago River. The Chicago Park District will be constructing new boathouses at River Park, Clark Park, Ping Tom Park, and Park 571 (28th & Eleanor)

Park 571 (2800 S. Eleanor) is one of the locations for the new boathouses and is located at the confluence of the South branch of the Chicago River, Bubbly Creek, and the Chicago Sanitary and Shipping Canal (CSSC). This property is owned by the City of Chicago and is ideal for establishment of a permanent rowing facility and will be transferred to the Park District via an Inter Governmental Agreement. The site allows for launching of boats on Bubbly Creek away from barge traffic occurring on the river. The CSSC consists of miles of straightaway that is ideal for training and racing that would be based from the new boathouse. The site has a history of rowing and has been leased to the Chicago Training Center for the last several years. Once completed the boathouse will be able to host large rowing regatta's and provide for spectator seating similar to east coast rowing facilities.

All the boathouses will follow the guidelines established in the City of Chicago's Chicago River Agenda. The goals established in the Chicago River Agenda include Improving water quality, Protecting Nature and Wildlife, balancing river uses, and Enhancing community life. The Park District will be improving water quality of the river by building the boathouse to LEED standards and allowing storm water to flow into the river instead of the storm sewers. This will reduce the amount of water flowing to the MWRD treatment plans and help alleviate the flooding of peoples basements. Nature and wildlife will be protected by planting native species of plants for use by birds as they fly along the Chicago River flyway. In water improvements have already been made and several of the sites to increase fish habitat and provide for spawning grounds. River uses between recreational and commercial users will be balanced so that everyone can enjoy the river in a safe manner. Meetings between recreational, commercial, and industrial users have been ongoing. The boathouses will not only be for will also include community rooms that will enhance neighborhood and community life.

The Metropolitan Water Reclamation District's (MWRD) board recently approved the disinfection of its wastewater before it enters the Chicago River. This is a large step in the overall health of the river and another reason people will require additional amenities along its shoreline.

The development of the boathouses will coincide with improvements to the parks, and when the projects are completed people will be able to access the water front for use with a boat, fishing, or simply enjoying stroll along the river walk.

Highlights of the boathouse and park improvements at Park 571 are as follows.

- Interior Rack Spacing to hold 30 - 40 large sweep boats for rowing club
- Interior storage for person flotation devices (PFD's)

- Exterior stacking for additional 20 sweep boats
- Interior oar accommodation for boats approximately 10 oars per 8-person sweep boat
- Office that will be staffed
- 2nd floor community room
- 2nd floor outdoor viewing
- LEED certification
- Floating dock double loaded approximately 140'
- Rowing Tank allowing users to train during winter months
- Locker room with restroom facility
- Weight room approximately 25' x 35'
- Separate floating dock for coast guard
- Kayak storage
- Area for vending machines
- Food vending exterior on a concrete pad
- Bike trail along the shore
- Native plantings along the shoreline
- Office for coast guard / regulatory agency
- Design for passive park area
- Include walking trail
- Fishing access in the park

28th and Eleanor Boat House, POS-1 District

Bulk Regulations and Data Table

GROSS SITE AREA**	PUBLIC RIGHT OF WAY*	NET SITE AREA
182,155 square feet (4.18 acres)	48,780 square feet (1.12 acres)	133,375 square feet (3.06 acres)
Net Site Area:	133,375 square feet (3.06 acres)	
Maximum Floor Area Ratio:	1.0 (proposed)	
Permitted Uses:	Canoe/Boat Launch (permitted), Assembly Use (special use)	
Minimum Number of Accessory Off-Street Parking Spaces:	1 (required, 1 per 3 employees) 14 (provided)	
Minimum Number of Off-Street Loading Spaces:	0 required (0 provided)	
Minimum Number of Bicycle Spaces:	Minimum 4 (required)	
Maximum Building Height:	42'-9" (designed)	
Minimum Setbacks:		
Greenway Zone:	60'-0"	
Front Yard:	N/A	
Rear Yard:	N/A (within 60'-0" Greenway Zone)	
Side Yard:	42'-9" (allowable) 221'-0 (actual)	

*Public Right of Way contains the 60'-0" Urban Greenway Zone setback as per Chicago River Corridor Design Guidelines

**Gross Site Area is approximate, Survey for site has not been received to accurately calculate site area

28th & Eleanor Boat House, POS District

Bulk Regulations and Data Table

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182,155 square feet (4.18 acres)	48,780 square feet (1.12 acres)	133,375 square feet (3.06 acres)
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Maximum Floor Area Ratio:	1.0 (proposed), As per Zoning Approval	
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Minimum Number of Accessory Off-Street Parking Spaces:	1 (required, 1 per 3 employees) 14 (provided)	
Minimum Number of Off-Street Loading Spaces:	As per zoning Approval (0 provided)	
Minimum Number of Bicycle Spaces:	Minimum 4 (required)	
Maximum Building Height:	42'-9" (designed), Allowable as per Zoning approval	
Maximum Site Coverage:	25,000 square feet (designed/proposed), Allowable as per Zoning approval	
Minimum Setbacks:		
Greenway Zone:	60'-0"	
Front Yard:	N/A	
Rear Yard:	N/A (within 60'-0" Greenway Zone)	
Side Yard:	42'-9" (allowable) 221'-0" (actual)	

*Public Right of Way contains the 60'-0" Urban Greenway Zone setback as per Chicago River Corridor Design Guidelines

**Gross Site Area is approximate, Survey for site has not been received to accurately calculate site area

INSTITUTIONAL PLANNED DEVELOPMENT

PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated as Planned Development Number _____, ("Planned Development") consists of approximately 182,155 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the City of Chicago.
2. 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, alleys or easements or any adjustment or rights-of-ways shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees, and approval by the City Council.
3. The requirements, obligations and conditions within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different that 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 by Section 17-8-0400 of the Zoning Ordinance.
4. The Plan of Development consists of 13 Statements: a Bulk Regulations and Data Table, an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; and Building Elevations prepared by _____ . Full-size copies of the Plans are on file with the Department of Housing and Economic Development. These and no other zoning controls shall apply to the Property. This 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 following uses of the Property shall be permitted: public park and recreational uses, boathouse facilities, boat storage; accessory and related uses; boat launches; concession; parking; and any uses permitted in the Special Purpose District of the POS-1, Parks and Open Space District
6. Signs are permitted within the Planned Development subject to the review and approval of the Department of Housing and Economic 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 established by the Federal Aviation Administration.

8. For purposes of the floor area ratio ("FAR") calculations, the definitions in the Chicago Zoning Ordinance in effect as of the date hereof shall apply.
9. The improvements of the Property shall be designed, constructed and maintained in substantial conformance with the Plans attached hereto.
10. The requirements of the Planned Development may be modified administratively, pursuant to Section 17-13-0611-A of the Chicago 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.
11. 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 natural resources. The Applicant shall use commercially reasonable efforts to design, construct and maintain all new buildings located on the Property in a manner generally consistent with the Leadership in Energy and Environmental Design ("LEED") Green Building Rating System.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain the improvements of the Property in a manner which promotes, enables, and maximizes universal access throughout the Property. Plans for all new buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("MOPD") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
13. This planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance.



chicago park district

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Chicago, Illinois 60611
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Board of Commissioners
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February 3, 2012

Honorable Daniel S. Solis
Chairman, Committee on Zoning
121 North LaSalle Street
Room 304, City Hall
Chicago, Illinois 60602

Applicant: Chicago Park District

Subject: Rezoning from M2-3 to POS-1 to PD (Waterway Planned Development)
for proposed Park at 28th & Eleanor

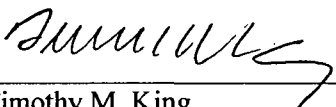
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The undersigned certifies that the applicant has made a *bona fide* effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 400 feet of the subject site is a complete list containing the names and addresses of the people required to be served.



Timothy M. King
First Deputy General Counsel

Subscribed and sworn to before this
6th day of February, 2012.



Katherine M. Latuszek
Notary Public





chicago park district

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February 7, 2012

USPS – FIRST CLASS MAIL

In re: Chicago Park District
Rezoning from M2-3 to POS-1 to PD (Waterway
Planned Development) for proposed Park at 28th &
Eleanor (2754-2860 S. Eleanor Street)

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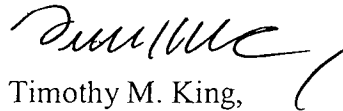
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Very truly yours,

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Timothy M. King,
First Deputy General Counsel

Park 571 – (28th & Eleanor) Boathouse Narrative

The Chicago River has long inspired Chicago's imagination from our City's beginnings to today's effort to improve its water quality and develop its recreation potential. Due to the increasing popularity of the Chicago River, people have been requesting improved access and amenities along its banks. Working with the City of Chicago and numerous constituent groups, it was decided there is a need for four boat houses along the Chicago River. The Chicago Park District will be constructing new boathouses at River Park, Clark Park, Ping Tom Park, and Park 571 (28th & Eleanor)

Park 571 (2800 S. Eleanor) is one of the locations for the new boathouses and is located at the confluence of the South branch of the Chicago River, Bubbly Creek, and the Chicago Sanitary and Shipping Canal (CSSC). This property is owned by the City of Chicago and is ideal for establishment of a permanent rowing facility and will be transferred to the Park District via an Inter Governmental Agreement. The site allows for launching of boats on Bubbly Creek away from barge traffic occurring on the river. The CSSC consists of miles of straightaway that is ideal for training and racing that would be based from the new boathouse. The site has a history of rowing and has been leased to the Chicago Training Center for the last several years. Once completed the boathouse will be able to host large rowing regatta's and provide for spectator seating similar to east coast rowing facilities.

All the boathouses will follow the guidelines established in the City of Chicago's Chicago River Agenda. The goals established in the Chicago River Agenda include Improving water quality, Protecting Nature and Wildlife, balancing river uses, and Enhancing community life. The Park District will be improving water quality of the river by building the boathouse to LEED standards and allowing storm water to flow into the river instead of the storm sewers. This will reduce the amount of water flowing to the MWRD treatment plans and help alleviate the flooding of peoples basements. Nature and wildlife will be protected by planting native species of plants for use by birds as they fly along the Chicago River flyway. In water improvements have already been made and several of the sites to increase fish habitat and provide for spawning grounds. River uses between recreational and commercial users will be balanced so that everyone can enjoy the river in a safe manner. Meetings between recreational, commercial, and industrial users have been ongoing. The boathouses will not only be for will also include community rooms that will enhance neighborhood and community life.

The Metropolitan Water Reclamation District's (MWRD) board recently approved the disinfection of its wastewater before it enters the Chicago River. This is a large step in the overall health of the river and another reason people will require additional amenities along its shoreline.

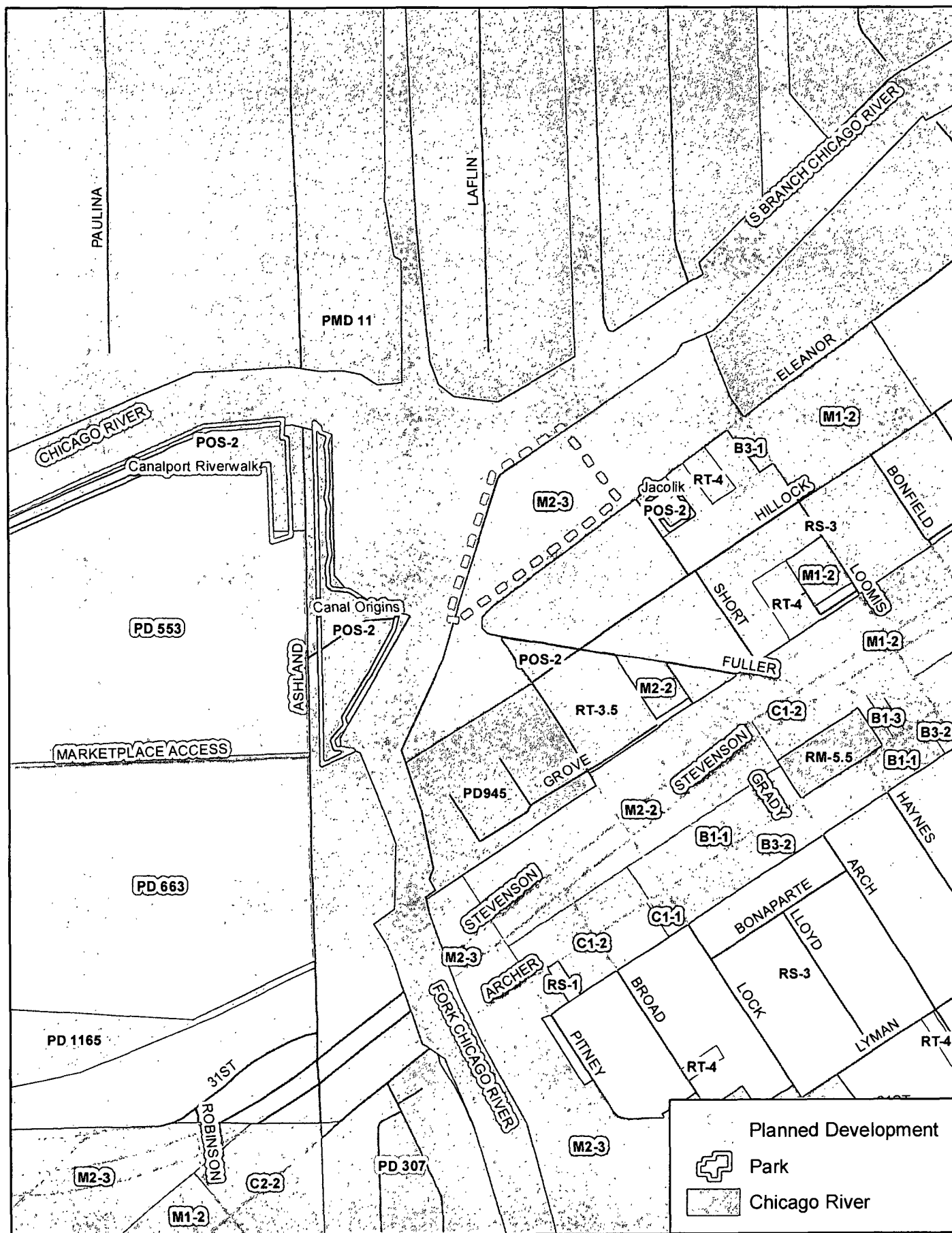
The development of the boathouses will coincide with improvements to the parks, and when the projects are completed people will be able to access the water front for use with a boat, fishing, or simply enjoying stroll along the river walk.

Highlights of the boathouse and park improvements at Park 571 are as follows.

- Interior Rack Spacing to hold 30 - 40 large sweep boats for rowing club
- Interior storage for person flotation devices (PFD's)

- Exterior stacking for additional 20 sweep boats
- Interior oar accommodation for boats approximately 10 oars per 8-person sweep boat
- Office that will be staffed
- 2nd floor community room
- 2nd floor outdoor viewing
- LEED certification
- Floating dock double loaded approximately 140'
- Rowing Tank allowing users to train during winter months
- Locker room with restroom facility
- Weight room approximately 25' x 35'
- Separate floating dock for coast guard
- Kayak storage
- Area for vending machines
- Food vending exterior on a concrete pad
- Bike trail along the shore
- Native plantings along the shoreline
- Office for coast guard / regulatory agency
- Design for passive park area
- Include walking trail
- Fishing access in the park

Planned Development & Existing Zoning



Chicago Park District
Dept. of Planning, Construction, & Facilities
January 2012; JAT

0 240 480 960 Feet



1440 INDUST.PK

5100 RIVERS/CANALS

Canalport Riverwalk

Canal Origins

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1520 OTH LINEAR,TRAN

1511 INTERSTATE TOLL

1231 URB MX W PRKNG

1232 URB MX NO PRKNG

1110 RES/SF

1130 RES/MF

1420 MANUF/PROG

1212 RETAIL CNTR

5100 RIVERS/CANALS

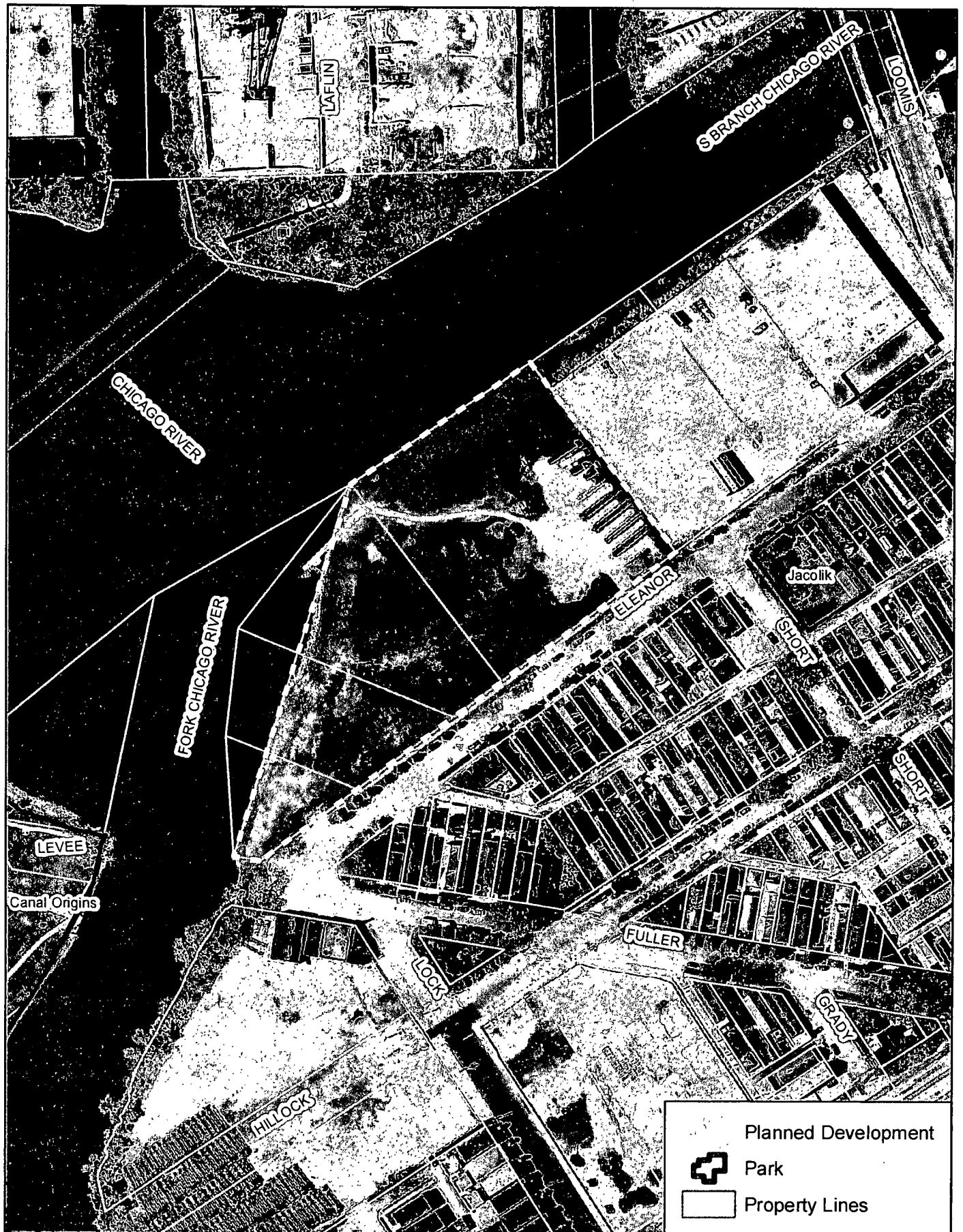
1440 INDUST.PK

Planned Development

Park



Planned Development Boundary & Existing Property Lines

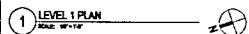


Chicago Park District
Dept. of Planning, Construction, & Facilities
January 2012; JAT

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CHICAGO PARK DISTRICT
541 NORTH FAIRBANKS
CHICAGO 3, ILL

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Standard Deviation: 29.02	F 375 34.45

COMMERCIAL
dbHITS
MECHANICAL, ELECTRICAL, PLUMBING & HVAC
PROTECTION ENGINEERING
361 West Erie Street, Suite 100
Chicago, Illinois 60610
F 312 374-4957
F 312 374-3885

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TERRY GUEN DESIGN ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
714 9 554-0000 (T) • 9 212 227 4444
Chino Hills, North CA 91709

SPACECO INC.
(A/E ENGINEER)
1075 West Highway Road, Lake Hill
Beverly Hills, CA 90212
Tel: 310/206-0000

Project No. 1141	
Order 33	Date 01/12/2002
Order 33	Scale 1/4" = 1'-0"

LEVEL 1 PLAN

Drawing Number **A-101**

ELEANOR PARK BOATHOUSE

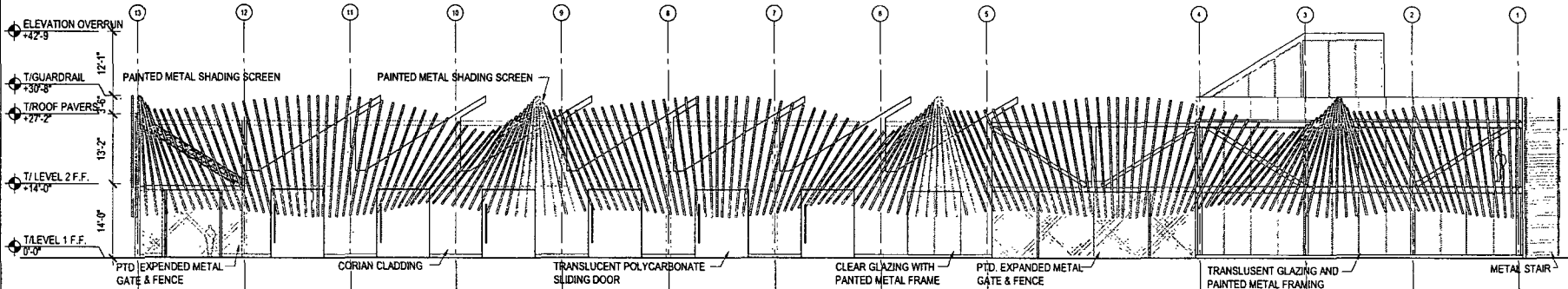
37TH STREET AND ELEANOR STREET
SOUTH BRANCH OF CHICAGO RIVER
CHICAGO, IL 60608

CHICAGO PARK DISTRICT
841 NORTH FARMERS
CHICAGO, IL 60611

GENERAL NOTES

1. THE ARCHITECT SPECIFICALLY HAS NOT ASSUMED RESPONSIBILITY FOR THE STRUCTURAL INTEGRITY OF THE BOATHOUSE OR THE SAFETY OF THE BOATERS. THE BOATERS ARE RESPONSIBLE FOR THE SAFETY OF THE BOATERS. THE ARCHITECT HAS NOT ASSUMED RESPONSIBILITY FOR THE SAFETY OF THE BOATERS. THE ARCHITECT HAS NOT ASSUMED RESPONSIBILITY FOR THE SAFETY OF THE BOATERS.

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1 WEST BUILDING ELEVATION
SCALE 1/8" = 1'-0"

STUDIO / GANG / ARCHITECTS

122 N. WABASH ST. Suite 212 Chicago, Illinois 60602

CONSULTANTS

dbtms

STRUCTURAL, MECHANICAL, PLUMBING & FIRE PROTECTION CONSULTANTS
180 North Dearborn Street, Suite 212 Chicago, Illinois 60610
Phone: 312.467.4800
Fax: 312.467.4800

MATRIX

STRUCTURAL ENGINEER
1141 N. Dearborn Street, Suite 212 Chicago, Illinois 60610
Phone: 312.467.4800
Fax: 312.467.4800

TERRY GUEN DESIGN ASSOCIATES, INC.

LANDSCAPE ARCHITECT
1141 N. Dearborn Street, Suite 212 Chicago, Illinois 60610
Phone: 312.467.4800
Fax: 312.467.4800

SPACECO INC.

CON. ENGINEER
180 North Dearborn Street, Suite 212 Chicago, Illinois 60610
Phone: 312.467.4800
Fax: 312.467.4800

Drawn by: JML
Checked by: JML
Scale: 1/8" = 1'-0"

BUILDING ELEVATIONS WITH SCREEN

Drawing Number: A-200

CHICAGO PARK DISTRICT
501 NORTH FAIRBANKS
CHICAGO, IL 60611

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22	Training Report	02-05-20
24	Training	01-31-20
Mr.	Report for	Date

STUDIO /
GANG

Chicago, Illinois 60622

dbHMS
MECHANICAL, ELECTRICAL, FLUIDPOWER & FIRE
PROTECTION ENGINEERING
300 West Park Street, Suite 218

STRUCTURA PRINCIPAL

TERRY CUSHENBERG

714 S. CLAYBURN ST., #4
Chicago, IL 60605

SPACECO INC.
(IN DEBTORS)

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1. *Journal of the American Medical Association*, 1997; 278: 1039-1044.

Drawn: APJ JA Date: 01/31/2012
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Drawing Number

A-201

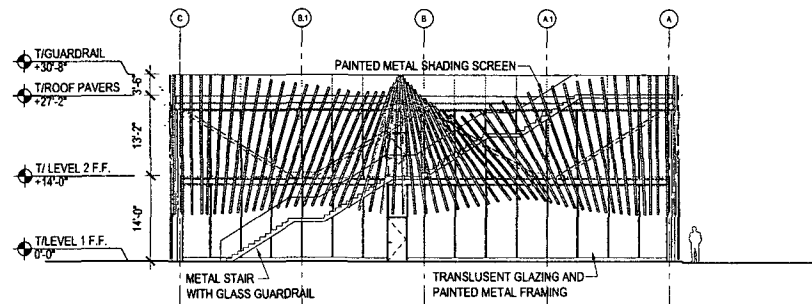
**ELEANOR PARK
BOATHOUSE**

25TH STREET AND ELEANOR STREET
SOUTH BRANCH OF CHICAGO RIVER
CHICAGO, ILL 60608

CHICAGO PARK DISTRICT
541 NORTH FAIRBLANKS
CHICAGO, IL 60611

GENERAL NOTES

1. THE CONTRACT SPECIFICATIONS AND OTHER DOCUMENTS prepared by the ARCHITECT FOR THE PROJECT AND WITHIN THE SCOPE OF THE ARCHITECT'S SERVICE FOR THE PROJECT, IN WHOLE OR IN PART, SHALL BE THE PROPERTY OF THE ARCHITECT. THE ARCHITECT'S SERVICE FOR THE PROJECT SHALL INCLUDE THE ARCHITECT'S DESIGN AND CONSTRUCTION OF THE PROJECT AND SHALL INCLUDE ALL COMMON LAW, STATUTORY AND PRIOR AGREEMENT RIGHTS, INCLUDING THE COPYRIGHT, REPRODUCTION AND PUBLICATION RIGHTS, IN THE DESIGN AND CONSTRUCTION OF THE PROJECT.



1 SOUTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

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GANG
/ ARCHITECTS

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MECHANICAL, ELECTRICAL, PLUMBING & FIRE
PROTECTION Engineering
105 Main Street, Suite 200
Burlington, VT 05401
Tel: 802/251-1111
Fax: 802/251-1112
www.dbhms.com

MATRIX

STRECHER & SCHNEIDER
15 W. Jackson St., 4th Floor
Chicago, Illinois 60604-1071

TERRY GUEN DESIGN ASSOCIATES, INC.
LANDSCAPE ARCHITECT
742 S. ELSTON ST. #4
CHICAGO, ILL 60605
T 312 337 9443
F 312 337 9346

SPACECO INC.

ONE, INCORPORATED
8815 West Higgins Road, Suite 700
Pleasanton, CA 94566

Printed No. 1161

Grass, 42 yr

Checked YES
 Street Title _____

BUILDING ELEVATIONS WITH SCREEN

Drawing History :

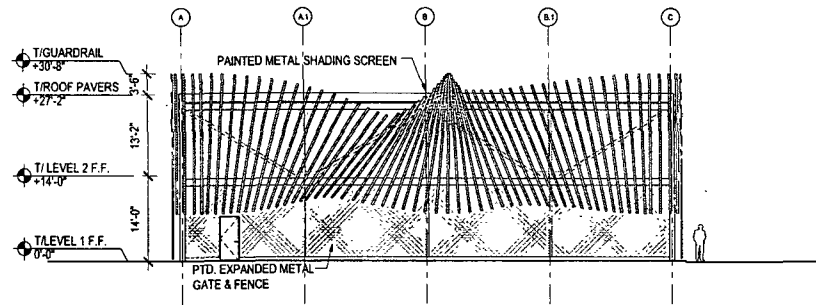
A-202

**ELEANOR PARK
BOATHOUSE**
30TH STREET AND ELEANOR STREET
SOUTH BRANCH OF CHICAGO RIVER
CHICAGO, IL 60608

CHICAGO PARK DISTRICT
441 NORTH FARMERS
CHICAGO, IL 60611

GENERAL NOTES

1. SEE EXISTING STRUCTURE AND FOUNDATION DRAWINGS FOR THE BOATHOUSE BOAT LIFT AND APPROVED FOR THE DISTRICT'S SPECIAL INSPECTION. THE PROJECT ARCHITECTS ENGINEERING FIRM, IN CONSULTATION WITH THE DISTRICT'S ARCHITECTURAL REVIEW BOARD, HAS REVIEWED THE PROJECT'S ARCHITECTURAL AND STRUCTURAL DRAWINGS AND FOUND THEM TO BE IN COMPLIANCE WITH THE DISTRICT'S ARCHITECTURAL REVIEW BOARD'S REQUIREMENTS. THE DISTRICT'S ARCHITECTURAL REVIEW BOARD'S REQUIREMENTS ARE PROVIDED IN THE DISTRICT'S ARCHITECTURAL REVIEW BOARD'S REQUIREMENTS. THE DISTRICT'S ARCHITECTURAL REVIEW BOARD'S REQUIREMENTS ARE PROVIDED IN THE DISTRICT'S ARCHITECTURAL REVIEW BOARD'S REQUIREMENTS.
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1 SOUTH BUILDING ELEVATION
SCALE: 1/4" = 1'-0"

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ARCHITECT
**STUDIO /
GANG**
ARCHITECTS
1212 N. LAUREL AVE. SUITE 212
CHICAGO, ILLINOIS 60610
TEL: 312.762.1212
FAX: 312.762.1212

CONSULTANTS

ENGINEERS
ARCHITECTURAL, ELECTRICAL, PLUMBING & MECHANICAL ENGINEERING
1212 N. LAUREL AVE. SUITE 212
CHICAGO, ILLINOIS 60610
TEL: 312.762.1212
FAX: 312.762.1212

MATRIX
210 N. LAUREL AVE. SUITE 212
CHICAGO, ILLINOIS 60610
TEL: 312.762.1212
FAX: 312.762.1212

TERRY GUENDESON ASSOCIATES, INC.
LANDSCAPE ARCHITECTS
1111 N. LAUREL AVE. SUITE 212
CHICAGO, ILLINOIS 60610
TEL: 312.762.1212
FAX: 312.762.1212

SPACECO INC.
CONSTRUCTION
1212 N. LAUREL AVE. SUITE 212
CHICAGO, ILLINOIS 60610
TEL: 312.762.1212
FAX: 312.762.1212

Project No. 1111
Drawn: JPL/JAL Date: 01-12-2012
Checked: JPL/JAL Scale: 1/4" = 1'-0"

**BUILDING ELEVATIONS
WITH SCREEN**

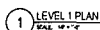
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25TH STREET AND ELEANOR STREET
SOUTH BRANCH OF CHICAGO RIVER
CHICAGO, ILLINOIS

CHICAGO PARK DISTRICT
541 NORTH FAIRBANKS
CHICAGO, IL 60611

GENERAL NOTE:

1. THE OWNERSHIP, SPECIFICATIONS AND OTHER DOCUMENTS PERTAINING TO THE ARCHITECTURE FOR THE PROJECT ARE THE PROPERTY OF THE ARCHITECT'S SERVICE FIRM. NO SOLELY RECEIPT BY THE POLICE AND/OR THE CHAIRMAN PROVIDES THE ARCHITECT SHALL BE REMOVED THE STATUS OF THESE DOCUMENTS AND SHALL REMAIN AN UNALTERED AND UNCHANGED AND NOT BE REPRODUCED WITHOUT THE ARCHITECT'S SERVICE FIRM'S WRITTEN PERMISSION. THE ARCHITECT'S SERVICE FIRM IS NOT RESPONSIBLE FOR ANY REPRODUCTION OF THESE DOCUMENTS WITHOUT THE ARCHITECT'S SERVICE FIRM'S WRITTEN PERMISSION.



Project No. 1341
Drawn: KH Date: 8/17/2012
Checked: JZ Scale: 1/8" = 1'-0"

LEVEL 1 PLAN

Ordering Number:

A-101

ELEANOR PARK BOATHOUSE

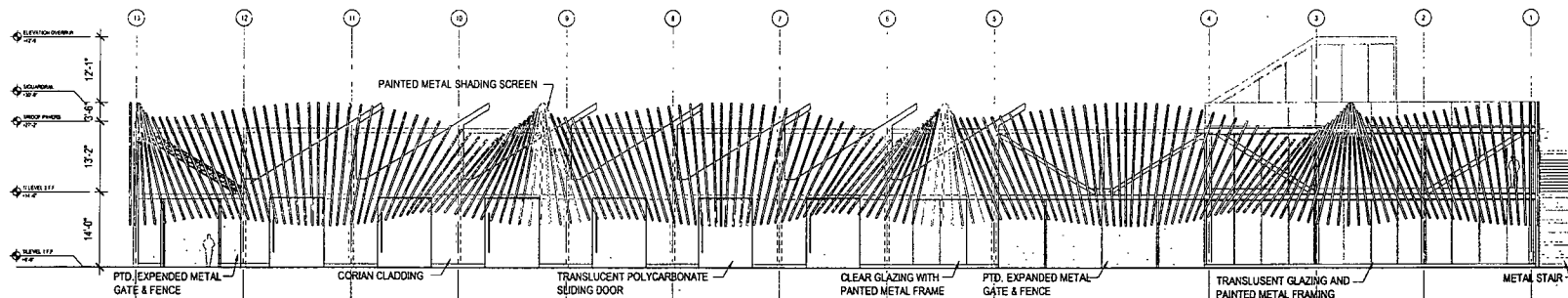
30TH STREET AND ELEANOR STREET
SOUTH BRANCH OF CHICAGO RIVER
CHICAGO, ILLINOIS

CHICAGO PARK DISTRICT

341 NORTH FARMERS
CHICAGO, ILLINOIS

GENERAL NOTES

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1 WEST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

STUDIO / GANG

ARCHITECTS

300 N. LAUREL ST., SUITE 200
CHICAGO, ILLINOIS 60610

TEL: 312.329.1000
F: 312.329.1001

CONSULTANTS

CELESTIS

ARCHITECTURAL CONSULTANTS

1000 N. LAUREL ST., SUITE 200
CHICAGO, ILLINOIS 60610

TEL: 312.329.1000
F: 312.329.1001

MATRIX

ARCHITECTURAL CONSULTANTS

1000 N. LAUREL ST., SUITE 200
CHICAGO, ILLINOIS 60610

TEL: 312.329.1000
F: 312.329.1001

TERRY GUERRELL ASSOCIATES, INC.

LANDSCAPE ARCHITECTS

1000 N. LAUREL ST., SUITE 200
CHICAGO, ILLINOIS 60610

TEL: 312.329.1000
F: 312.329.1001

SPACECO INC.

ARCHITECTURAL CONSULTANTS

1000 N. LAUREL ST., SUITE 200
CHICAGO, ILLINOIS 60610

TEL: 312.329.1000
F: 312.329.1001

Project No. 1001

Client: ELEANOR PARK DISTRICT

City: CHICAGO, ILL.

Scale: 1/8" = 1'-0"

Sheet: 1001

Building Elevations with Screen

Drawing Number

A-200

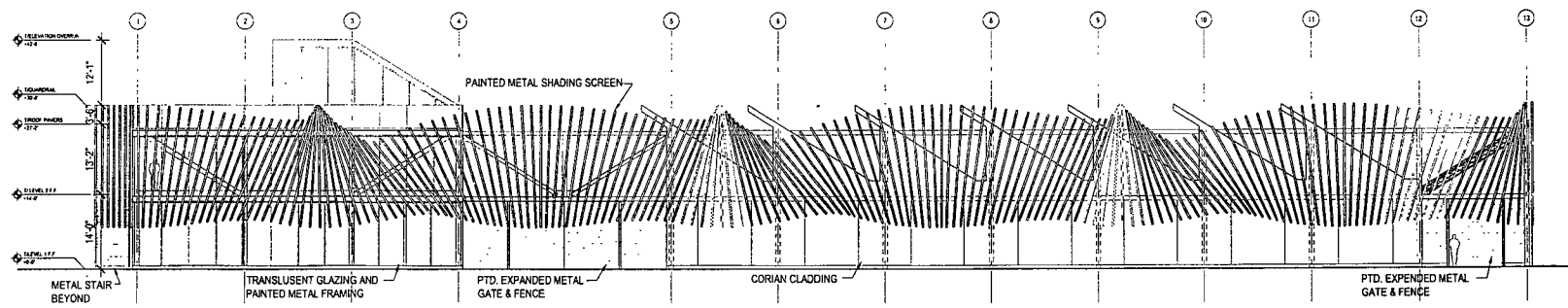
ELEANOR PARK BOATHOUSE

3714 STREET AND ELEANOR STREET
SOUTH BRANCH OF CHICAGO RIVER
CHICAGO, IL 60605

CHICAGO PARK DISTRICT
341 NORTH FARMERS
CHICAGO, IL 60611

GENERAL NOTES

1. THE DRAWING REPRESENTS AN APPROXIMATE REPRESENTATION OF THE PROPOSED DESIGN AND IS NOT A CONTRACT DOCUMENT. IT IS THE RESPONSIBILITY OF THE CLIENT TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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1 EAST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

NO.	DESCRIPTION	QUANTITY
1.	PAINTED METAL SHADING SCREEN	1,000.00
2.	TRANSLUCENT GLAZING AND PAINTED METAL FRAMING	1,000.00
3.	PTD. EXPANDED METAL GATE & FENCE	1,000.00
4.	CORIAN CLADDING	1,000.00

STUDIO / GANG ARCHITECTS

1000 N. LAKE STREET, SUITE 200
CHICAGO, IL 60610
TEL: 312.555.1234
FAX: 312.555.1235

CONSULTANTS

GDHMS
ARCHITECTS, ENGINEERS, PLANNING & LANDSCAPE ARCHITECTS
300 West Madison Street, Suite 200
Chicago, IL 60606
Tel: 312.555.1234
Fax: 312.555.1235

MAITRE
STRUCTURAL ENGINEERING
100 West Madison Street, Suite 200
Chicago, IL 60606
Tel: 312.555.1234
Fax: 312.555.1235

TERRY GUEN DESIGN ASSOCIATES, INC.
INTERIOR ARCHITECTS
100 West Madison Street, Suite 200
Chicago, IL 60606
Tel: 312.555.1234
Fax: 312.555.1235

SPACECO INC.
MECHANICAL ENGINEERING
100 West Madison Street, Suite 200
Chicago, IL 60606
Tel: 312.555.1234
Fax: 312.555.1235

DESIGNED BY: [Signature]
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 10/1/01

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