



City of Chicago



O2020-6228

Office of the City Clerk

Document Tracking Sheet

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

#20576
INTRO DATE
DEC 16, 2020

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 from a point 377.64 feet west of North Meade and the north line 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 described to those of an 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: The Public Building Commission of Chicago
Common Addresses: 6100 W. Fullerton Avenue
Date: December 16, 2020

20576
INTRO DATE
DEC 16, 2020

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

2400 - 2440 N. Meade Avenue and 6100 - 6138 W. Fullerton Avenue

2. Ward Number that property is located in: 30

3. APPLICANT Public Building Commission

ADDRESS 50 W. Washington St., Room 200 CITY Chicago

STATE IL ZIP CODE 60602 PHONE (312) 735-0597

EMAIL Kerl.LaJeune@cityofchicago.org CONTACT PERSON Kerl Lajeune

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 attach written authorization from the owner allowing the application to proceed.

OWNER Chicago Park District

ADDRESS 541 N. Fairbanks CITY Chicago

STATE IL ZIP CODE 60611 PHONE (312) 742-4200

EMAIL heather.gleason@chicagoparkdistrict.com CONTACT PERSON Heather Gleason

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

ATTORNEY Scott R. Borstein / Neal and Leroy, LLC

ADDRESS 20 S. Clark St., Ste. 2050, Chicago, IL 60603

CITY Chicago STATE IL ZIP CODE 60603

PHONE (312) 641-7144 FAX (312) 628-7075 EMAIL sborstein@nealandleroy.com

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

N/A

7. On what date did the owner acquire legal title to the subject property? 1916

8. Has the present owner previously rezoned this property? If yes, when?
N/A

9. Present Zoning District POS-1 Regional and Community Park District Proposed Zoning District Institutional Planned Development

10. Lot size in square feet (or dimensions) 142,507 sf.

11. Current Use of the property Park and Open Space

12. Reason for rezoning the property to allow the construction of a new elementary school for the area.

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)
The property will be used to construct a new 3-story school that will be approximately 83,300 sq. ft. in size, have 43 parking spaces for both school and fieldhouse staff and is designed to accommodate between 552 to 828 students.

14. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit www.cityofchicago.org/ARO for more information). Is this project subject to the ARO?

YES _____ NO X

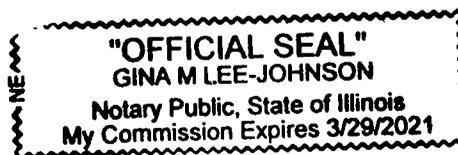
COUNTY OF COOK
STATE OF ILLINOIS

Kerl LaJeune, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.


Signature of Applicant

Subscribed and Sworn to before me this
7th day of December, 2020.


Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

NOTICE OF FILING FOR REZONING

December 16, 2020

Dear Sir or Madam:

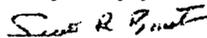
In accordance with the requirements of Section 17-13-0107 of the Municipal Code of the City of Chicago, please be informed that on or about December 16, 2020, the Public Building Commission of Chicago, on behalf of the Chicago Board of Education and the Chicago Park District, will file an application to change the zoning of the property commonly known as 6100 West Fullerton Avenue, Chicago, Illinois, (6100-38 W. Fullerton Ave. and 2400-40 N. Meade Ave.--new Belmont Cragin Elementary School site), from its current POS-1 Regional and Community Park District to an RS-3 Residential Single Unit (Detached House) District and then to an Institutional Planned Development. The purpose of the rezoning is to allow the construction of a new elementary school for the area.

The project involves the replacement of the existing Belmont Cragin Elementary School located at 5252 W. Palmer St., Chicago IL 60639 with this new school building, which is larger and can accommodate a growing school population to fulfill the school's mission and allow for future growth of the school. The new 3-story school is approximately 83,300 sq. ft. in size, has 43 parking spaces for both school and fieldhouse staff and is designed to accommodate between 552 to 828 students. The school will utilize the Reggio Emilia teaching pedagogy of self-directed, experiential learning through collaboration and community along with multiple other features, such as STEM, diverse learning, early learning, art and music classrooms, theater space, gymnasium, dining center, and library. In addition, the new school will have a direct connection to the adjacent Riis Park Fieldhouse building. As a result, the new school will significantly enhance the learning environment for the surrounding neighborhood and promote community integration and synergy with shared-use programmatic features between the school and fieldhouse.

The Chicago Board of Education is located at 42 W. Madison Street, Chicago, Illinois 60602 and the Public Building Commission is located at 50 West Washington Street, Room 200, Chicago, Illinois 60602. The property is currently owned by the Chicago Park District, located at 541 N. Fairbanks Court, Chicago, Illinois 60611.

Questions regarding this notice may be addressed to Scott R. Borstein at Neal & Leroy, LLC, 20 South Clark Street, Suite 2050, Chicago, Illinois 60602 (312) 641-7144.

Very truly yours,



Scott R. Borstein

PLEASE NOTE: ONLY THE PROPERTY AT 2400-2440 N. MEADE AVENUE AND 6100-6138 W. FULLERTON AVENUE IS BEING REZONED. IF YOU OWN PROPERTY WITHIN 250 FEET OF THE PROPOSED BELMONT CRAGEN ELEMENTARY SCHOOL SITE, THE LAW REQUIRES YOU RECEIVE NOTICE OF THE REZONING, BUT YOUR PROPERTY IS NOT BEING REZONED.

"WRITTEN NOTICE"
FORM OF AFFIDAVIT
(Section 17-13-0107)

December 16, 2020

Honorable Thomas Tunney
Chairman, Committee on Zoning
City of Chicago
121 N. LaSalle St., Rm. 304
Chicago, Illinois 60602

Teresa Córdova, Chairman
Chicago Plan Commission
City Hall
121 N. LaSalle Street
Chicago, Illinois 60602

Re: Rezoning Application for 6100 W. Fullerton Avenue – Belmont Cragin Elementary School

Dear Chairman Tunney:

The undersigned, Scott R. Borstein, an attorney for the applicant, 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 total 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; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately December 16, 2020.

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 250 feet of the subject site is a complete list containing the names and addresses of the people required to be served.



Scott R. Borstein

Subscribed and Sworn to before me this

8th day of December 2020.



Notary



AFFIDAVIT OF AUTHORIZATION

Patrick Murphey
Zoning Administrator
City of Chicago
121 North LaSalle Street, Room 905
Chicago, Illinois 60602

APPLICANT: Chicago Public Building Commission

RE: Planned Development Application

PROPERTY: 6100 W. Fullerton Ave., Chicago, IL

Dear Zoning Administrator:

Please be advised that the undersigned understands that a sworn affidavit has been filed identifying the undersigned as having an interest in land subject to a proposed planned development application generally located at 6100 W. Fullerton Avenue, Chicago, Illinois. The undersigned, being first duly sworn on oath, deposes and says that the undersigned holds that interest for itself and the public. Further, the undersigned hereby authorizes the Public Building Commission, Scott R. Borstein and Neal & Leroy, LLC to file said Planned Development Application and any other related documents, on its behalf.

Chicago Park District
An Illinois Municipal Corporation

Heather Gleason

By: Heather Gleason (Dec 8, 2020 11:23 CST)

Its: Director of Planning and Construction

STATE OF ILLINOIS)
)
COUNTY OF COOK)

Subscribed to before me, this 8th day
of December, 2020.

Adrienne Thomas

Notary Public



AFFIDAVIT OF AUTHORIZATION

Patrick Murphey
Zoning Administrator
City of Chicago
121 North LaSalle Street, Room 905
Chicago, Illinois 60602

APPLICANT: Chicago Public Building Commission

RE: Planned Development Application

PROPERTY: 6100 W. Fullerton Ave., Chicago, IL

Dear Zoning Administrator:

Please be advised that the undersigned understands that a sworn affidavit has been filed identifying the undersigned as having an interest in land subject to a proposed planned development application generally located at 6100 W. Fullerton Avenue, Chicago, Illinois. The undersigned, being first duly sworn on oath, deposes and says that the undersigned holds that interest for itself and the public. Further, the undersigned hereby authorizes the Public Building Commission, Scott R. Borstein and Neal & Leroy, LLC to file said Planned Development Application and any other related documents, on its behalf.

Chicago Board of Education
An Illinois Municipal Corporation

By: [Signature]
Its: Zofar Brian D

Dir. of New Construction

STATE OF ILLINOIS)
)
COUNTY OF COOK)

Subscribed to before me, this 7th day
of December, 2020.

Amal Cardona
Notary Public



INSTITUTIONAL PLANNED DEVELOPMENT NO. _____

PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Institutional Planned Development Number _____, (“Planned Development”) consists of approximately 142,507 net square feet of property (3.27 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”) to file the application for this Planned Development.
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.
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 following as shall be reviewed and determined by CDOT’s Division of Infrastructure Management:

APPLICANT:	Public Building Commission of Chicago
ADDRESS:	2400-2440 N. Meade Avenue and 6100 – 6138 W. Fullerton Avenue
FILING DATE:	December 16, 2020
PLAN COMMISSION DATE:	TBD

- 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.

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 December 16, 2020, 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.
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

APPLICANT: Public Building Commission of Chicago
ADDRESS: 2400 – 2440 N. Meade Avenue and 6100 – 6138 W. Fullerton Avenue
FILING DATE: December 16, 2020
PLAN COMMISSION DATE: TBD

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.
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 (142,507) 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.
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 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.
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.

APPLICANT: Public Building Commission of Chicago
ADDRESS: 2400 – 2440 N. Meade Avenue and 6100 – 6138 W. Fullerton Avenue
FILING DATE: December 16, 2020
PLAN COMMISSION DATE: TBD

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 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.

APPLICANT:	Public Building Commission of Chicago
ADDRESS:	2400 – 2440 N. Meade Avenue and 6100 – 6138 W. Fullerton Avenue
FILING DATE:	December 16, 2020
PLAN COMMISSION DATE:	TBD

INSTITUTIONAL PLANNED DEVELOPMENT NUMBER _____
BULK REGULATION AND DATA TABLE

Gross Site Area:	173,940 square feet (3.99 acres)
Net Site Area:	142,507 square feet (3.27 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.

APPLICANT: Public Building Commission of Chicago
ADDRESS: 2400 – 2440 N. Meade Avenue and 6100 – 6138 W. Fullerton Avenue
FILING DATE: December 16, 2020
PLAN COMMISSION DATE: TBD

Project Narrative

The new replacement Belmont-Cragin Elementary School (BCES) is located in the Belmont-Cragin community area, eight miles northwest of downtown. The new project site resides within the 57.3 acres of the Chicago Park District's (CPD) Riis Park and has a site area of +/- 3.27 acres of land (or 142,507 SF) located in the southeast corner of the park site. The site is bounded by West Fullerton Avenue to the south, North Meade Avenue to the east, and the north and west boundaries directly abutting park land. The project involves the replacement of the existing Belmont Cragin Elementary School located at 5252 W. Palmer St., Chicago IL 60639) with a new \$44 million school building, which is larger and can accommodate a growing school population to fulfill the school's mission and allow for future growth of the school. The new 3-story school is approximately 83,300 sq. ft. in size, has 43 parking spaces for both school and fieldhouse staff and is designed to accommodate between 552 to 828 students, with a max code allowable student population of 1,455 students.

The school will utilize the Reggio Emilia teaching pedagogy of self-directed, experiential learning through collaboration and community along with multiple other features, such as STEM, diverse learning, early learning, art and music classrooms, theater space, gymnasium, dining center, and library. In addition, the existing gymnasium wing of the Fieldhouse (in the NW corner of the building) will be demolished to accommodate a direct connection between the existing CPD Fieldhouse and the new BCES school. As a result, the new school will significantly enhance the learning environment for the surrounding neighborhood and promote community integration and synergy with shared-use programmatic features between the school and fieldhouse.

The placement of BCES on CPD's Riis Park will trigger work within the Fieldhouse with scope including the minimal work required to serve the existing building and permit CPS' cohabitation on the site via a link. The general requirements include, but not limited to the following: demolition of existing gymnasium, construction of 3-story circulation link for CPD (includes 1 elevator and 2 sets of stairs), reconnection of HVAC within Fieldhouse, demolition of ice-skating rink, demolition of playgrounds, etc. The CPD Fieldhouse, built in 1928, embodies a Georgian-Revival style by Architect Walter Ahlschlager. The existing 1-story CPD Fieldhouse gymnasium off the back is being demolished due to its inaccessibility (not-ADA) and its systemic issues with water infiltration causing structural issues. The shared-use gymnasium will be accessible to CPD patrons within the BCES after-hours, weekends and summers through a CPD lobby attached to the school. In addition, this project will meet all additional City and Federal landmark requirements and approvals given alterations to the orange-rated historic Fieldhouse and the site's location within the National Register of Historic Places.

The building and site will comply with the City of Chicago Department of Planning and Development Sustainability Matrix requirements. The project will institute a series of site BMP's (Best Management Practice) such as infiltration areas, underground stormwater detention system to offset other elements like a green roof or rainwater collection devices. The building and site will be designed and constructed to achieve sustainable goals and for a LEED v4.1 for Schools "Silver" Certification (minimum), as defined by the U.S. Green Building Council (USGBC). Requirements for green building items that are part of the LEED process will be incorporated into the drawings and specifications to provide direction to the construction team.

The project will also include site improvements for a new surface parking lot for “staff only” north of the new school with access off Meade Ave containing 43 total spaces including two (2) ADA spaces. The parking lot is designed to accommodate 86 FTE (Full Time Equivalent) faculty and staff personnel at BCES and includes nine (9) parking spots for CPD Fieldhouse staff. Also incorporated on site is a loading area, refuse area w/enclosure, masonry enclosure for emergency electrical power and transformer, stormwater management infrastructure, landscaping areas, site lighting and furnishings and regulatory right of way improvements.

WAIVER OF BUILDING AND FACILITY-RELATED PERMITS, LICENSE AND PUBLIC WAY USE FEES FOR BOARD OF EDUCATION OF CHICAGO.

[O2018-9959]

The Committee on Finance submitted the following report:

CHICAGO, December 12, 2018.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration an ordinance authorizing the approval of fee waivers for all city permits and public way use permits for the Chicago Board of Education, having had the same under advisement, begs leave to report and recommend that Your Honorable Body *Pass* the proposed ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) EDWARD M. BURKE,
Chairman.

On motion of Alderman Burke, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Hopkins, Dowell, King, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Tabares, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Santiago, Waguespack, Mell, Austin, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 49.

Nays -- None.

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

The following is said ordinance as passed:

WHEREAS, Section 2-8-065 of the Municipal Code of Chicago prohibits individual fee waivers for any person, including, but not limited to, any not-for-profit corporation, except as provided in Section 2-8-065(c); and

WHEREAS, Section 2-8-065(c) provides that individual fee waivers are permitted for "governmental entities" as defined in Section 2-8-065(a); and

WHEREAS, The Board of Education of the City of Chicago is a governmental entity created pursuant to State statute, 105 ILCS 5/34, et seq.; now, therefore,

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

SECTION 1. Notwithstanding any provision of the Municipal Code of Chicago to the contrary, all permits for demolition, construction, alteration, repair, renovation, rehabilitation and inspection filed by the Chicago Board of Education ("Board") or its contractors for buildings and facilities used for public or governmental purposes shall be issued without charge. This section shall also exempt the Board and its contractors from the payment of all permit fees, inspection fees, annual inspection fees, application fees, plan review fees, license fees, fees to cut-off or reconnect water and sewer lines, fees to occupy or use the public way, and fees to install or maintain temporary driveways, canopies, barricades or other structures on the public way, in connection with any of the foregoing work, for all buildings, facilities and improvements operated by the Board or its contractors for public or governmental use.

Provided, however, that the fee waivers authorized under this section shall not apply in connection with any monies owed by the City to any third party for any service provided to the City by such third party under the Department of Buildings' developer services program or under any other City program.

Provided further, that as a continuing condition to the grant of this waiver, all work requiring the submission of plans shall be done in accordance with plans submitted to and approved by the Department of Buildings or other appropriate City department; all required permits and licenses shall be obtained; and said building, land and facilities, and all appurtenances thereto, shall be constructed and maintained in compliance with the applicable provisions of this Code and any rules duly promulgated thereunder.

SECTION 2. The Board shall submit to the Office of Budget and Management ("OBM"), on a quarterly basis, a written report summarizing the number and type of fee waivers granted to the Board and its contractors under Section 1 of this ordinance, and the amount of each fee so waived. Such written report shall be submitted in the manner and form acceptable to OBM.

SECTION 3. The Board and its contractors shall be entitled to a refund of City fees which it has paid and from which it is exempt under Section 1 of this ordinance during the time period in Section 4 of this ordinance.

SECTION 4. This ordinance shall take full force and effect upon its passage and approval; shall be effective January 1, 2019; and shall be in force until December 31, 2020.

SUPPORT OF COOK COUNTY CLASS L TAX INCENTIVE FOR PROPERTY
LOCATED AT 201 -- 209 S. ASHLAND AVE.

[O2018-9201]

The Committee on Finance submitted the following report:

CHICAGO, December 12, 2018.

To the President and Members of the City Council:

Your Committee on Finance, having had under consideration an ordinance authorizing the approval of a Class L Real Estate Tax Incentive Classification for property located at 201 – 209 South Ashland Avenue for 201 South Ashland LLC, having had the same under advisement, begs leave to report and recommend that Your Honorable Body Pass the proposed ordinance transmitted herewith.

This recommendation was concurred in by a viva voce vote of the members of the committee, with no dissenting vote.

Respectfully submitted,

(Signed) EDWARD M. BURKE,
Chairman.

On motion of Alderman Burke, the said proposed ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Moreno, Hopkins, Dowell, King, Hairston, Sawyer, Mitchell, Harris, Beale, Sadlowski Garza, Thompson, Cárdenas, Quinn, Burke, Lopez, Foulkes, D. Moore, Curtis, O'Shea, Cochran, Brookins, Muñoz, Tabares, Scott, Solis, Maldonado, Burnett, Ervin, Taliaferro, Reboyras, Santiago, Waguespack, Mell, Austin, Villegas, Mitts, Sposato, Laurino, O'Connor, Napolitano, Reilly, Smith, Tunney, Arena, Cappleman, Pawar, Osterman, J. Moore, Silverstein -- 49.

Nays -- None.

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

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Pursuant to Section 2-8-065(c)(1) of the Municipal Code of Chicago ("Code"), the appropriate city departments are hereby authorized and directed to waive, in full, all permit fees, license fees, plan review fees and on-site inspection fees, including, but not limited to, demolition permits, sprinkler system permits, public way use permits, elevator permits and permits for work affecting parkway trees and shrubs, otherwise required to be paid by the Public Building Commission of Chicago ("PBC"), a governmental entity, in connection with the construction, repair, alteration, renovation, rehabilitation and maintenance of buildings, land, parks and other facilities owned by the below-named governmental entities and done by the PBC for the below-named governmental-entity clients of the PBC:

City of Chicago, including the Chicago Public Library
Chicago Public Schools
Chicago Park District
Chicago Infrastructure Trust, but only for projects of the above-named governmental entities

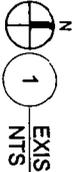
Provided, however, that the fee waivers authorized under this section shall not apply in connection with any monies owed by the City to any third party for any service provided to the City by such third party under the department of building's developer services program or under any other city program.

Provided further, that the fee waivers authorized under this section shall be used exclusively to carry out the PBC's statutory and corporate purpose(s) in connection with work done by the PBC for the above-named governmental-entity clients of the PBC. As a continued condition to the grant of this waiver, all work requiring the submission of plans shall be done in accordance with plans submitted to and approved by the appropriate city department; all required permits and licenses shall be obtained; and said building, land, parks and facilities, and all appurtenances thereto, shall be constructed and maintained in compliance with the applicable provisions of this Code and any rules and regulations duly promulgated thereunder.

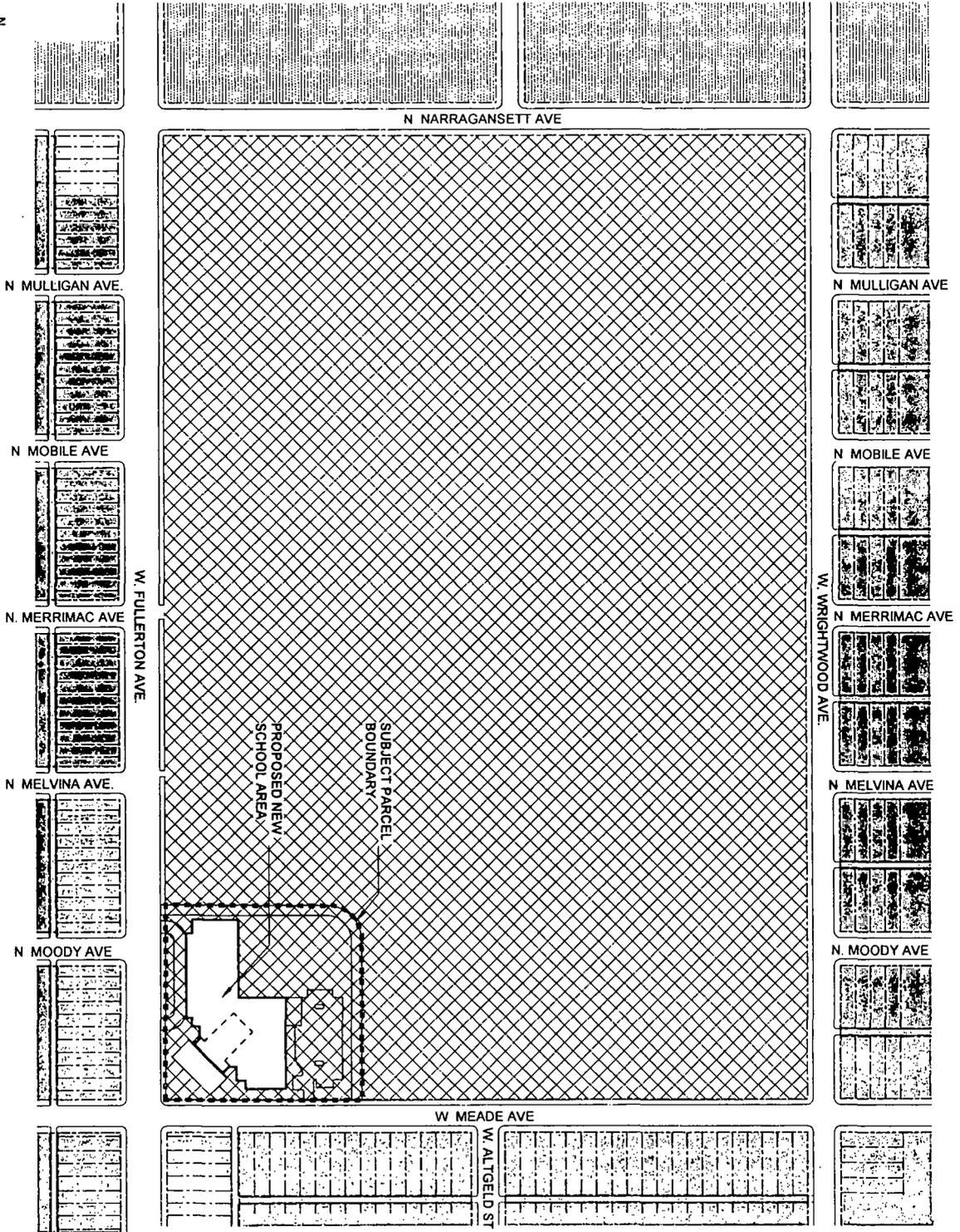
SECTION 2. The PBC shall submit to the Office of Budget and Management ("OBM"), on a quarterly basis, a written report summarizing the number and type of fee waivers granted to the PBC under Section I of this ordinance, and the amount of each fee so waived. Such written report shall be submitted in a manner and form acceptable to OBM.

SECTION 3. This ordinance shall take full force and effect upon its passage and approval; shall be retroactive until January 1, 2020; and shall be in force **until** December 31, 2022.

-  PARK
-  SINGLE FAMILY RESIDENTIAL
-  COMMUNITY SHOPPING
-  MANUFACTURING / COMMERCIAL



EXISTING LAND-USE MAP



**INSTITUTIONAL PLAN DEVELOPMENT
BELMONT CRAGIN ELEMENTARY SCHOOL**

APPLICANT CHICAGO PARK DISTRICT & PUBLIC BUILDING COMMISSION OF CHICAGO

ADDRESS 6100-28 W. FULLERTON AVE & 2400-40 N. MEADE AVE, CHICAGO IL 60639

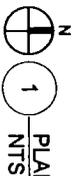
DATE 12/16/20



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CHICAGO ILLINOIS 60642
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WEB www.smng-arch.com



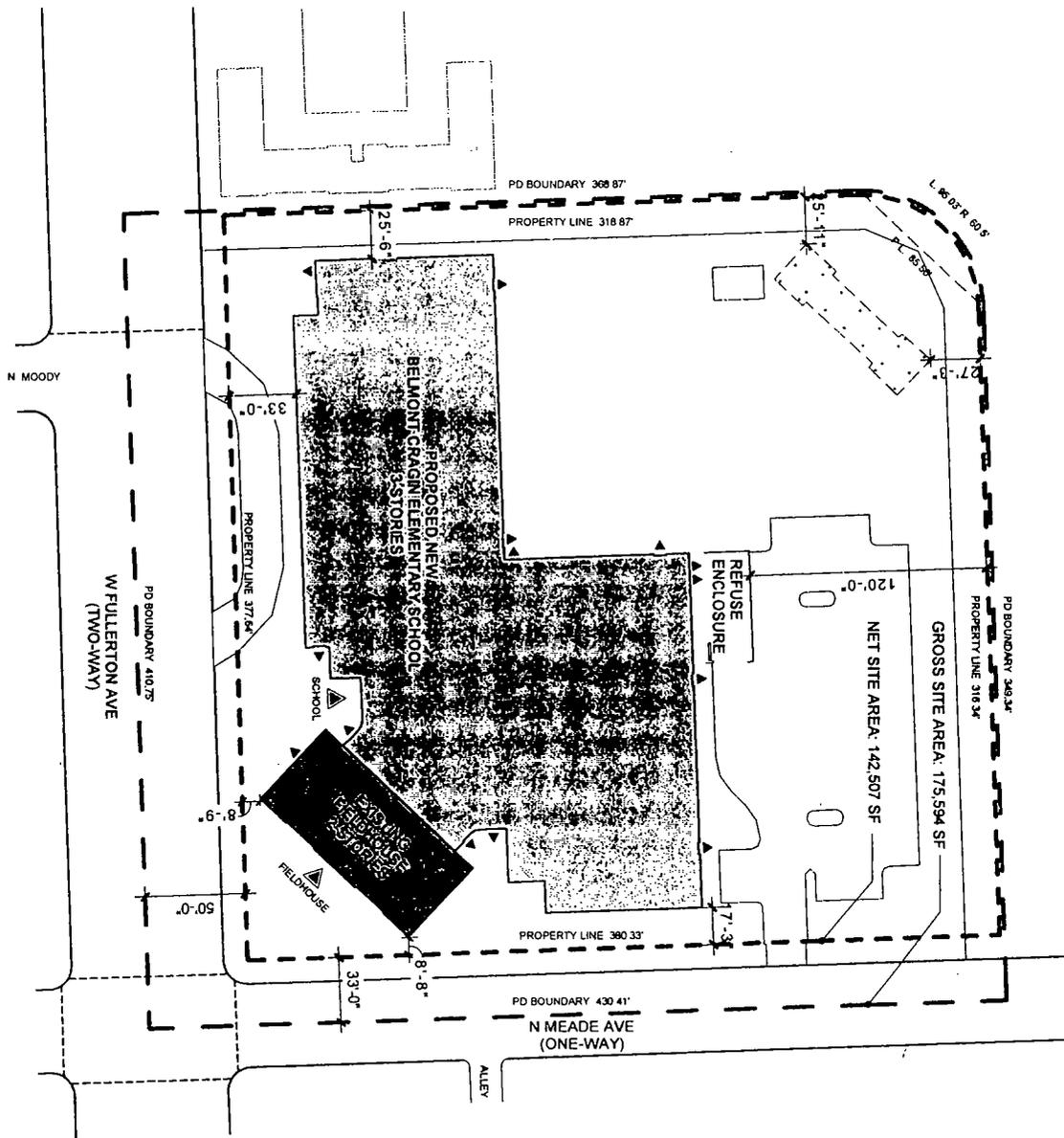
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1
NTS
PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

LEGEND

- ▲ MAIN ENTRANCE
- ▼ EXIT
- ▭ PROPERTY LINE
- ▭ PD BOUNDARY
- - - EXISTING CROSSWALK



**INSTITUTIONAL PLAN DEVELOPMENT
BELMONT CRAGIN ELEMENTARY SCHOOL**

APPLICANT CHICAGO PARK DISTRICT & PUBLIC BUILDING COMMISSION OF CHICAGO

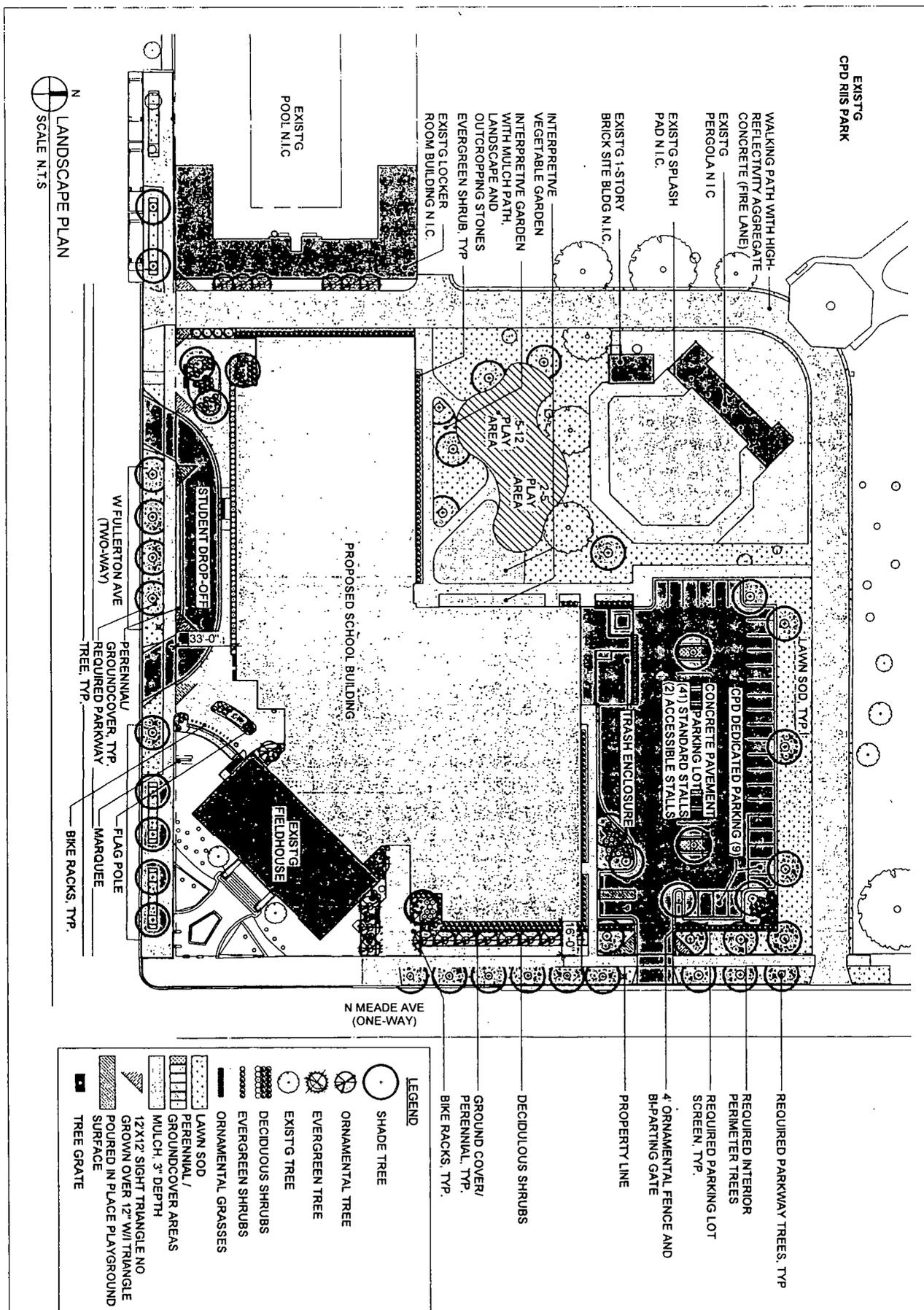
ADDRESS 6100-28 W FULLERTON AVE & 2400-40 N MEADE AVE, CHICAGO IL 60639

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N
LANDSCAPE PLAN
SCALE 1/8"=1'-0"

LEGEND

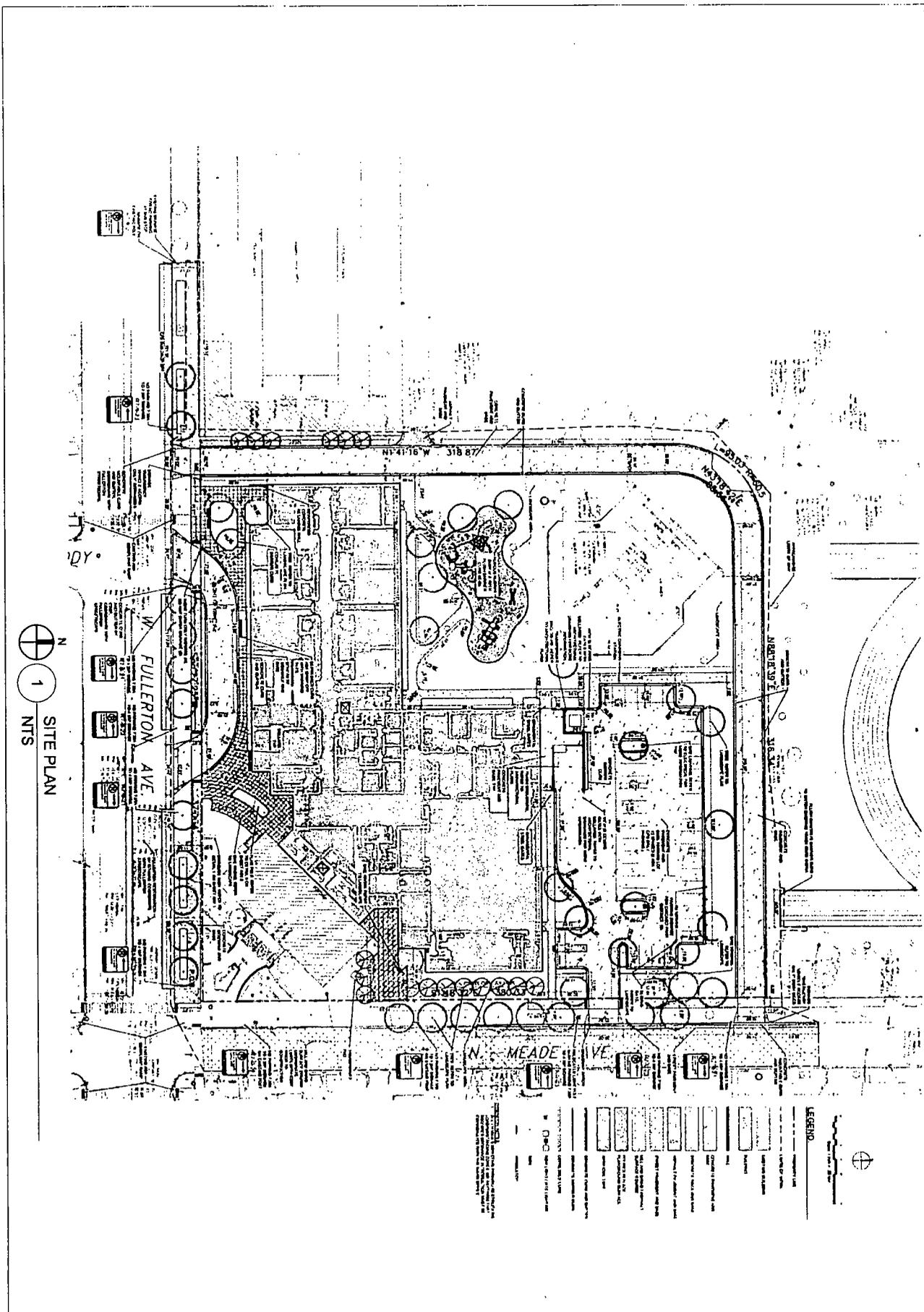
	SHADE TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	EXISTG TREE
	DECIDUOUS SHRUBS
	EVERGREEN SHRUBS
	ORNAMENTAL GRASSES
	LAWN SOD
	PERENNIAL / GROUNDCOVER AREAS
	MULCH, 3" DEPTH
	GROUND COVER OVER 12" W/ TRIANGLE
	POURED IN PLACE PLAYGROUND SURFACE
	TREE GRATE

INSTITUTIONAL PLAN DEVELOPMENT
BELMONT CRAGIN ELEMENTARY SCHOOL
 APPLICANT CHICAGO PARK DISTRICT & PUBLIC BUILDING COMMISSION OF CHICAGO
 ADDRESS 6100-28 W FULLERTON AVE & 2400-40 N MEADE AVE, CHICAGO IL 60639
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BUILDING COMMISSION OF CHICAGO

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N. MEADE AVE., CHICAGO IL 60639

DATE: 12/16/20



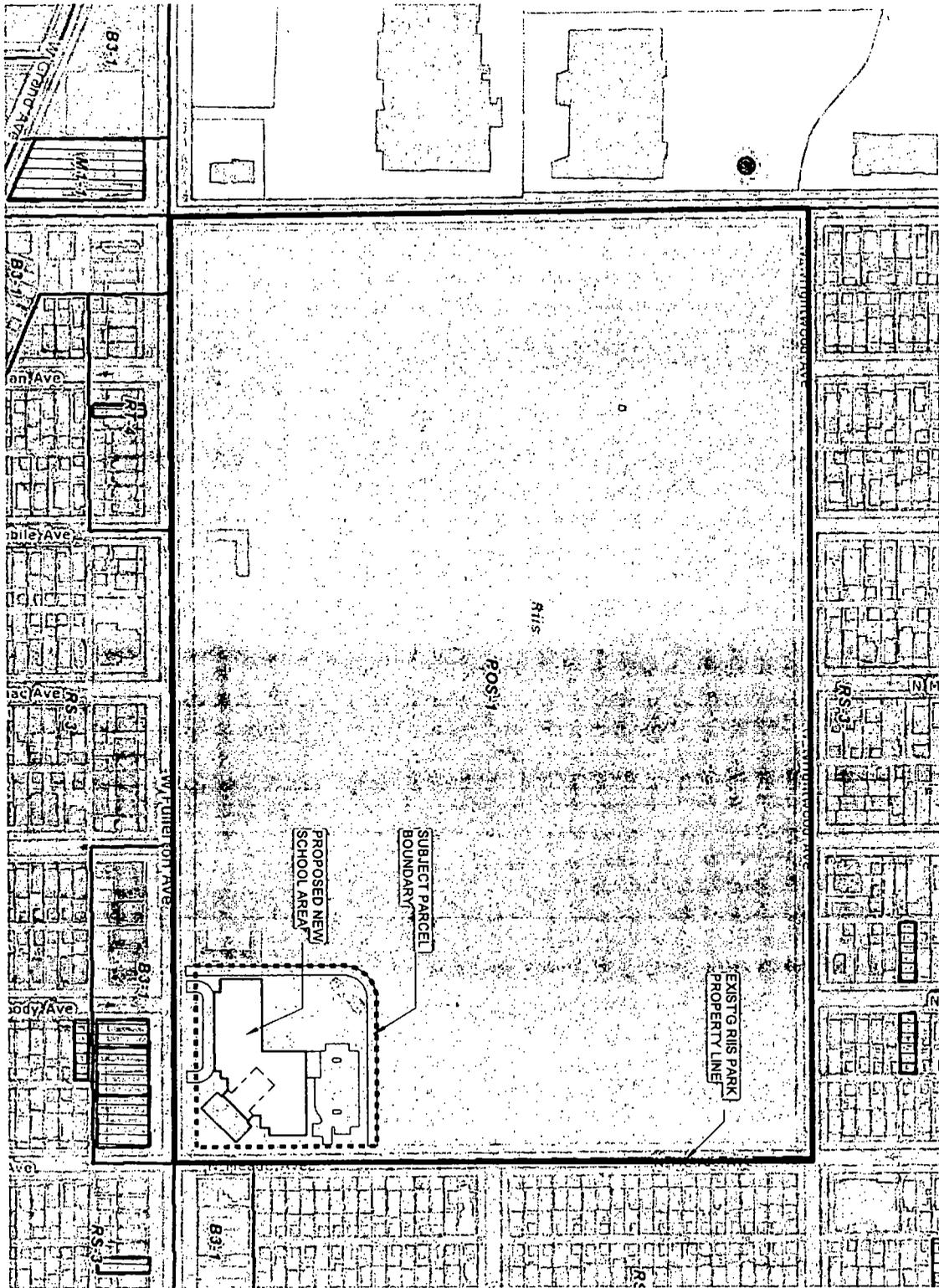
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BELMONT CRAGIN ELEMENTARY SCHOOL**

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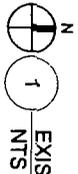
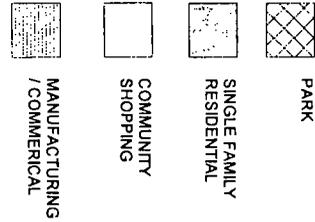
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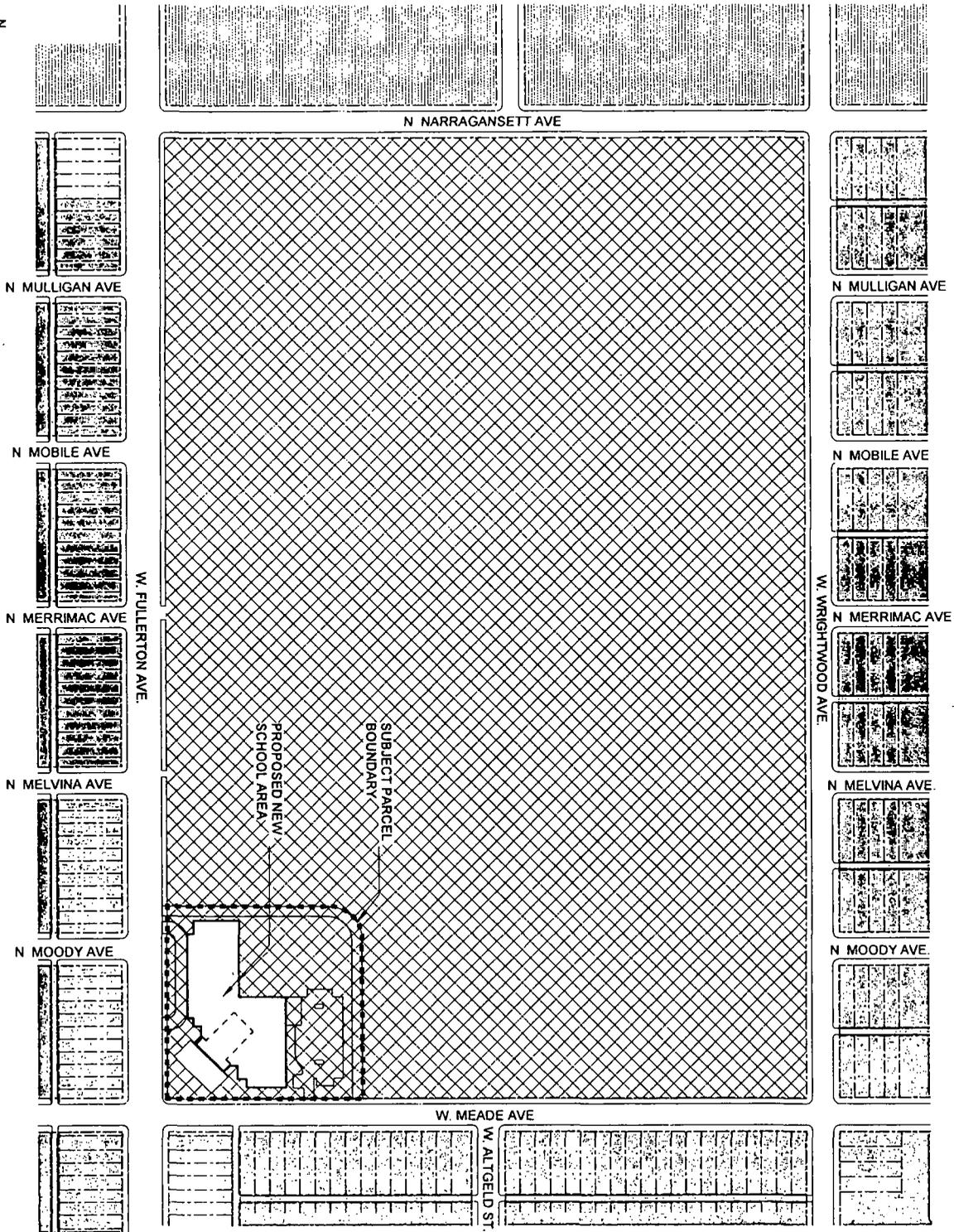
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EXISTING LAND-USE MAP



**INSTITUTIONAL PLAN DEVELOPMENT
BELMONT CRAGIN ELEMENTARY SCHOOL**

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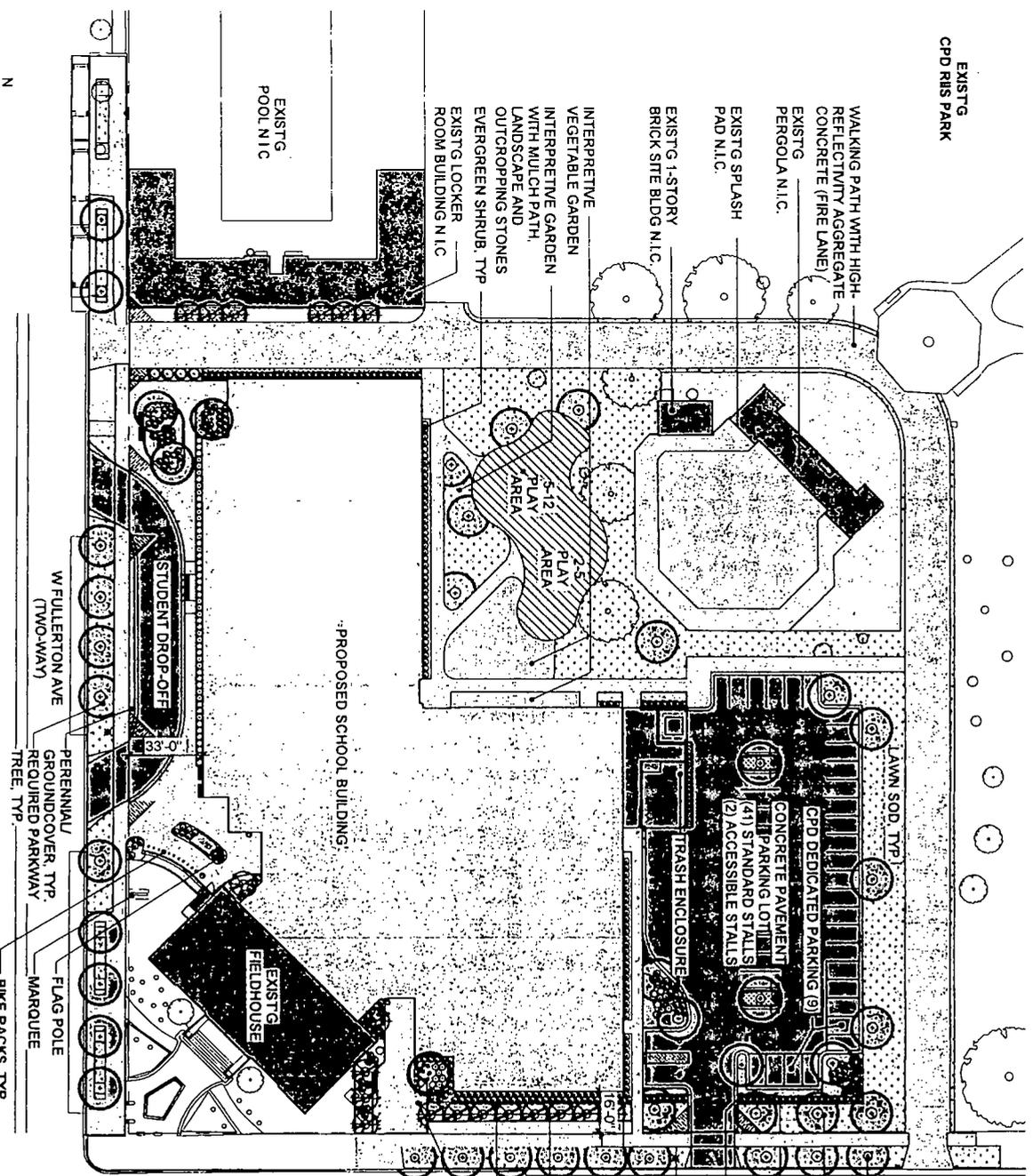


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N
LANDSCAPE PLAN
SCALE NTS



LEGEND

	SHADE TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	EXISTG TREE
	DECIDUOUS SHRUBS
	EVERGREEN SHRUBS
	ORNAMENTAL GRASSES
	LAWN SOD
	PERENNIAL/ GROUNDCOVER AREAS
	MULCH, 3" DEPTH
	12X12 SIGHT TRIANGLE NO GROWN OVER 12" W/ TRIANGLE POURED IN PLACE PLAYGROUND SURFACE
	TREE GRATE

- REQUIRED PARKWAY TREES, TYP
- REQUIRED INTERIOR PERIMETER TREES
- REQUIRED PARKING LOT SCREEN, TYP.
- 4' ORNAMENTAL FENCE AND BI-PARTING GATE
- PROPERTY LINE
- DECIDUOUS SHRUBS
- GROUND COVER/ PERENNIAL, TYP.
- BIKE RACKS, TYP.

**INSTITUTIONAL PLAN DEVELOPMENT
BELMONT CRAGIN ELEMENTARY SCHOOL**

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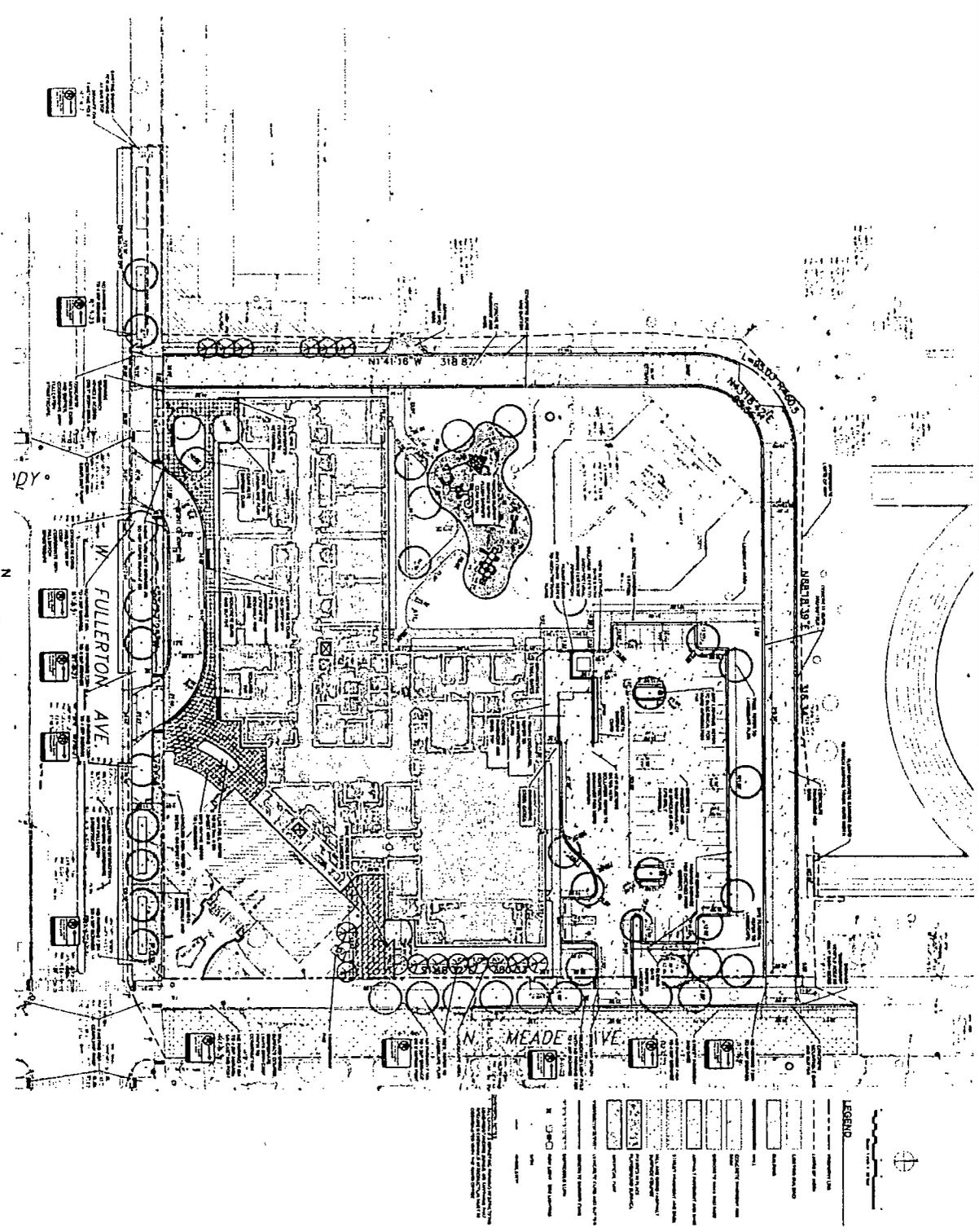
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N
1
SITE PLAN
NTS



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