



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Details (With Text)

File #: SO2011-616

Type: Ordinance **Status:** Passed

File created: 1/13/2011 **In control:** City Council

Final action: 4/13/2011

Title: Zoning Reclassification Map No. 17-L at 6537-6557 N Central Ave, 6501-6547 N Hiawatha Ave and 6500-6542 N Minnehaha Ave - App No. 17189

Sponsors: Misc. Transmittal

Indexes: Map No. 17-L

Attachments: 1. O2011-616.pdf, 2. SO2011-616.pdf

Date	Ver.	Action By	Action	Result
4/13/2011	1	City Council	Passed	Pass
4/7/2011	1	Committee on Zoning	Recommended to Pass	Pass
1/13/2011	1	City Council	Referred	

ORDINANCE '

'IKAL FOR PUBLICATION

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. 17-L in the area bounded by:

beginning from a line 436.75 feet north of and parallel to West Hiawatha Avenue; North Minnehaha Avenue; West Hiawatha Avenue; North Central Avenue; a line 178.67 feet north of and parallel to West Hiawatha Avenue; a line from a point 178.67 feet north of West Hiawatha Avenue and 361.11 feet west of North Minnehaha Avenue; to a point, 225.86 feet north of West Hiawatha Avenue and 300 feet west of North Minnehaha Avenue; a line 300 feet west of and parallel to North Minnehaha Avenue; a line from a point 300 feet west of North Minnehaha Avenue and 280.34 feet north of West Hiawatha Avenue; to a point, 330 feet north of West Hiawatha Avenue and 253.70 feet west of North Minnehaha Avenue; a line 330 feet north of and parallel to West Hiawatha Avenue; and a line 143.67 feet west of and parallel to North Minnehaha Avenue (TOB),

to those of a RS-1, Residential Single-Unit (Detached House) District.

SECTION 2. Title 17, of the Municipal Code of Chicago, the Chicago Zoning Ordinance be amended by changing all the RS-1, Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 17-L in the area bounded by:

beginning from a line 436.75 feet north of and parallel to West Hiawatha Avenue; North Minnehaha Avenue; West Hiawatha Avenue; North Central Avenue; a line 178.67 feet north of and parallel to West Hiawatha Avenue; a line from a point 178.67 feet north of West Hiawatha Avenue and 361.11 feet west of North Minnehaha Avenue; to a point, 225.86 feet north of West Hiawatha Avenue and 300 feet west of North Minnehaha Avenue; a line 300 feet west of and parallel to North Minnehaha Avenue; a line from a point 300 feet west of North Minnehaha Avenue and 280.34 feet north of West Hiawatha Avenue; to a point, 330 feet north of West Hiawatha Avenue and 253.70 feet west of North Minnehaha Avenue; a line 330 feet north of and parallel to West Hiawatha Avenue; and a line 143.67 feet west of and parallel to North Minnehaha Avenue

(TOB),
to those of an Institutional Planned Development No. __, which is hereby
established in the area above described, subject to such use and bulk regulation as set forth in the Plan of
Development herewith attached and made a part hereof and to no others.
SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

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INSTITUTIONAL PLANNED DEVELOPMENT NUMBER_
EDGEBROOK ELEMENARY SCHOOL BULK REGULATION AND DATA TABLE

Gross Site Area:

Net Site Area:

Public Area Right-of-Way

Maximum Floor Area Ratio:

Existing Building Square Footage: Proposed Addition:

Minimum Number of Off-Street Loading Spaces:

Minimum Number of Off-Street Parking Spaces:

Minimum Number of Bicycle Parking Spaces:

Maximum Building Height

219,948 square feet (5.05 acres) 171,866 square feet (3.95 acres) 48,082 square feet (1.10 acres) .50

26,800 square feet 35,494 square feet

30 (which includes 2 accessible spaces)

10

44 feet (As measured in accordance with the Chicago Zoning Ordinance)

Minimum Required Setback

In accordance with the Site Plan

APPLICANT: The Public Building Commission of Chicago

ADDRESS: 6537-6557 N. Central Ave; 6501-6547 N. Hiawatha Ave; and 6500-6542

N. Minnehaha Ave., Chicago, Illinois DATE: January 13,2011

REVISED DATE: March 17, 2011

INSTITUTIONAL PLANNED DEVELOPMENT PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as an Institutional Planned Development No. __ ("Planned Development") consists of approximately 171,866 square feet (3.95 acres) of net site area which is depicted on the attached Planned Development Boundary, Property Line and Right of Way Adjustment Map. The property is owned by the Public Building Commission of Chicago (the "Applicant") and the Chicago Park District.
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Planned Development. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or re-subdivision of parcels, shall require a separate submittal on behalf of the Applicant or their successors, assignees, or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns, grantees and Lessees, if different than the Applicant, the legal title holders or 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 or any ground lessors. Furthermore, pursuant to the requirements of Article 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control as defined in Section 17-8-0400 of the Chicago Zoning Ordinance.
4. This Plan of Development consists of the following seventeen (17) Statements and the following exhibits: a Bulk Regulations and Data Table; Existing Land Use Map; Existing Zoning Map; a Planned Development

Boundary and Property Line Map; a Right of Way Adjustment Map; Site and Landscape Plan; a Green Roof Plan; a Student Drop-Off and Pick-Up Plan and Building Elevations prepared by Altus Works, Inc. dated November 17, 2010. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Housing and Economic Development. The Planned Development is applicable to the area delineated herein and these and no other zoning controls shall apply. The 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 uses permitted within the area delineated herein as an Institutional Planned Development shall include, schools, park and recreational uses, parking and modular units.

6. On-premises business identification signs and temporary construction signs shall be permitted within the area delineated herein as an "Institutional Planned Development," subject to the review and approval of the Department of Housing and Economic Development. No off-premise signs shall be permitted in the Planned Development.

7. Off-street parking and off-street loading facilities shall be provided in compliance with this APPLICANT: Public Building Commission of Chicago

ADDRESS: 6537-6557 N. Central Avenue; 6501-6547 N. Hiawatha Avenue; and 6500-6542 N.

Minnehaha Avenue, Chicago, Illinois DATE: January 13, 2011

REVISED DATE: March 17, 2011

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Planned Development, subject to review and approval of the Department of Transportation and Department of Housing and Economic Development.

8. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work proposed in the Public Way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.

9. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.

10. The maximum permitted floor area ratio (F.A.R.) shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.

11. The City of Chicago established a Part II Review Fee in the amount \$0.25 per square feet for the total buildable square feet (floor area ratio). The Part II Fee will be assessed by DHED during the actual Part II Review. The fee as determined by DHED staff at that time is final and binding on the Applicant and must be paid to the Department of Housing and Economic Development prior to the issuance of any Part II Approval.

12. The Applicant shall obtain the applicable official reviews, approvals and permits from the various City Departments and or Committees regarding the use of the public way for any encroachments of public way space including encroachments on, over or under the street, sidewalk, parkway of alley. Such approval and permits shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees and approval by the City Council.

13. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes that conservation of natural resources. The Applicant shall design, construct and maintain all buildings located within the subject property in a manner generally consistent with the Leadership in Energy and Environmental Design (LEED) Green Building Rating System. Copies of these standards may be obtained from the Department of Housing and Economic Development. The Applicant will provide a 25% green roof (approximately 8,195 square feet).

14. The Applicant acknowledges that it is in the public interest to design, construct and maintain the building and all other improvements in a manner that promotes, enables and maximizes universal access throughout the

subject property. Plans for all buildings and improvements on subject 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 a high standard of accessibility. No building permit shall be issued by the Department of Construction and Permits until the Director of MOPD has approved detailed construction drawings for the building or improvement proposed.

APPLICANT: Public Building Commission of Chicago
ADDRESS: 6537-6557 N. Central Avenue; 6501-6547 N. Hiawatha Avenue; and 6500-6542 N. Minnehaha Avenue, Chicago, Illinois DATE: January 13, 2011
REVISED DATE: March 17, 2011

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15. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Housing and Economic Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance.

16. The Applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of Streets and Sanitation, the Commissioner of Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.

17. Unless substantial new construction on the Property has commenced within 6 years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert back to RS-1 Residential Single-Unit (Detached House) District.

APPLICANT: ADDRESS:
DATE:
REVISED DATE:
Public Building Commission of Chicago
6537-6557 N. Central Avenue; 6501-6547 N. Hiawatha Avenue; and 6500-6542 N. Minnehaha Avenue,
Chicago, Illinois January 13, 2011 March 17,2011
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Edgebrook School - 6525 N. Hiawatha

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Plan Commission March 17, 2011
OF CHICAGO

Aerial Map

Edgebrook Elementary Schooftpaition

6537-6557 N. Central Ave. 6501-6547 N. Hiawatha Ave. 6500-6542 N. Minnehaha Ave.
City of Chicago, MAYOR RICHARD M. DALEY, CHAIRMAN Public Building Commission of Chicago, ERIN LAVIN CABONARGI,
EXECUTIVE DIRECTOR

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EXISTING BALL FIELDS: CHICAGO PARK.DISTRICT

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\ 17287.08' PROPERTY LINE 1

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, EXISTING SCHOOL (2-Story w/Basement)

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TRUE NORTH PLAN NORTH

592.5' PROPE^tfe" 645.0' BOUNDARY LINE

JANUARY 4,2011

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Edgebrook Elementary School Addition

6537-6557 N. Central Ave. 6501-6547 N. Hiawatha Ave. 6500-6542 N. Minnehaha Ave.

City of Chicago, MAYOR RICHARD M. DALEY, CHAIRMAN Public Building Commission of Chicago, ERIN LAVIN CABONARGI,
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Planned Development Boundary Map and Property Line Map

Zoning Ma

Created on:9/25/2009 5:10 P.M

Village of Lincolnwood

CHICAGO ZONING MAP

NOT TO SCALE

SITE AREA

-Edgebrook School 6525 N. Hiawatha

Project Location

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Zoning Map

Edgebrook Elementary School Addition
6537-6557 N. Central Ave. 6501-6547 N. Hiawatha Ave. 6500-6542 N. Minnehaha Ave.
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ERIN LAVIN CABONARGI, EXECUTIVE DIRECTOR

SURROUNDING LAND USE MAP

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Surrounding Land

Edgebrook Elementary School Addition
6537-6557 N. Central Ave. 6501-6547 N. Hiawatha Ave. 6500-6542 N. Minnehaha Ave.
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Public Building Commission of Chicago,
ERIN LAVIN CABONARGI, EXECUTIVE DIRECTOR

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PHOTO #

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AREA PHOTOS - KEY PLAN rtl

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Site Photos

Edgebrook Elementary School A@bn
6537-6557 N. Centmfoe. 6501-6547 N. HiawatlS^ve. 6500-6542 N. MinnehaE2fve.
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EXECUTIVE DIRECTOR

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■TRANSFORMER EMERG. GEN.

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i ± \ x . PROPOSED PARKING: JfJ% o \8 TYPICAL SPACES: 8'X19' ^S^"Wlo 2
ACCESSIBLE SPACES: 16'X19*
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^/EXISTING BALL FIELDS: " CHICAGO PARK DISTRICT-

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TRUE NORTH PLAN NORTH
592.5'PROPERTY LINE
JANUARYS, 2011
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Plan Commission March 17, 2011

Site Plan

Edgebrook Elementary School Addition
6537-6557 N. Central Ave. 6501-6547 N. Hiawatha Ave. 6500-6542 N. Minnehaha Ave.
City of Chicago, MAYOR RICHARD M. DALEY, CHAIRMAN

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ERIN LAVIN CABONARGI, EXECUTIVE DIRECTOR

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Landscape Plan

Edgebrook Elementary School Addition

6537-6557 N. Central Ave. 6501-6547 N. Hiawatha Ave. 6500-6542 N. Minnehaha Ave.

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LEGEND

MAIN ENTRANCE
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||||| EXIST. CROSSWALK jgj VEHICULAR
DROP OFF

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RE-LOCATED BALLFIELD

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EXISTING BALL FIELDS: " CHICAGO PARK DISTRICT

PROPOSED PARKING-

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(2-Story)

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EXISTING SCHOOL (2-Story w/Basement) |

PICK-UP/DROP-OFF PLAN

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DROP-OFF AREA _

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- OF CHICAGO

Student Drop Off Plan

Edgebrook Elementary SchoojQJition

6537-6557 N. GeScal Ave. 6501-6547 N. Hiawatha Ave. 6500-6542 N. Minnehaha Ave.

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GREEN ROOF REQ.

MINIMUM GREEN ROOF AfIEAs
25% OF TOTAL BUILDING ROOF AREA

GREEN ROOF SUMMARY

TOTAL BUILDING ROOF AREA=32.779 SF

MINIMUM GREEN ROOF AREA 32,779 SFx25%=S.195SF
GREEN ROOF AREA SHOWN=8.195 SF(MIN.)

LEGEND

GREEN ROOF AREA
MEMBRANE ROOF
^ AREA

ROOF PLAN
NOT TO SCALE

CHILLER WELL
2-STORY ADDITION CLERESTORY
ENTRANCE CANOPY
GREEN ROOF
TRUE NORTH PLAN NORTH
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Green Roof Plan

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Edgebrook Elementary School Addition
6537-6557 Central Ave. 6501-6547 N. Svatha Ave. 6500-6542 N. Minnehaha Ave.
City of Chicago, MAYOR RICHARD M. DALEY, CHAIRMAN Public Building Commission of Chicago, ERIN LAVIN CABONARGI,
EXECUTIVE DIRECTOR
Architect/ROOF MONITOR
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METAL-PANEL

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KEYPLAN
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South & North Elevations

Edgebrook Elementary School Addition
6537-6557 N. Svatha Ave. 6501-6547 N. Svatha Ave. 6500-6542 N. Minnehaha Ave.
City of Chicago, MAYOR RICHARD M. DALEY, CHAIRMAN Public Building Commission of Chicago, ERIN LAVIN CABONARGI,
EXECUTIVE DIRECTOR
Architect/ROOF MONITOR
A T/PARA F ET t EL 37 -8
2ND FLOOR
EL- 4'-4"
1ST FLOOR
EL 0'-0"
BRICK
METAL-LOUVERS

Swats

EAST BUILDING ELEVATION

NOT TO SCALE

A. T/PARAPET

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EL 0-0"

A T/PARAPET - yj "r EL 42 -8" (+/-)

WEST BUILDING ELEVATION (EXISTING)

NOT TO SCALE

KEYPLAN

EAST

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WEST _

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Plan Commission March 17,2011

CHICAGO

East & West Elevations

Edgebrook Elementary Sctjpol Addition

6537-62Zfj. Central Ave. 6501-654Q2?Hiawatha Ave. 6500-6542^Dinnehaha Ave.

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Public Building Commission of Chicago,

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Rendering

Edgebrook Elementary Scrobl Addition

6537-6557 N. Central Ave. 6501-6547 N. Hiawatha Ave. 6500-6542 N. Minnehaha Ave.

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ERIN LAVIN CABONAR6I, EXECUTIVE DIRECTOR

LEGEND

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PROPOSED PARKISS.-1

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Plan Commission March 17, 2011

OF CHICAGO

Landswap/Shared Use Map

Edgebrook Elementary School Addition

N. Central Ave. . Hiawatha Ave. linnehaha Ave.

City of Chicago, MAYOR RICHARD M. DALEY, CHAIRMAN Public Building Commission of Chicago, ERIN LAVIN CABONARGI, EXECUTIVE DIRECTOR

IdsGreen

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Project Name:

Edgebrook Elementary School Addition

Project Location:

Project Type:

* Street Number (if the address only includes one street number, please fill only the cell "From"):

6525 N Hiawatha Ave

Ward No: Community Area No:

41

12

Check applicable:

Planned Development Redevelopment Agreement Zoning Change h PD No:

Project Size:

DPD Project Manager: BG/GR Matrix:

Public project

Total land area in sq.ft.:

U RDA No: Landmark

Total building(s) footprint in sq.ft.:

&»From: | [To:

171,866

18,750 SF (Addition) 15,700 SF (Existing)

Total vehicular use area in sq.ft.:

11,360

Enter First Name Last Name

Sarah Sheehan

Select project category:

Inst. School, Com. Center

Check applicable:

Financial Incentives: Qtif

grip

SBIF

Land Sale Write Down

Empowerment Zone Grant Class L ind. Dev. Revenue Bonds Class 6b Bank Participation Loan DOH

Density Bonus:

Check applicable:

Public plaza & pocket park

Chicago Riverwalk improvements

Winter gardens

indoor through-block connection

Sidewalk widening

Arcades

Water features in a plaza or pocket park Setbacks above the ground floor Lower level planting terrace Green roof

Underground parking and loading Concealed above-ground parking

Chicago Builds Green

Page 1 of 3

Landscaping:

7' Landscape Setback Interior Landscape Area No. of Interior Trees No. of Parkway Trees

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To be Provided by

Code;or;Greens Roof/Building Green the development. I . Matrix - „\,'

Please fill, if applicable

Square Square

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Open Space:

River Setback Private Open Space

Square footage Square footage

Privately developed Public Open Space square footage

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Stormwater Management (At-grade volume control):

Permeable paving Raingarden Filter strip Bioswale Detention pond Native landscaping Rain-water collection cistern/barrel Total impervious area reduction

Square footage: Check applicable

Square footage Gallons Square footage

23,844

*, < 0

.. 27,826

Other sustainable surface treatments:

Green roof Energy Star roof High-albedo pavement

Square footage: Square footage:

,'9,221 ' 17,808'

' <-'.' 1,175 T~1,569'

Square footage: 27,701

Transportation:

No. of accessory parking spaces

Total no. Of parking spaces (Accessory + Non- Acc.)

No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car) No. of bicycle parking

Within 600 ft of CTA or Metra station entrance

17 30

30

^".x* I, 1 0

* 4 < 10

Check if applicable: '

Chicago Builds Green

Page 2 of 3

Building Certification:

Energy Star building LEED certification

LEED Certified

LEED Silver

LEED Gold

LEED Platinum Chicago Green Homes

Chicago Green Homes [one-star]

Chicago Green Homes [two-star]

Chicago Green Homes [three-star]

FOR PUBLICATION

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Energy efficiency strategies not captured above:

-IE: Other than Energy Star Roof- or Energy Star Building Certification-

We anticipate being eligible for the following menu items available under DOB's "Green Building Permit Requirements" - Earn a minimum of 4 points under EAd, Optimize Energy Performance We are currently earning 7 points under EAd, Optimize Energy Performance A partial green roof will be provided in accordance with the standards for the planned development

This school is within walking distance of a transit-oriented development with a vibrant shopping district at Devon, Caldwell, and Central It includes one METRA stop, 2 PACE bus lines and 2 CTA bus lines The METRA stop is less than 1/2 mile from the school

Wmm

Other sustainable strategies and/or Project Notes:

In addition, the school will likely to qualify for these menu items also

If the school receives a grant, a parray may provide 1% of the total annual energy use from on site renewables

Meet LEED requirements for water efficiency and exceed requirements of the Chicago Stormwater Ordinance

Exceed LEED requirements for bicycle parking

Chicago Builds Green

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