



CHICAGO DEPARTMENT OF  
PLANNING & DEVELOPMENT

# **CHICAGO PLAN COMMISSION**

## **Department of Planning and Development**

**BELMONT CRAGIN ELEMENTARY SCHOOL**

**6110-6138 WEST FULLERTON AVENUE (30<sup>TH</sup> WARD)**

**CHICAGO PARK DISTRICT & PUBLIC BUILDING  
COMMISSION OF CHICAGO**

**02/18/2020**





# Community Area Snapshot

## COMMUNITY AREA INFORMATION:

### GENERAL POPULATION CHARACTERISTICS, 2014-2018

	Belmont Cragin	City of Chicago	CMAP Region
<b>Total Population</b>	80,648	2,718,555	8,511,032
<b>Total Households</b>	22,469	1,056,118	3,107,682
<b>Average Household Size</b>	3.6	2.6	2.7
<b>% Population Change, 2000-10</b>	0.8	-6.9	3.5
<b>% Population Change, 2010-18</b>	2.4	0.9	0.9
<b>% Population Change, 2000-18</b>	3.2	-6.1	4.5

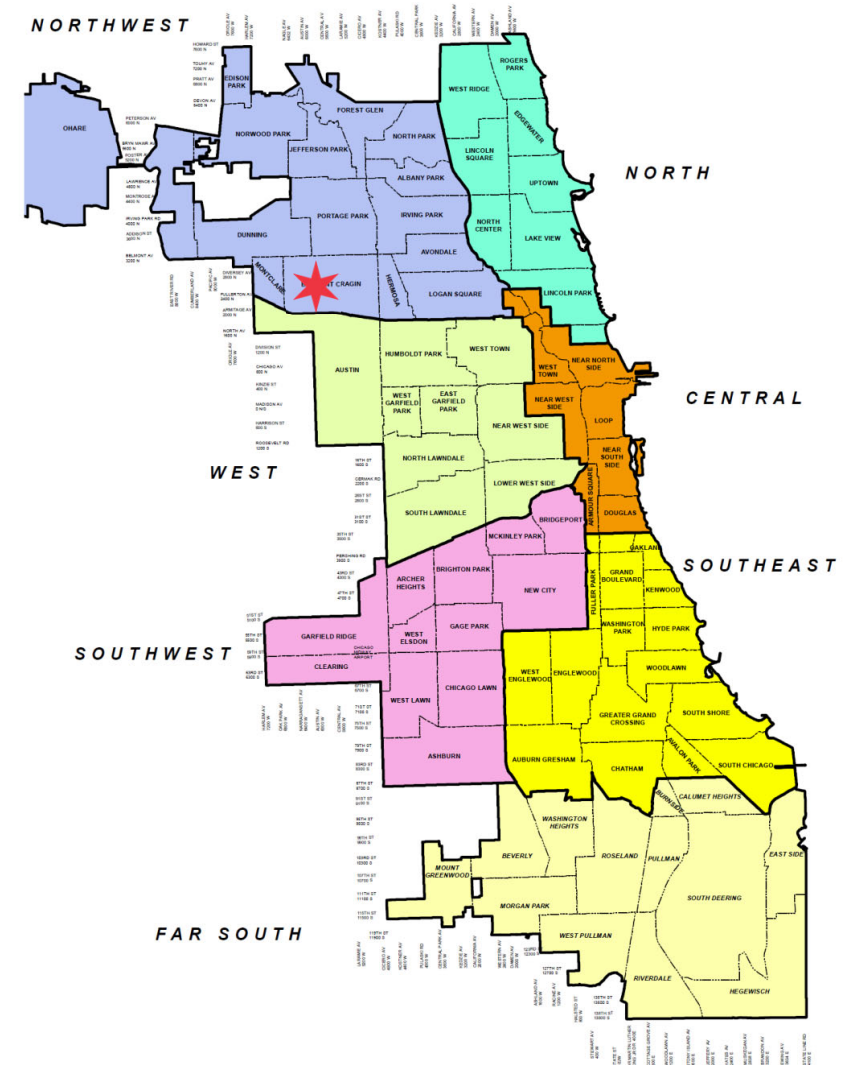
Source: 2000 and 2010 Census, 2014-2018 American Community Survey five-year estimates.

### RACE AND ETHNICITY, 2014-2018

	Belmont Cragin		City of Chicago		CMAP Region	
	Count	Percent	Count	Percent	Count	Percent
<b>White non-Hispanic</b>	10,390	12.9	892,323	32.8	4,367,579	51.3
<b>Hispanic or Latino</b>	66,123	82.0	788,140	29.0	1,944,675	22.8
<b>Black non-Hispanic</b>	1,891	2.3	808,165	29.7	1,419,547	16.7
<b>Asian non-Hispanic</b>	1,458	1.8	172,991	6.4	603,513	7.1
<b>All other categories</b>	786	1.0	56,936	2.1	175,718	2.1

Source: 2014-2018 American Community Survey five-year estimates.

Universe: Total population.





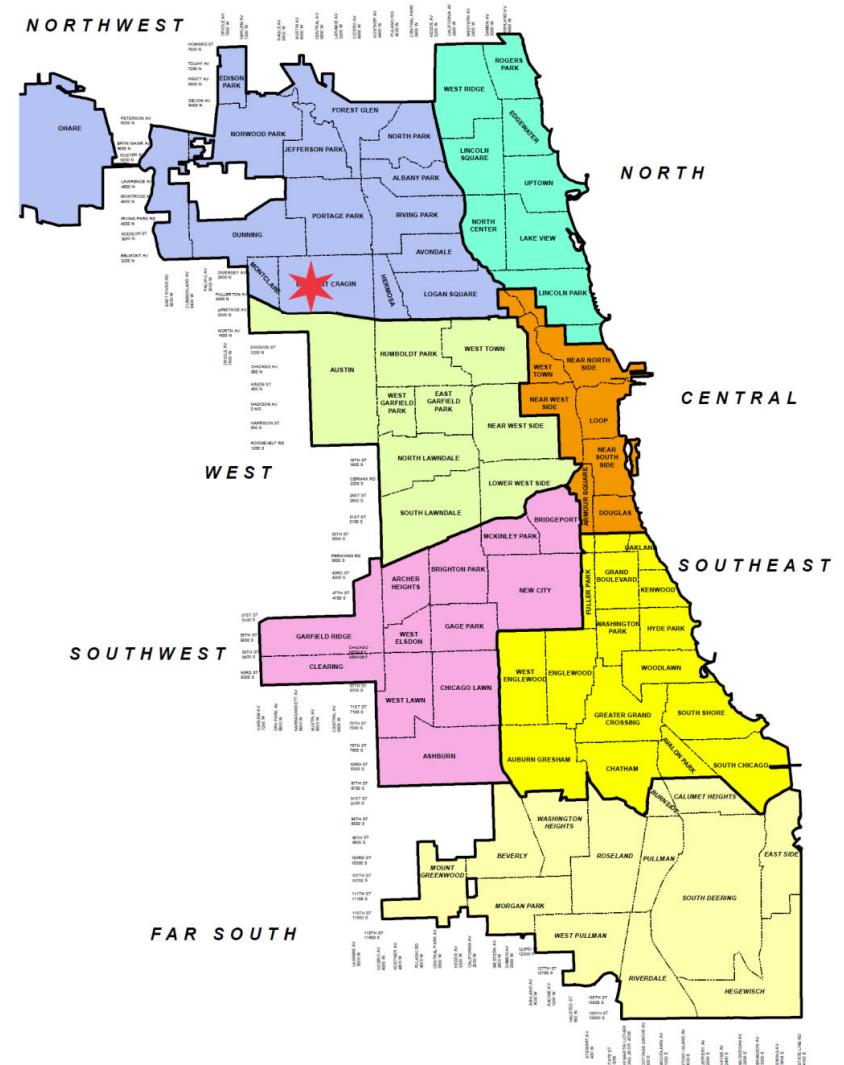
# Community Area Snapshot

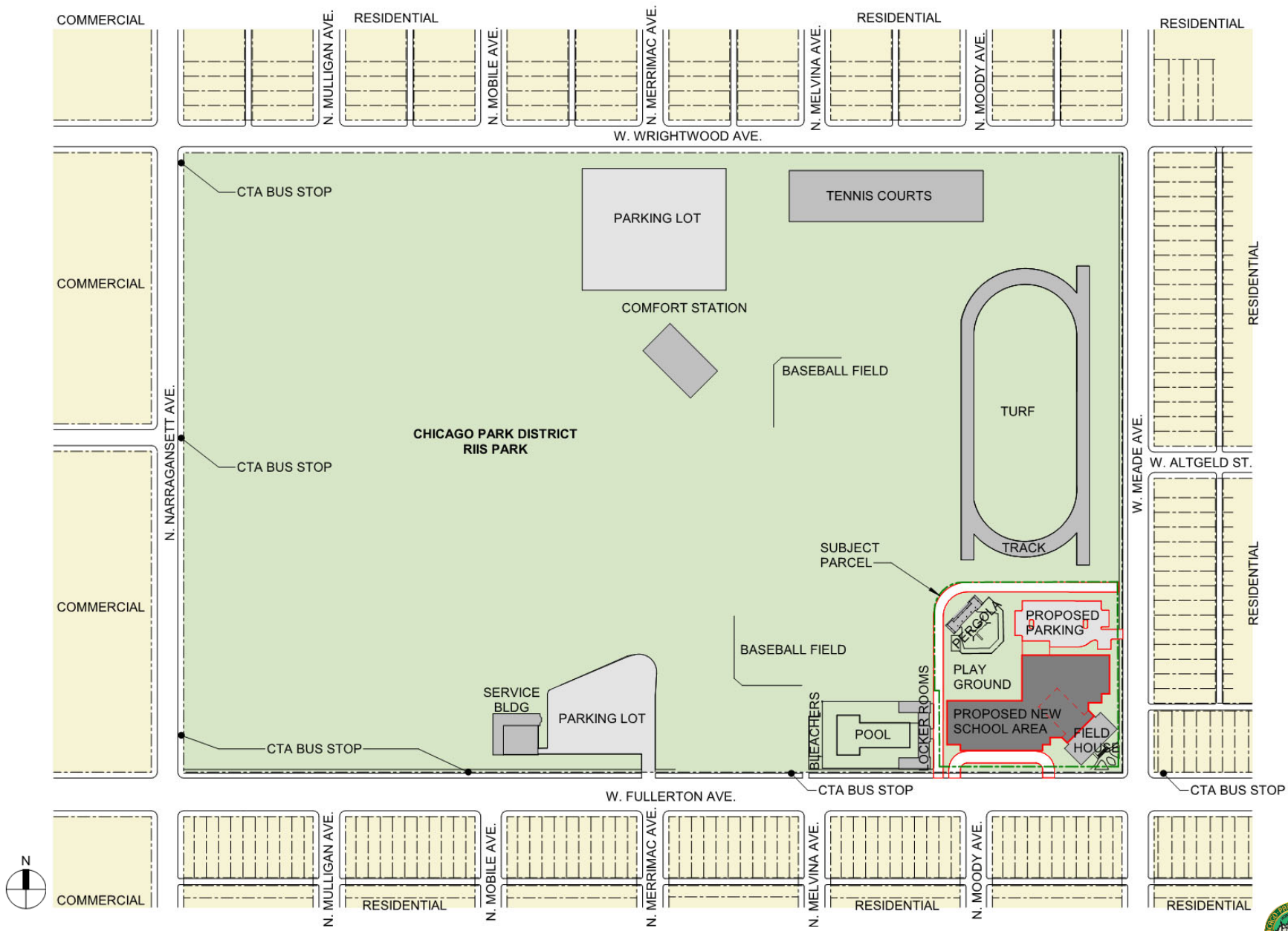
## COMMUNITY AREA INFORMATION:

### GENERAL LAND USE, 2013

	Acres	Percent
Single-Family Residential	711.9	28.4
Multi-Family Residential	385.3	15.4
Commercial	242.3	9.7
Industrial	121.4	4.8
Institutional	146.6	5.9
Mixed Use	48.2	1.9
Transportation and Other	775.7	31.0
Agricultural	N/A	N/A
Open Space	64.8	2.6
Vacant	8.4	0.3
<b>TOTAL</b>	<b>2,504.6</b>	<b>100.0</b>

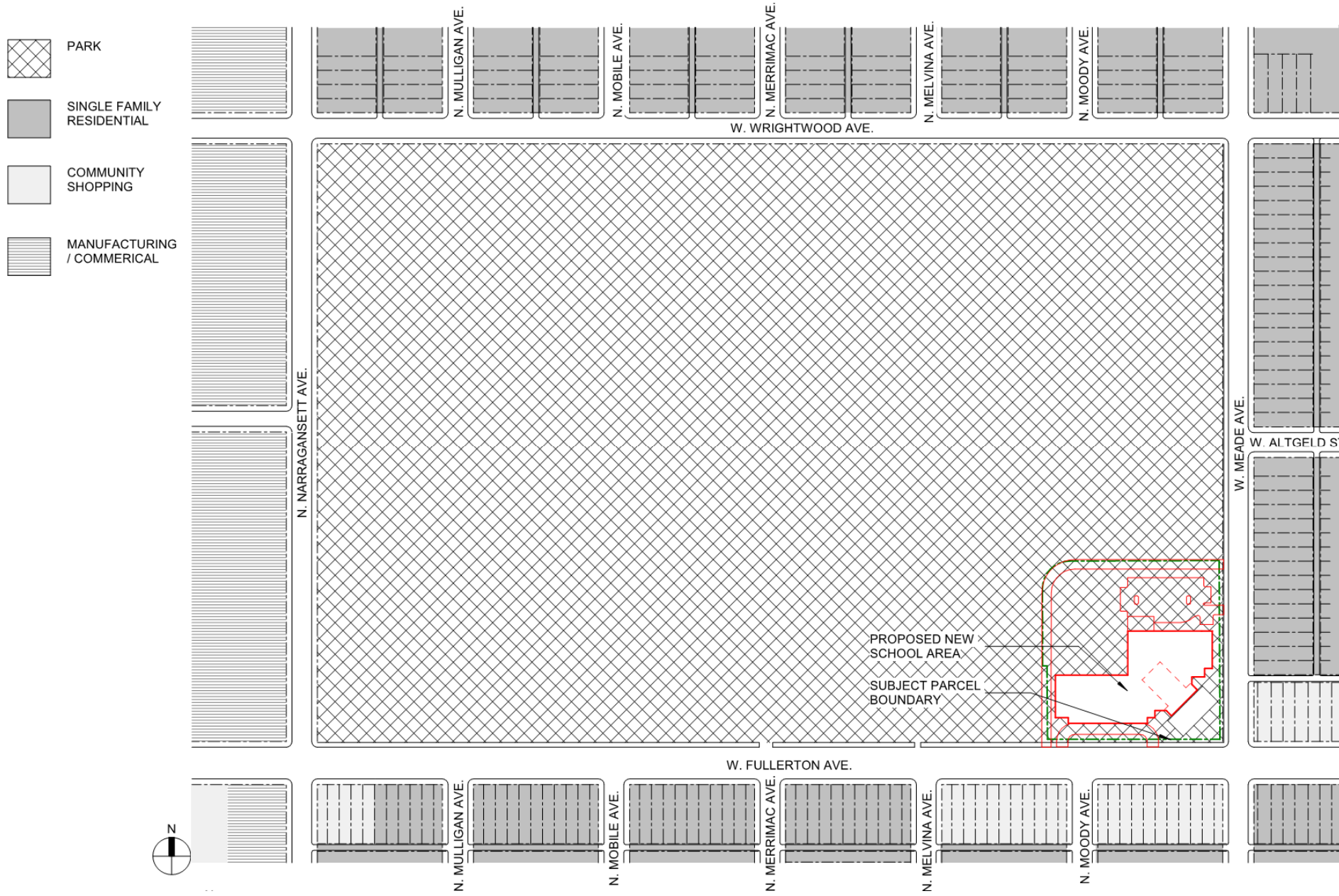
Source: Chicago Metropolitan Agency for Planning Parcel-Based Land Use Inventory 2013.





# PLANNED DEVELOPMENT AERIAL SITE CONTEXT PLAN





# EXISTING LAND-USE MAP



**AERIAL VIEW FROM CORNER OF FULLERTON AND MEADE LOOKING NORTHWEST**



**RENDERING**





**AERIAL VIEW FROM FIRE LANE LOOKING SOUTHEAST**



**RENDERING**





PERSPECTIVE FROM MAIN ENTRANCE LOOKING NORTHEAST



RENDERING





PERSPECTIVE FROM CORNER OF FULLERTON AND MEADE LOOKING NORTHWEST



CORRESPONDING EXISTING VIEW



PEDESTRIAN CONTEXT





PERSPECTIVE FROM FULLERTON LOOKING NORTHEAST



CORRESPONDING EXISTING VIEW







PERSPECTIVE FROM MEADE LOOKING SOUTHWEST



CORRESPONDING EXISTING VIEW



# ★ Planning Context

PLANNING  
DOCUMENT  
COVER  
PAGE

PLANNING  
DOCUMENT  
COVER  
PAGE

## IDENTIFY ANY PLANNING DOCUMENTS RELATED TO SITE

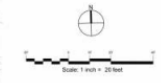
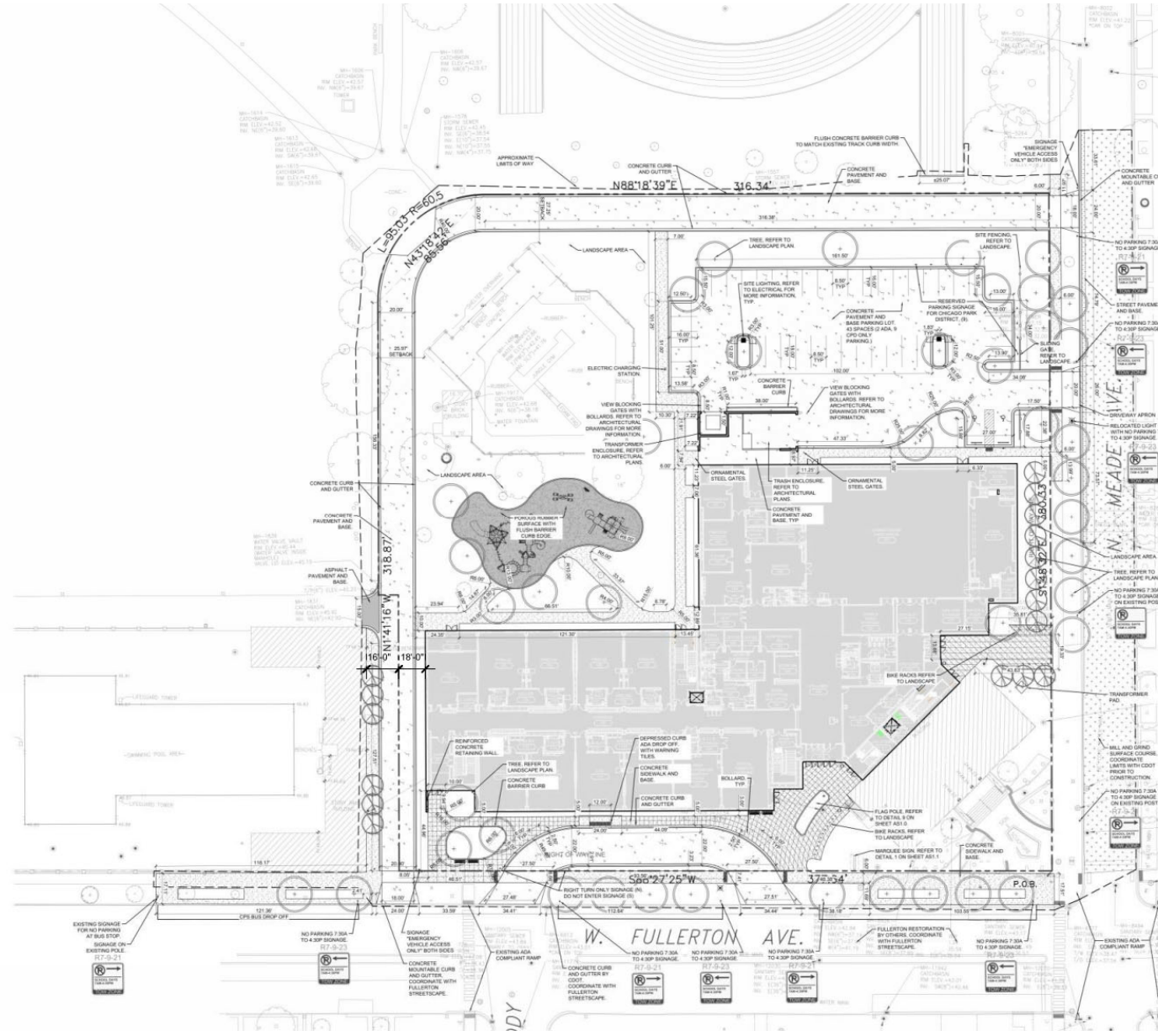
- Provide Published Date
- Provide Name of Lead Organization
- Provide Brief Outline of Plan Goals
- [https://www.chicago.gov/city/en/depts/dcd/provdrs/planning\\_and\\_policydivision.html](https://www.chicago.gov/city/en/depts/dcd/provdrs/planning_and_policydivision.html)
- <https://www.lisc.org/chicago/our-work/comprehensive-community-development/quality-of-life-planning/>
- <https://www.cmap.illinois.gov/programs/lta/projects>

# Project Timeline + Community Outreach

- PD Filing Date: December 16, 2021
- Community Meeting Dates:
  - Monthly Community Meetings from April 2020 to date with stakeholders: CPS, PBC, CPD, PAC, LISC, Alderman Reboyras (30th Ward office), BCES leadership, BCES LSC, AOR, etc.
- Project Changes Based on PD Feedback:
  - West Elevation - Design incorporates more fenestration and brick detailing to reflect the overall design intent
  - East Elevation (Meade Ave) - Design incorporates more fenestration to activate the large façade facing the residential context across the street
  - Revised PD Boundary @ CPD Poolhouse per zoning requirements
  - Verified Zoning Classification (RS-3, then PD)







**LEGEND:**

- PROPERTY LINE
- LIMITS OF WORK
- EXISTING BUILDING
- BUILDING
- WALL
- CONCRETE PAVEMENT AND BASE
- CONCRETE WALK AND BASE
- ASPHALT PAVEMENT AND BASE
- STREET PAVEMENT AND BASE
- MILL AND GRIND ASPHALT SURFACE COURSE
- POURED IN PLACE PLAYGROUND SURFACE
- ARTIFICIAL TURF
- CONCRETE CURB AND GUTTER
- CONCRETE BARRIER CURB
- DEPRESSED CURB
- ROW LIGHT / SITE LIGHTING
- SIGN
- WHEELSTOP

**CONSTRUCTION NOTES:**  
 ALL CONCRETE IMPACTING PARKING RESTRICTIONS, LOAD/STANDING ZONES, OR ANYTHING THAT REQUIRES SIGNAGE RETROFITTING MUST BE COORDINATED WITH THE WMO OFFICE.



# SITE DIMENSION PLAN





PLAN COLOR LEGEND:

- CLASSROOMS
- STAFF / ADMIN
- SHARED GYM / STAGE & ANCILLIARY
- FOOD SERVICES
- CIRCULATION
- BUILDING SERVICES
- CPD FIELDHOUSE (NIC)
- AUXILIARY LEARNING SPACES



0 1 5 10 30 ft



# FIRST FLOOR PLAN

PLAN COLOR LEGEND:

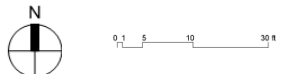
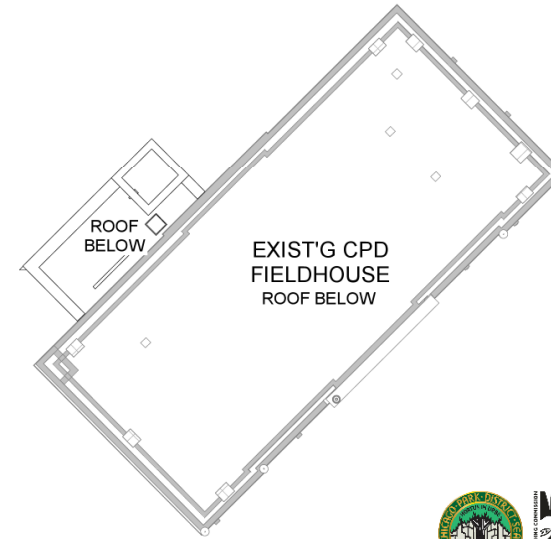
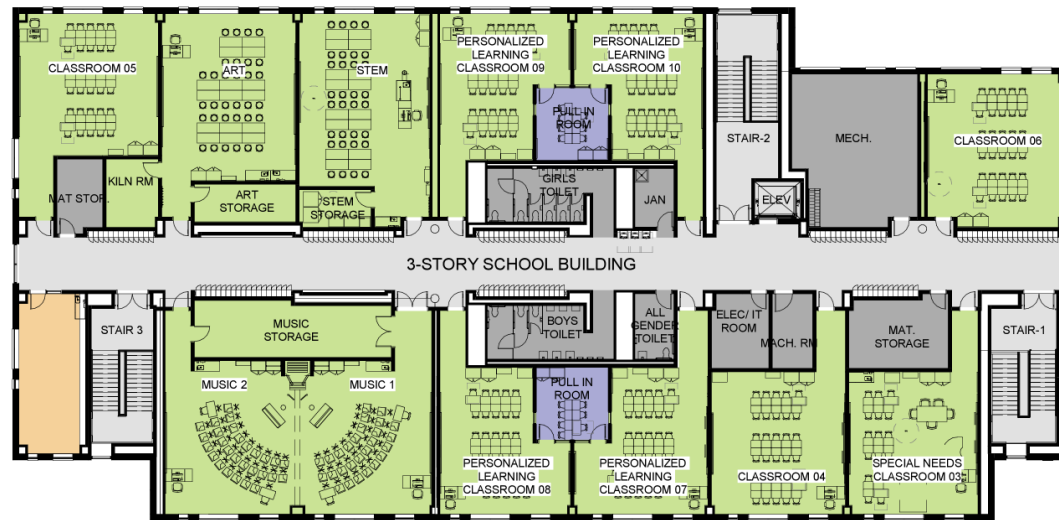
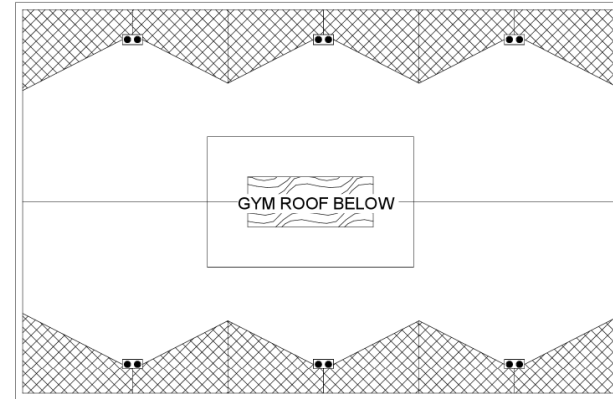
- CLASSROOMS
- CIRCULATION
- BUILDING SERVICES
- CPD FIELDHOUSE (NIC)
- AUXILIARY LEARNING SPACES
- STAFF / ADMIN



# SECOND FLOOR PLAN

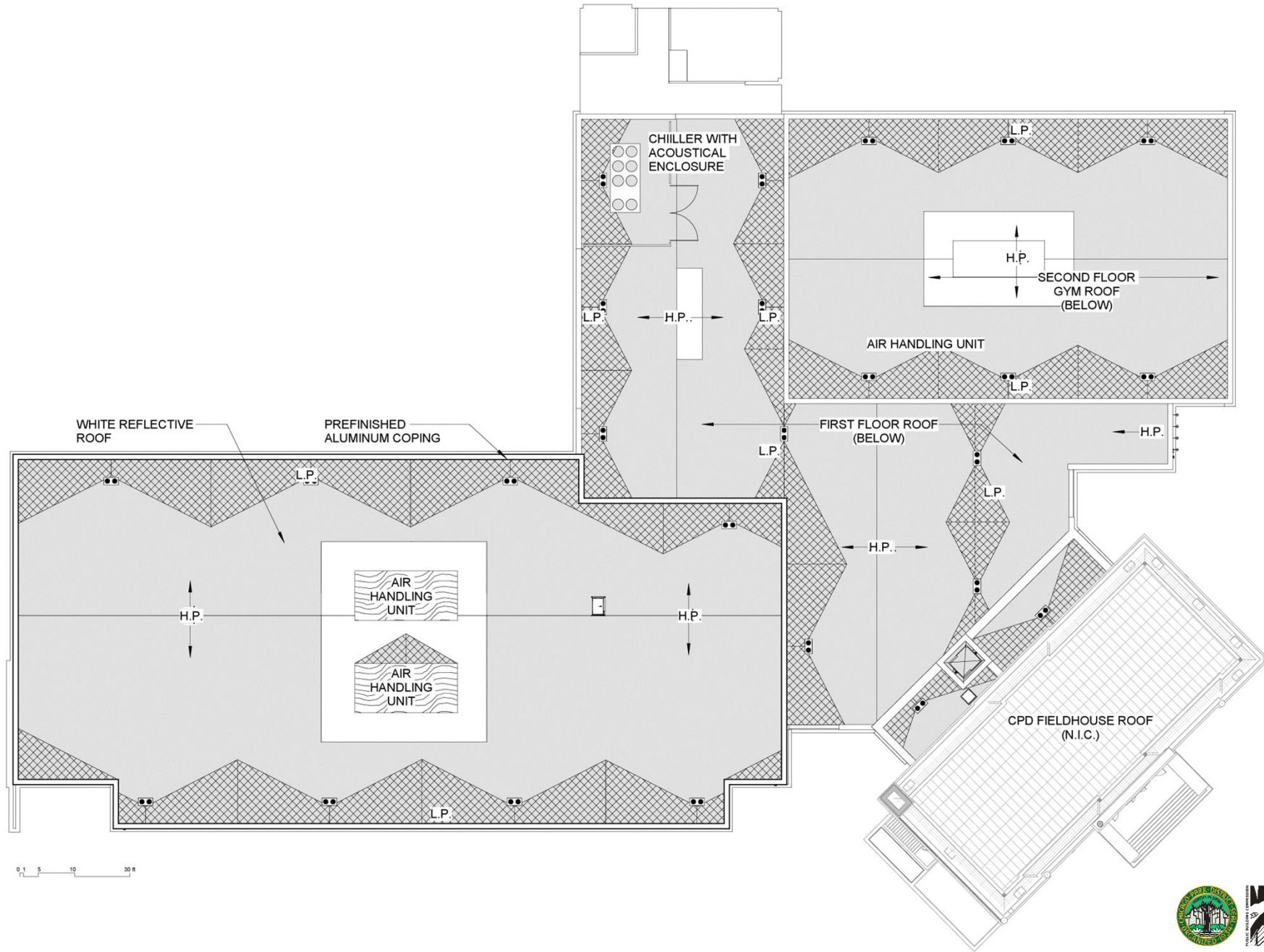
PLAN COLOR LEGEND:

- CLASSROOMS
- CIRCULATION
- BUILDING SERVICES
- AUXILIARY LEARNING SPACES
- STAFF / ADMIN

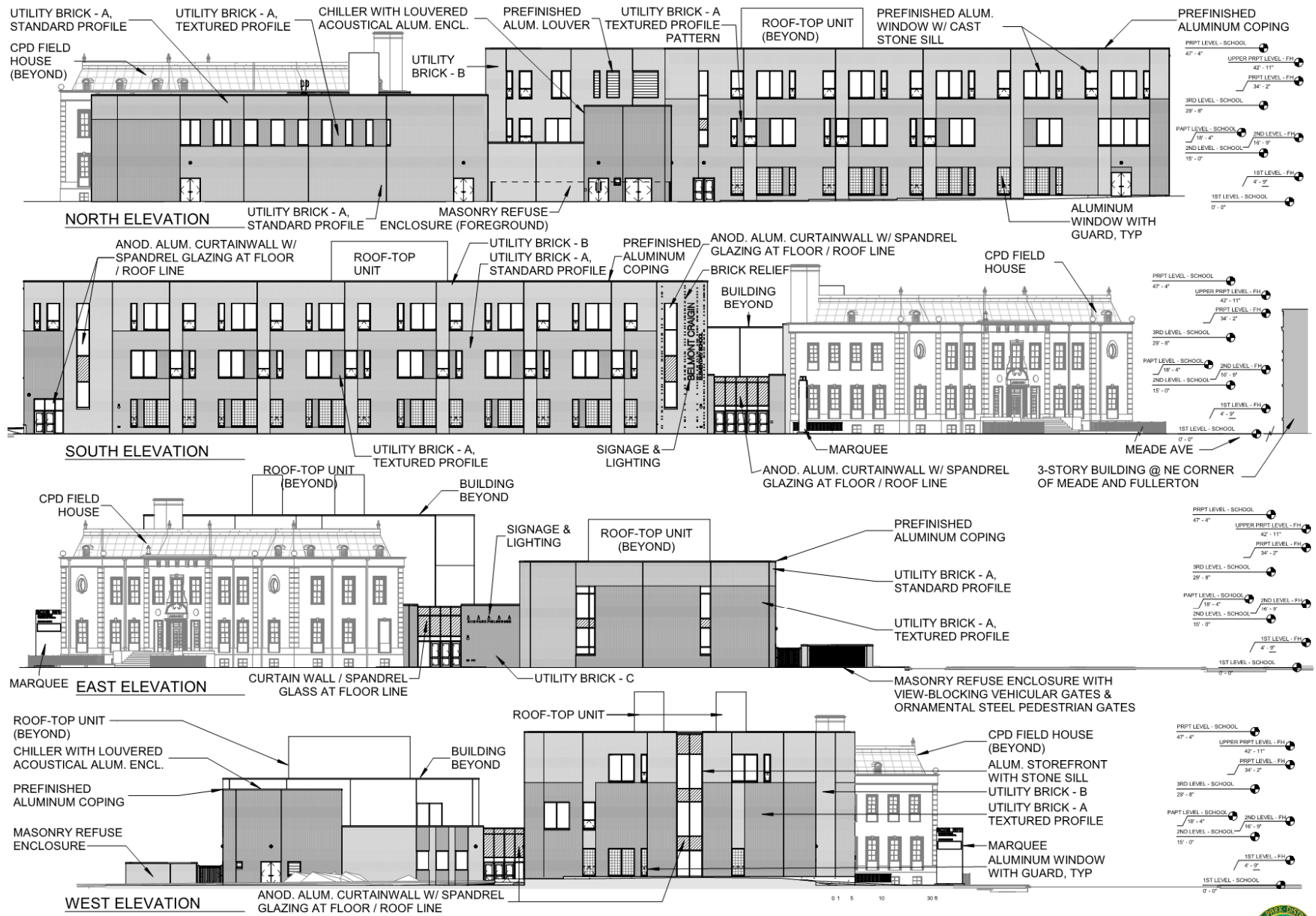


# THIRD FLOOR PLAN





# ROOF PLAN

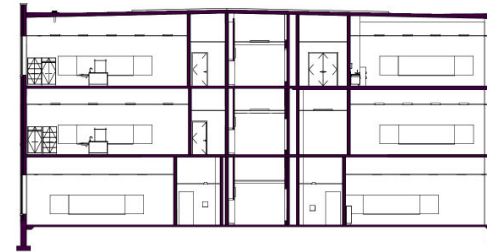


# BUILDING ELEVATIONS



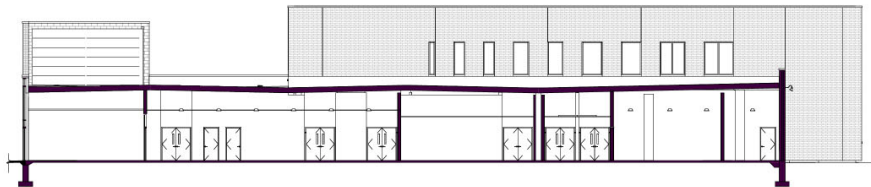


ACADEMIC WING BUILDING SECTION - EAST TO WEST

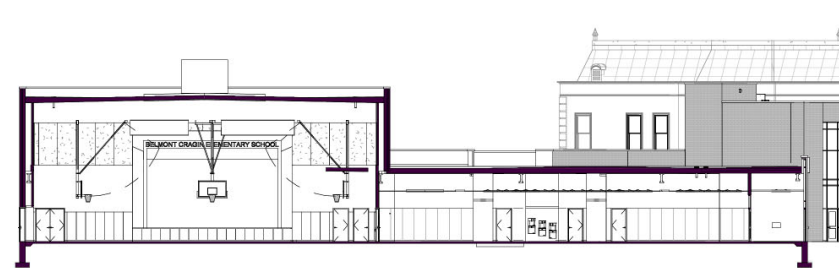


ACADEMIC WING BUILDING SECTION - NORTH TO SOUTH

- PRPT LEVEL - SCHOOL 47'-4"
- UPPER PRPT LEVEL - FH 42'-11"
- PRPT LEVEL - FH 34'-2"
- 3RD LEVEL - SCHOOL 29'-8"
- PAPT LEVEL - SCHOOL 18'-4"
- 2ND LEVEL - SCHOOL 15'-0"
- 2ND LEVEL - FH 16'-9"
- 1ST LEVEL - FH 4'-9"
- 1ST LEVEL - SCHOOL 0'-0"



LOW ROOF BUILDING SECTION - EAST TO WEST LOOKING NORTH

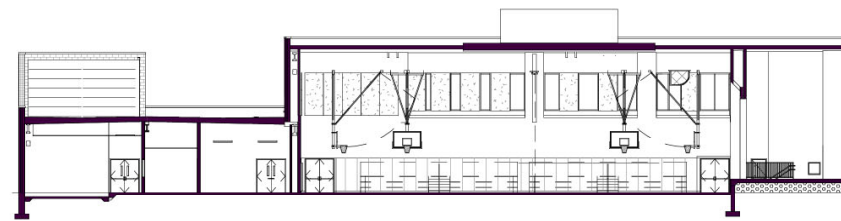


GYMNATORIUM BUILDING SECTION - NORTH TO SOUTH

- PRPT LEVEL - SCHOOL 47'-4"
- UPPER PRPT LEVEL - FH 42'-11"
- PRPT LEVEL - FH 34'-2"
- 3RD LEVEL - SCHOOL 29'-8"
- PAPT LEVEL - SCHOOL 18'-4"
- 2ND LEVEL - SCHOOL 15'-0"
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LOW ROOF BUILDING SECTION - EAST TO WEST LOOKING SOUTH



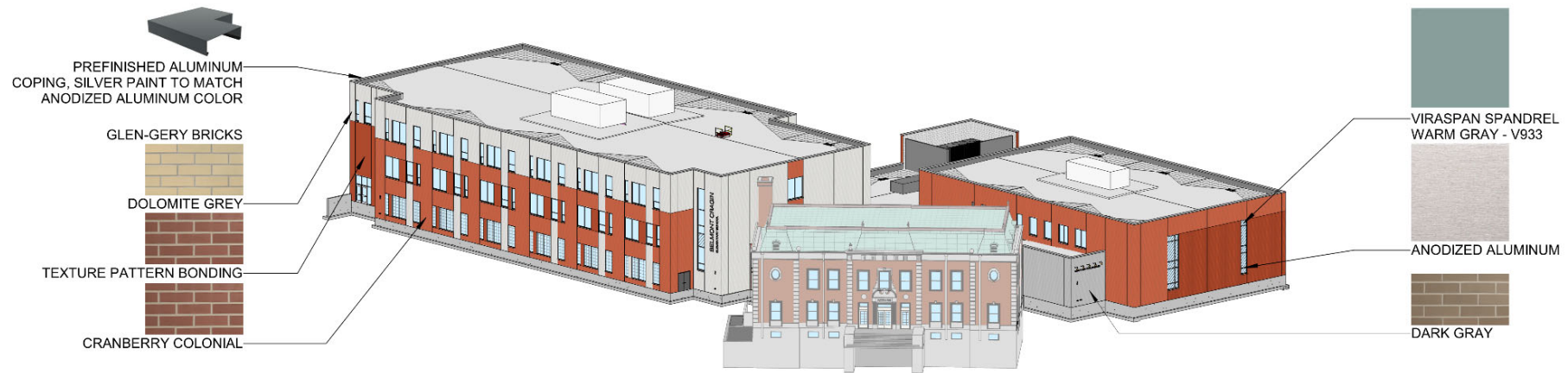
GYMNATORIUM BUILDING SECTION - E. TO W. LOOKING NORTH

- PRPT LEVEL - SCHOOL 47'-4"
- UPPER PRPT LEVEL - FH 42'-11"
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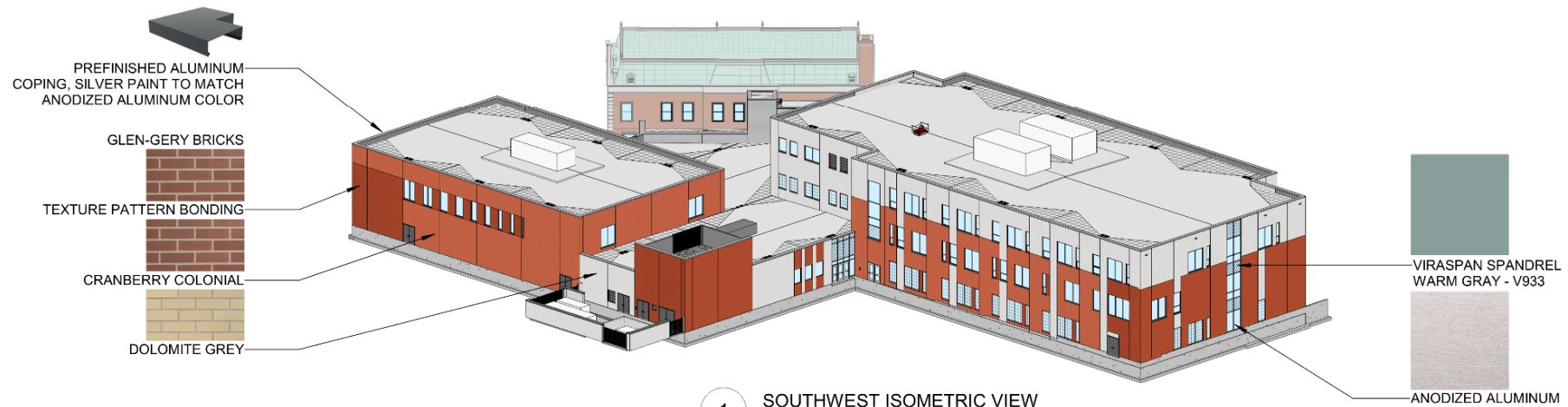


FORMA ARCHITECTURE

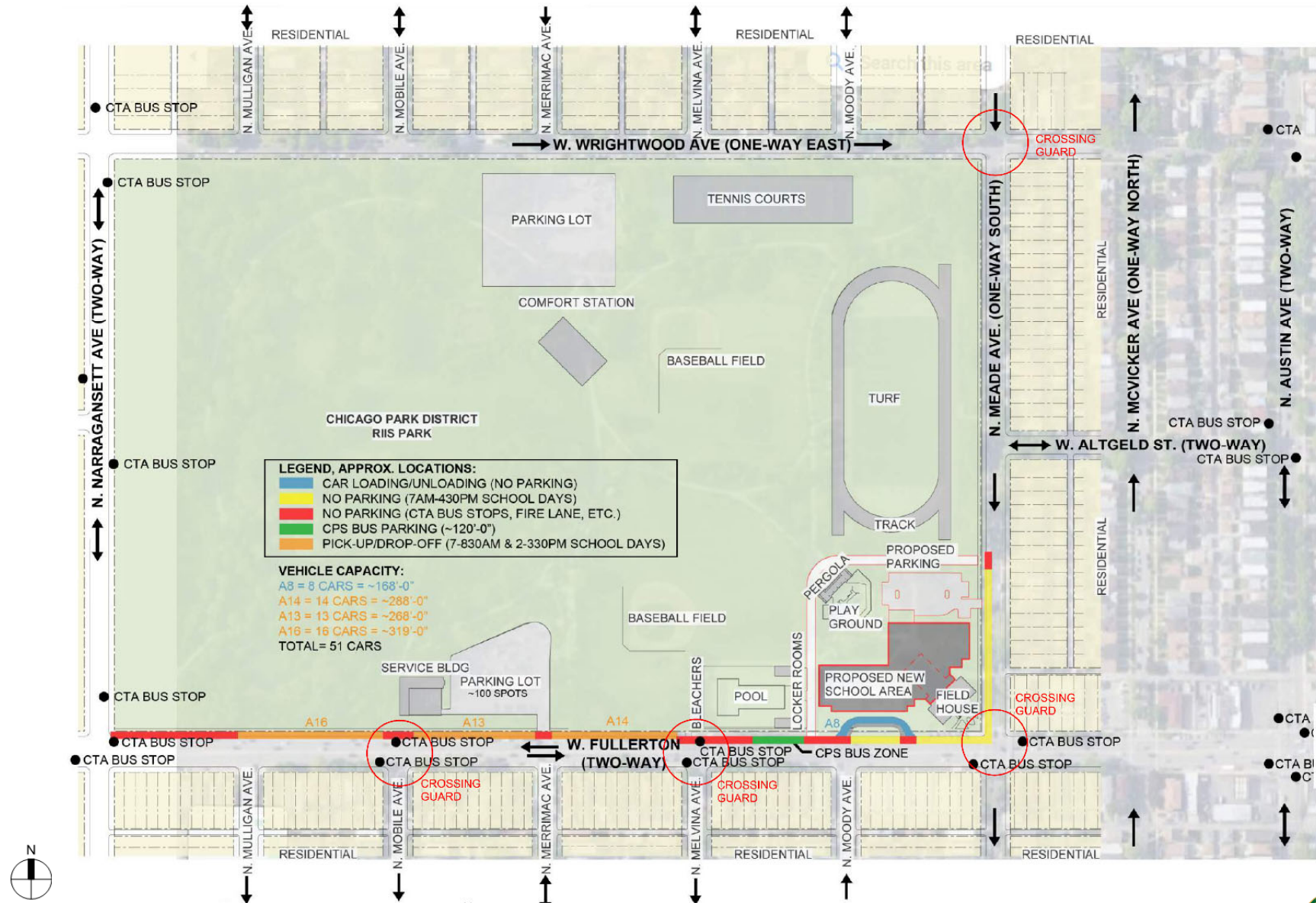
# BUILDING SECTIONS



2 SOUTHEAST ISOMETRIC VIEW  
NTS



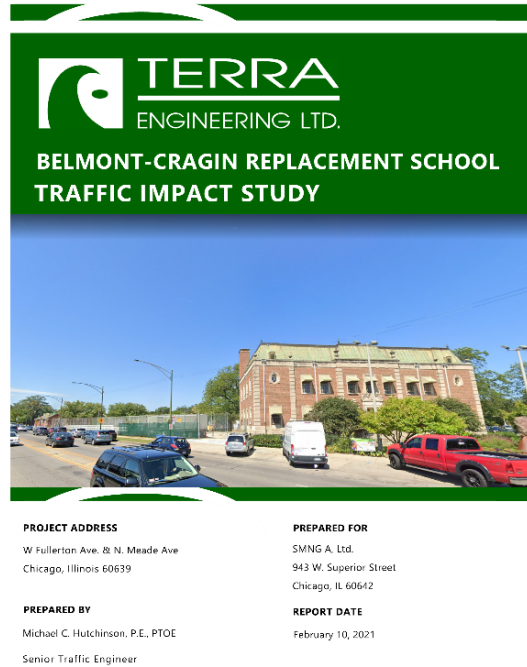
1 SOUTHWEST ISOMETRIC VIEW  
NTS



# TRANSPORTATION, TRAFFIC, AND PARKING

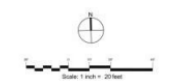
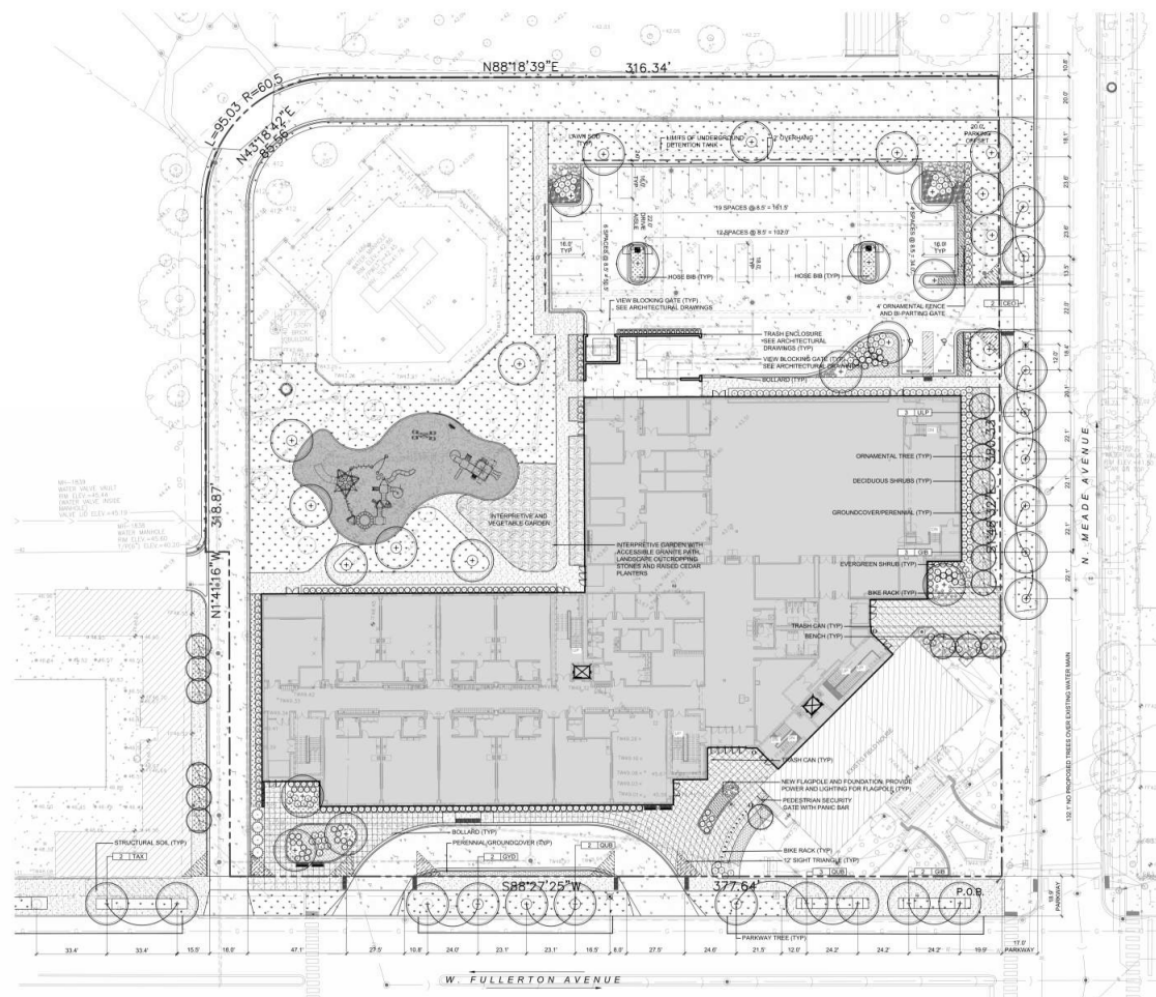


# Traffic Study Mitigation

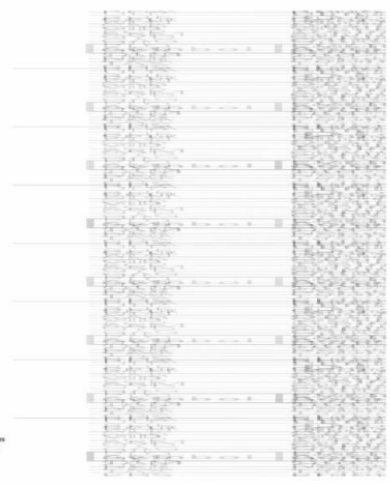


- Drop-off and Pick-up along Fullerton Avenue will require staffing to maintain traffic flow
- The loop driveway to be staffed to expedite loading and unloading of students
- Extended drop-off and pick-up periods needed to accommodate traffic flows
- Expanding no-parking zones from existing is required to create open spaces for curb access
- The traffic report is based on the current enrollment at the existing location





- LEGEND:**
- PROPERTY LINE
  - EXISTING TREE TO REMAIN
  - BUILDING
  - WALL
  - CONCRETE PAVEMENT AND BASE
  - ▨ CONCRETE WALK AND BASE
  - ▩ POWDER IN PLACE PLAYING SURFACE
  - ORNAMENTAL FENCE
  - ..... BIKE RACKS
  - ▭ TRASH RECEPTACLE
  - BENCH
  - SHADE TREE
  - ORNAMENTAL TREE
  - DECIDUOUS SHRUBS
  - EVERGREEN SHRUBS
  - ORNAMENTAL GRASSES
  - ▨ LAWN SOO
  - ▨ PERENNIAL / GROUNDCOVER AREAS
  - ▨ 12' X 12' RIGHT TRIANGLE NO GROWTH OVER 12' WITHIN TRIANGLE



**1 OVERALL LANDSCAPE PLAN**  
SCALE: 1"=20'



**Landscape Ordinance Analysis**

Parkway Trees Required	28	Trees required
Existing Parkway Trees	4	
Proposed Parkway Trees	30	
<b>TOTAL PARKWAY TREES PROVIDED</b>	<b>24</b>	<b>Trees provided</b>

Note: The number of proposed trees provided is less than the number of trees required due to locations of existing trees and required tree placement for light poles, driveway and sidewalks. Required parkway tree quantity only includes R.O.W adjacent to project address.

**SWORN STATEMENTS:**

The undersigned acknowledges the landscape planting shown on the landscape plan for the property at:  
**(INSERT STREET ADDRESS HERE), Chicago, Illinois**

To the best of the undersigned applicant's knowledge has been designed and will be installed, maintained, and replaced as required, by current and subsequent owners in accordance with the requirements of Chapter 32 of the Chicago Municipal Code, the landscaping standards of the Chicago Zoning Ordinance, and the "Guide to the Chicago Landscape Ordinance."

Existing parkway and on-site interior trees are to be protected while project is under construction and will be replaced by current and subsequent owner if damaged.

Owner's Name and Signature \_\_\_\_\_

The undersigned LANDSCAPE ARCHITECT, registered in the State of Illinois, acknowledges that the landscape planting plan and construction details shown on the attached landscape plans for the property at:  
**(INSERT STREET ADDRESS HERE), Chicago, Illinois**

has been designed in accordance with the requirements of Title 10, Chapter 32 of the Chicago Municipal Code, the landscaping standards of the Chicago Zoning Ordinance, and the Guide to the Chicago Landscape Ordinance.

**#157-000106**  
exp. 03/21

Karen Graham FASLA, P.L.A.  
TERMA Engineering Ltd.  
225 W. Ohio Street, Fourth Floor  
Chicago, Illinois 60610  
ph: 312.467.0123

Estimated time of planting: June 15, 2022



# OPEN SPACE + LANDSCAPING





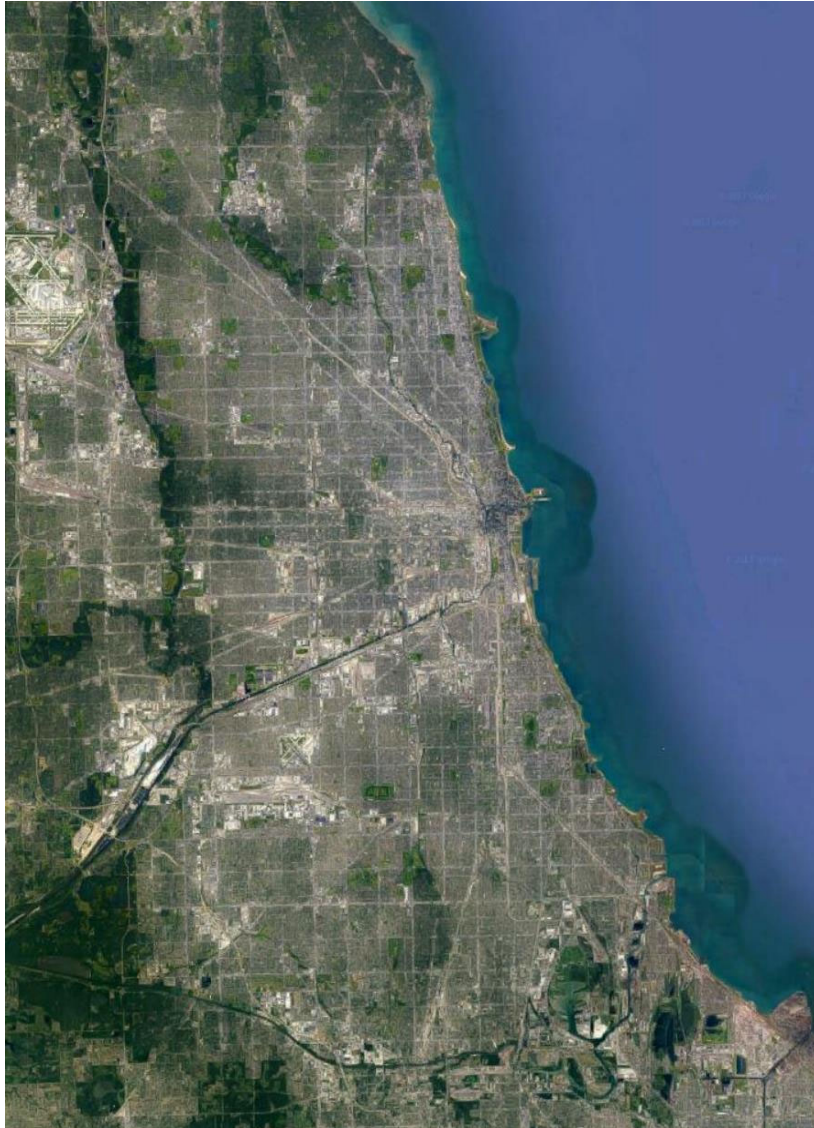


# Stormwater Compliance Strategy

- The City of Chicago has two major components to storing, treating, and releasing stormwater. Rate control and Volume control.
  - The rate control storage requirement for the Belmont Cragin Project is 40,000 Cubic Feet.
    - This project will meet this requirement by a series of Best Management Practices (BMP) at the playground and a subsurface detention system at the parking lot.
  - The storage volume control requirement of the Belmont Cragin Project is 3,700 cubic feet.
    - This project will meet this requirement by capturing the first ½” of rain fall and storing it in a BMP at the playground.
    - BMPs for this project will consist of subsurface aggregate to filtrate stormwater runoff before entering into the City’s sewer system.
- The project meets LEED requirements for Outdoor Water Use Reduction, Indoor Water Use Reduction, and Water Metering



# MBE, WBE and Local City Resident Equitable Participation



- Project is subject to section 2-92-586 authorizing Minority and Women-Owned Business Enterprise project specific goals
- The applicant anticipates achieving the following:
  - 26% MBE
  - 6% WBE
  - 50% of hours worked by City of Chicago
- Based on the forecasted total direct/indirect project costs, the estimated Full Time Equivalent [FTE] jobs created will be 149, including [122] construction and [27] non-construction [professional services] jobs.





# **DPD Recommendations (staff to complete)**