



City of Chicago



SO2022-3877

Office of the City Clerk
Document Tracking Sheet

Meeting Date: 12/14/2022
Sponsor(s): Misc. Transmittal
Type: Ordinance
Title: Zoning Reclassification Map No. 2-L at 5049-5133 W
Harrison St, 601-629 S Laramie Ave, 5000-5132 W Flournoy
St and 610-628 S Lavergne Ave - App No. 22038
Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE ORDINANCE

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the M1-2 Limited Manufacturing/Business Park District and RT-4 Residential Two Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 2-L in the area bounded by:

West Harrison Street; a line 935.83 feet east of and parallel to South Laramie Avenue; a line 102 feet south of and parallel to West Harrison Street; South Lavergne Avenue; West Flournoy Street; and South Laramie Avenue

to those of an B3-1 Community Shopping District which is hereby established in the area above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the B3-1 Community Shopping District symbols and indications as shown on Map Number 2-L in the area bounded by:

West Harrison Street; a line 935.83 feet east of and parallel to South Laramie Avenue; a line 102 feet south of and parallel to West Harrison Street; South Lavergne Avenue; West Flournoy Street; and South Laramie Avenue

To those of an Institutional Planned Development which is hereby established in the area above described, subject to such Use and Bulk Regulations 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 full force and effect from and after its passage and due publication.

Applicant: Chicago Board of Education for the City of Chicago
Address: 5049-5133 W. Harrison Street; 601-629 S. Laramie Avenue; 5000-5132 W. Flournoy Street, 609-628 S Lavergne Avenue
Introduced: October 26, 2022
Plan Commission: [] , 2022

*Institutional Planned Development Number _____
Plan Of Development Statements.*

1. The area delineated herein as an Institutional Planned Development # _____ consists of approximately 381,443 square feet (8.76 acres) net site area which is depicted on the attached Planned Development Boundary and Property Line Map.
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, assign or grantees.

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

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Planning and Development (DPD) 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.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by 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:

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Introduced:	December 14, 2022
Plan Commission:	April 20, 2023

Full width of street

Full width of alleys

Curb and gutter

Pavement markings

Sidewalks

ADA crosswalk ramps

Parkway & landscaping

The Perimeter Restoration Agreement was executed prior to any CDOT and Planned Development Part II review permitting. The Agreement reflects 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 planned development consists of fifteen (15) statements; a Bulk Regulations and Data Table; and an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site/Landscape Plan; and Building Elevations prepared by EVA Design and Engineering, LLC, dated October 26, 2022. Full-size sets of the Site/Landscape Plan and Building Elevations are on file with the DPD. The planned development is applicable to the area delineated herein and these and no other zoning controls shall apply. In any instance where a provision of the 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 uses permitted within the area delineated herein as "Institutional Planned Development # _____," shall be educational and recreational facilities, offices, accessory and non-accessory parking, and related uses incidental thereto.

6. On-Premise signs, including renovating the existing freestanding sign to include a dynamic image display, and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the DPD. Off-Premise signs are prohibited within the boundary of the Planned Development.

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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 Net Site Area of 381,843 square feet.

9. The Site and Landscape Plans 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 DPD. 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, Environment and Buildings, under Section 13-32-125 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. 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.

13. 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. Any new construction must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the DPD.

14. 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. If the project 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

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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.

15. Unless substantial construction has commenced within six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire and automatically revert back to an RT-4 Residential Two Flat, Townhouse and Multi-Unit District.

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Bulk Regulations and Data Table referred to in these Plan of Development
Statements reads as follows:

**Institutional Planned Development Number _____
Planned of Development Bulk Regulations and Data Table.**

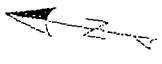
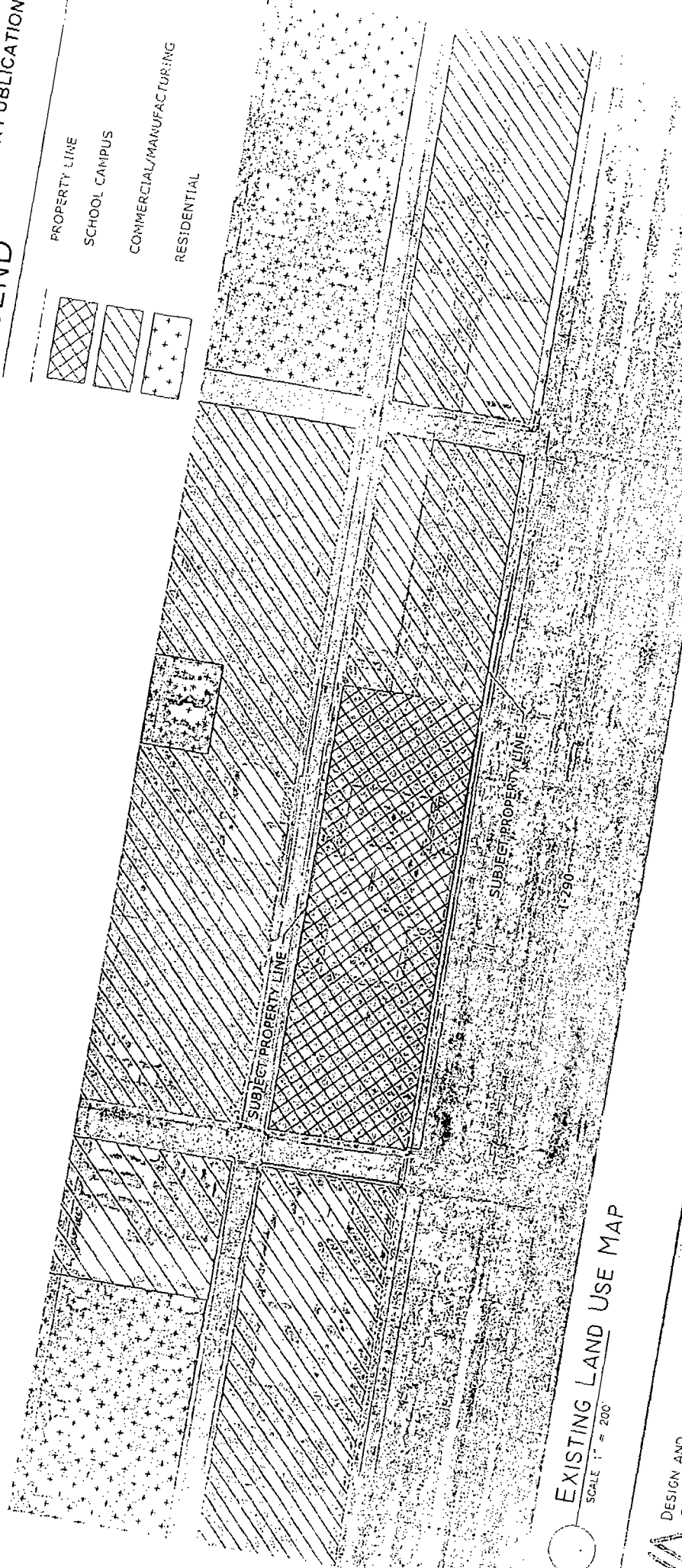
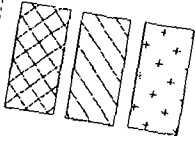
Gross Site Area (479,012.26 square feet/ 11 acres) = Net Site Area (381,443 square feet/8.76 acres) + Area Remaining in Public Right-of-Way (97,569.26 square feet/ 2.24 acres)

Net Site Area:	381,443 square feet (8.76 acres)
Maximum Permitted F.A.R. for Net Site Area:	1.2
Minimum Number of Off-Street Parking Spaces:	56
Minimum Number of Off-Street Loading Spaces:	1
Maximum Building Height:	50'
Minimum Setbacks:	As per the Site/Landscape Plan

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FINAL FOR PUBLICATION
LEGEND

- PROPERTY LINE
- SCHOOL CAMPUS
- COMMERCIAL/MANUFACTURING
- RESIDENTIAL



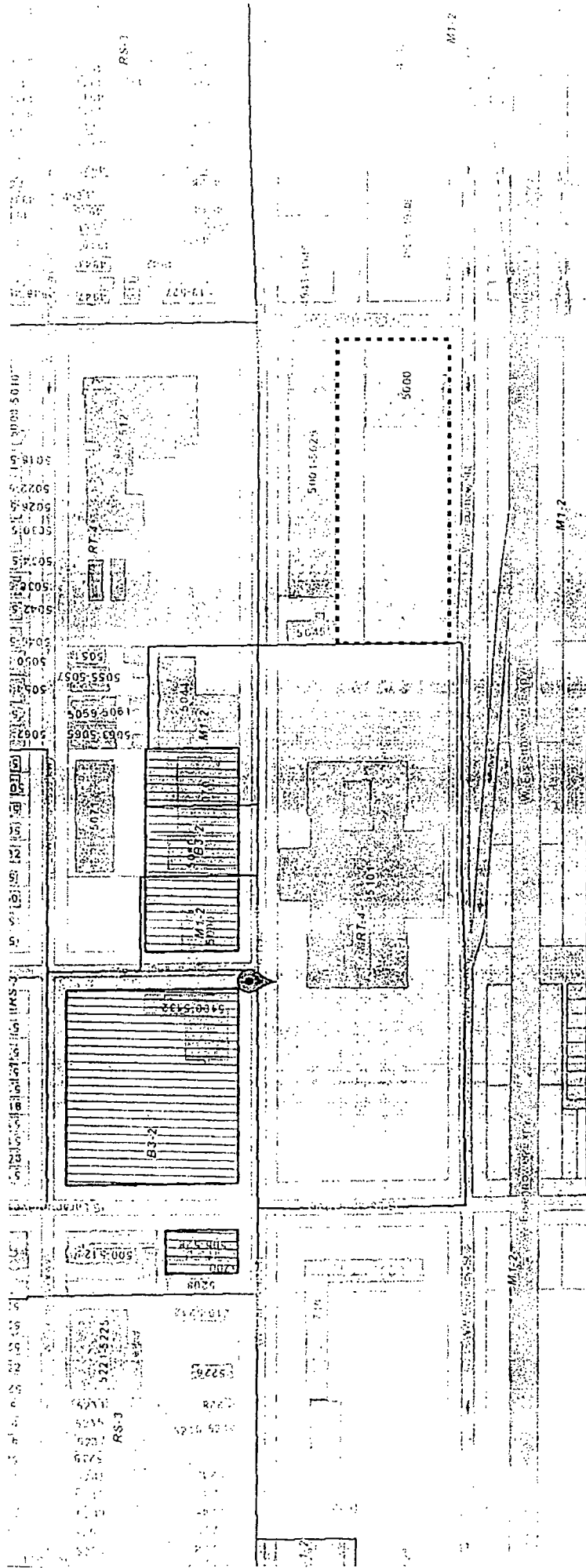
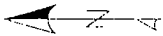
DATE 04/30/2013

EXISTING LAND USE MAP
SCALE 1" = 200'

INSTITUTIONAL PLANNED DEVELOPMENT: MICHELE CLARK ACADEMIC PREP MAGNET HIGH SCHOOL
APPLICANT CHICAGO PUBLIC SCHOOLS
ADDRESS 5101 W HARRISON STREET, CHICAGO IL 60644

MA DESIGN AND
ENGINEERING, LLC
LANDSCAPE ARCHITECTURE
WWW.EVA-ENG.COM

pamelaself



EXISTING ZONING MAP

SCALE: N.T.S.

DATE: 03/20/2023

INSTITUTIONAL PLANNED DEVELOPMENT: MICHELE CLARK ACADEMIC PREP MAGNET HIGH SCHOOL

APPLICANT: CHICAGO PUBLIC SCHOOLS

ADDRESS: 5101 W. HARRISON STREET, CHICAGO IL 60644

LANDSCAPE ARCHITECTURE

pamelaseif

DESIGN AND ENGINEERING, LLC

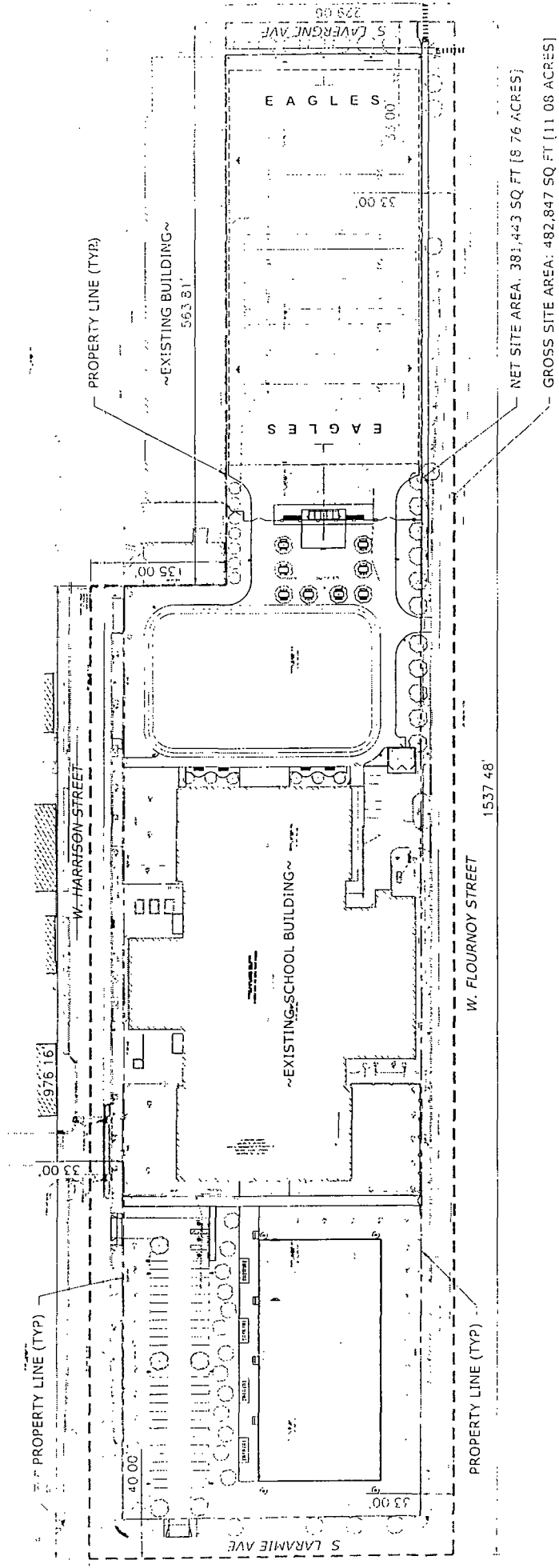
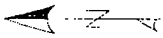
3000 N. STATE ST. CHICAGO, IL 60647
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FINAL FOR PUBLICATION

LEGEND

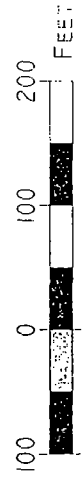
— PROPERTY LINE

- - - PLANNED DEVELOPMENT BOUNDARY



PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

SCALE: 1" = 100'



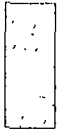




**DESIGN AND
ENGINEERING, LLC**
2025 CO. OF ILL. AND PEACHBLOOM, ILL.
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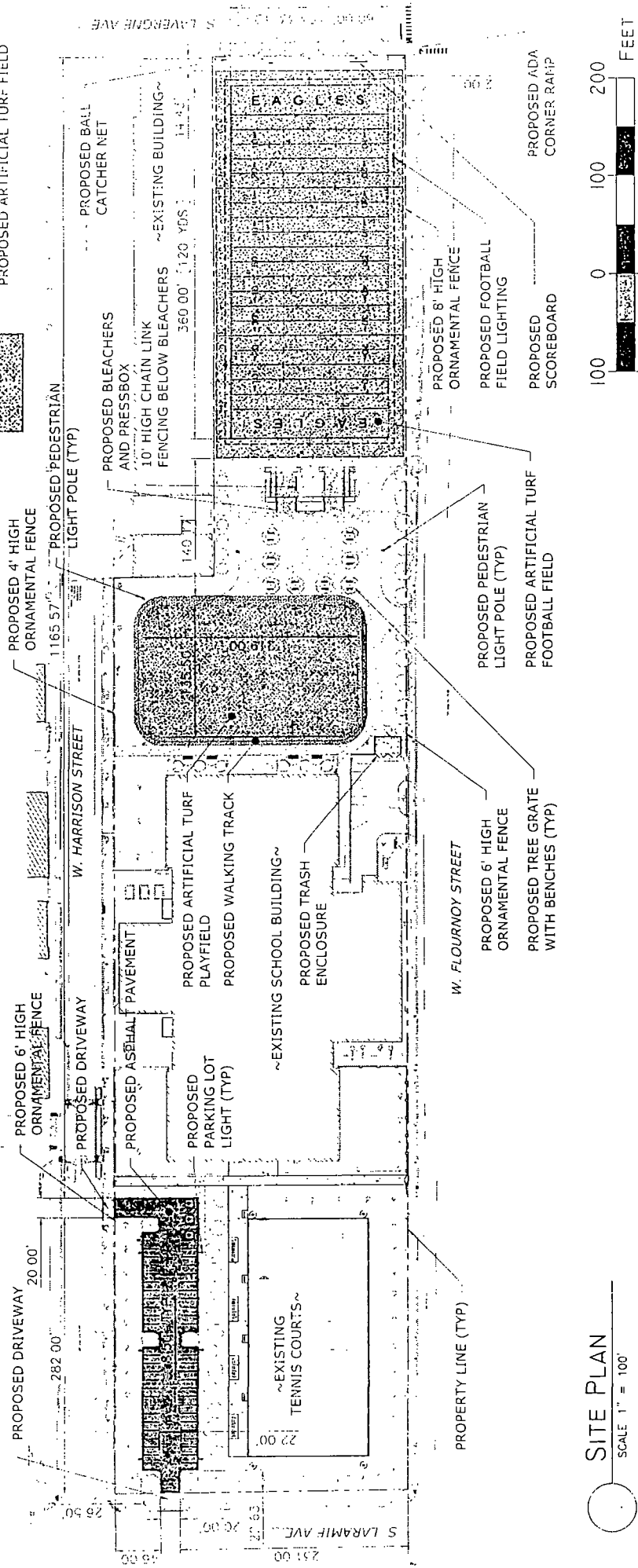
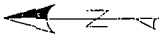
LANDSCAPE
ARCHITECTURE
pamelaself

INSTITUTIONAL PLANNED DEVELOPMENT: MICHELE CLARK ACADEMIC PREP MAGNET HIGH SCHOOL
 APPLICANT CHICAGO PUBLIC SCHOOLS
 ADDRESS: 5101 W. HARRISON STREET, CHICAGO IL 60644

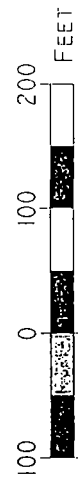
DATE: 06/20/2025

LEGEND

-  PROPOSED CONCRETE PAVEMENT
-  PROPOSED CONCRETE WALKWAY
-  PROPOSED ASPHALT PAVEMENT
-  PROPOSED ARTIFICIAL TURF FIELD



SITE PLAN
SCALE 1" = 100'



DATE 04/20/2023

INSTITUTIONAL PLANNED DEVELOPMENT: MICHELE CLARK ACADEMIC PREP MAGNET HIGH SCHOOL

LANDSCAPE ARCHITECTURE

pamelaself

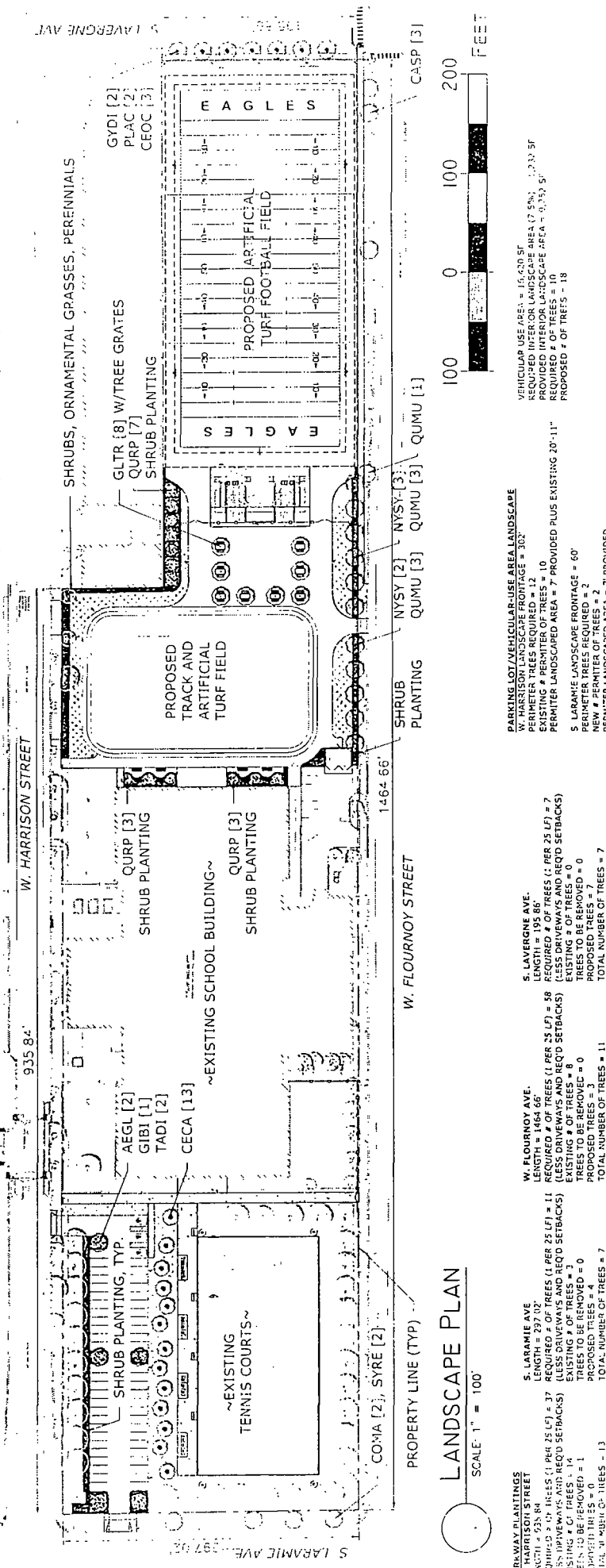
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APPLICANT CHICAGO PUBLIC SCHOOLS
ADDRESS 5101 W HARRISON STREET, CHICAGO IL 60644

LEGEND

- EXISTING TREE TO REMAIN
- PROPOSED TREE
- PROPOSED PLANTING AREA
- PROPOSED TURF GRASS AREA

Abbrev	Botanic Name	Common Name	Qty	Size	Cont.	Spacing	Notes
TREES	CECA [13]	CECOTIA	13	18"	10"	10"	
TREES	GIBI [11]	GIBBERNA	11	18"	10"	10"	
TREES	AEGL [2]	AEGLE	2	18"	10"	10"	
TREES	TADI [2]	TADIUM	2	18"	10"	10"	
TREES	SYRE [2]	SYRINGA	2	18"	10"	10"	
TREES	QURP [3]	QURP	3	18"	10"	10"	
TREES	GLTR [8]	GLTR	8	18"	10"	10"	
TREES	NYSY [2]	NYSY	2	18"	10"	10"	
TREES	QUMU [3]	QUMU	3	18"	10"	10"	
TREES	CASP [3]	CASP	3	18"	10"	10"	
PERENNIALS	GLTR [8]	GLTR	8	18"	10"	10"	
PERENNIALS	QURP [3]	QURP	3	18"	10"	10"	
PERENNIALS	GLTR [8]	GLTR	8	18"	10"	10"	
PERENNIALS	QURP [3]	QURP	3	18"	10"	10"	



VEHICULAR USE AREA = 15,630 SF
 REQUIRED INTERIOR LANDSCAPE AREA (7.5%) = 1,172 SF
 PROVIDED INTERIOR LANDSCAPE AREA = 9,150 SF
 REQUIRED # OF TREES = 10
 PROPOSED # OF TREES = 18

PARKING LOT / VEHICULAR USE AREA LANDSCAPE
 W. HARRISON STREET FRONTAGE = 302'
 PERIMETER TREES REQUIRED = 12
 EXISTING # PERIMETER OF TREES = 10
 PERMITTED LANDSCAPED AREA = 7' PROVIDED PLUS EXISTING 20'-11"
 S. LARAMIE LANDSCAPE FRONTAGE = 60'
 PERIMETER TREES REQUIRED = 2
 EXISTING # PERIMETER OF TREES = 2
 NEW # PERIMETER OF TREES = 7
 PERMITTED LANDSCAPED AREA = 7' PROVIDED

W. FLOURNOY AVE.
 LENGTH = 1464.66'
 (LESS DRIVEWAYS AND REQ'D SETBACKS)
 EXISTING # OF TREES = 8
 TREES TO BE REMOVED = 0
 PROPOSED TREES = 7
 TOTAL NUMBER OF TREES = 7

S. LARAMIE AVE.
 LENGTH = 1464.66'
 (LESS DRIVEWAYS AND REQ'D SETBACKS)
 EXISTING # OF TREES = 3
 TREES TO BE REMOVED = 0
 PROPOSED TREES = 4
 TOTAL NUMBER OF TREES = 7

W. HARRISON STREET
 LENGTH = 935.84'
 (LESS DRIVEWAYS AND REQ'D SETBACKS)
 EXISTING # OF TREES = 14
 TREES TO BE REMOVED = 1
 PROPOSED TREES = 0
 TOTAL # TREES = 13

DATE: 04/26/2023

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APPLICANT CHICAGO PUBLIC SCHOOLS

ADDRESS 5101 W HARRISON STREET, CHICAGO IL 60644

LANDSCAPE ARCHITECTURE
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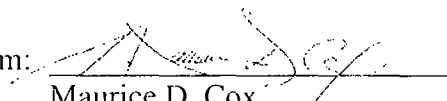
DESIGN AND ENGINEERING, LLC
 WWW.EVA-ENG.COM



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

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

From: 
Maurice D. Cox
Chicago Plan Commission

Date: April 20, 2023

Re: Proposed rezoning and Institutional Planned Development for the property generally located at 5101 W. Harrison Street

On April 20, 2023, the Chicago Plan Commission recommended approval of the Zoning Map Amendment submitted by the Chicago Board of Education. A copy of the proposed Zoning Map Amendment is attached. I would appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, Bureau of Zoning and Land Use recommendation and a copy of the resolution. If you have any questions in this regard, please do not hesitate to contact the project manager, Brian Hacker, at 312-744-7217.

Cc: Noah Szafraniec
PD Master File (Original PD, copy of memo)