



City of Chicago



O2014-2350

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 4/2/2014

Sponsor(s): City Clerk (transmitted by)

Type: Ordinance

Title: Zoning Reclassification App No. 18013 at 2651 W
Washington Blvd, 2633-2673 W Washington Blvd, 36-58 N
Talman Ave, 2632-2672 W Warren Blvd and 35-55 N
Washtenaw Ave

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

ORDINANCE

SECTION 1. Title of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the RT-4 Two flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 1-I in the area bounded by

West Washington Boulevard; North Talman Avenue; West Warren Boulevard;
and North Washtenaw Avenue

To those of a C1-2 Commercial Neighborhood District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 2651 West Washington Boulevard (2633-73 West
Washington Boulevard; 36-58 N. Talman Avenue; 2632-72
West Warren Boulevard; and 35-55 N. Washtenaw
Avenue)

18013

INTRO DHE:

APRIL 02, 2014

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
2651 W. Washington Boulevard; 2633-73 W. Washington Boulevard; 36-58 N. Talman Avenue;
2632-72 West Warren Boulevard; and 35-55 N. Washtenaw Avenue

2. Ward Number that property is located in: 27th Ward

3. APPLICANT Chicago Board of Education
ADDRESS 125 S. Clark Street
CITY Chicago STATE IL ZIP CODE 60603
PHONE 773-553-1000 CONTACT PERSON Grace Rappe

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 Public Building Commission of Chicago
ADDRESS 50 West Washington Street
CITY Chicago STATE IL ZIP CODE 60602
PHONE c/o 312-641-7144 CONTACT PERSON c/o Scott R. Borstein

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, Esq. / Neal & Leroy, LLC
ADDRESS 203 N. LaSalle Street, Suite 2300 CITY _____
CITY Chicago STATE IL ZIP CODE 60601
PHONE 312-641-7144 FAX 312-641-5137

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? February 18, 1997

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

No

9. Present Zoning District RT-4 Proposed Zoning District C1-2

10. Lot size in square feet (or dimensions) 246 x 420 (103,320 sq. ft.)

11. Current Use of the property Dodge Elementary School

12. Reason for rezoning the property The Applicant intends to convert the school to office use for CPS.

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 Applicant intends to convert the existing school building on the property to office space for CPS.

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

YES _____ NO X

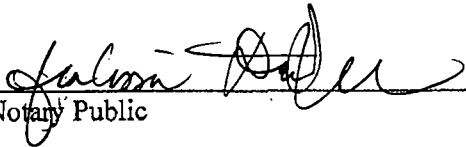
COUNTY OF COOK
STATE OF ILLINOIS

GRACE KUKUNSKI RAPPE, 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.

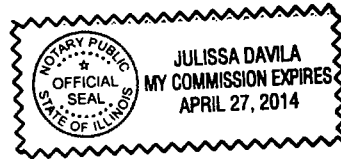


Signature of Applicant

Subscribed and Sworn to before me this
10 day of March, 2014.



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

AFFIDAVIT

Daniel Solis, Chairman
Committee on Zoning
Landmarks and Building Standards
121 N. LaSalle Street, Room 304
Chicago, Illinois 60602

APPLICANT: Chicago Board of Education

RE: 2651 West Washington Boulevard (Dodge Elementary School) (2633-73 W. Washington Boulevard; 36-58 N. Talman Avenue; 2632-72 West Warren Boulevard; and 35-55 N. Washtenaw Avenue)

Dear Chairman Solis:

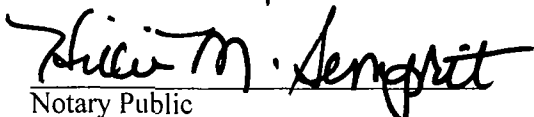
The undersigned, Scott R. Borstein, being first duly sworn on oath, deposes and states the following:

That the undersigned certifies that he has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance, Title 17 of the City of Chicago Municipal Code, by sending the attached notice by United States Postal Service First Class Mail, to the owners of all property within 250 feet, excluding the number of feet occupied by streets, alleys, public roads and other public ways in each direction of property to be rezoned, as determined by the most recent Cook County tax records of Cook County, commonly known as 2651 West Washington Boulevard, (2633-73 W. Washington Boulevard; 36-58 N. Talman Avenue; 2632-72 West Warren Boulevard; and 35-55 N. Washtenaw Avenue) Chicago, Illinois, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet; and that the notice contained the addresses of the subject property, a description of the nature, scope and purpose of the application or proposal; the name and address of the Applicant and owner of the property; the date the Applicant intends to file the application to rezone the Property (i.e. on April 2, 2014) that the applicant has made a bona fide effort to determine the addresses of parties to be notified under Section 17-13-0107-A of the Chicago Zoning Ordinance, that the Applicant certifies that the accompanying list of names and addresses of surrounding properties located within 250 feet of the subject property (excluding public roads, streets and alleys) is a complete list containing the names and last known addresses of the owners of the property required to be served, and that the Application has furnished, in addition, a list of the person so served.



Scott R. Borstein
Attorney for Applicant

SUBSCRIBED and SWORN to before me
this 26th day of March, 2014.



Notary Public

My Commission Expires: 05/08/17





DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

March 26, 2014

Daniel Solis, Chairman
Alderman, 25th Ward
Committee on Zoning
Landmarks and Building Standards
121 N. LaSalle St. - Room 304
Chicago, Illinois 60602

RE: Dodge Elementary School
Authorization for Zoning Amendment
2667 W. Washington Blvd.
PIN 16-22-422-001

Dear Chairman Solis:

The City of Chicago ("City") holds title to a portion of the Dodge Elementary School site located at the northwest corner of the school property ("Property") for the Chicago Board of Education. The Board of Education currently maintains the Property as open space.

The City hereby consents to and authorizes the filing by the Chicago Board of Education of any required Application for a Zoning Amendment under the Chicago Zoning Ordinance and other related materials necessary for the Property in connection with the conversion of the school to office use.

If you have any questions, please contact Scott R. Borstein at (312) 641-7144.

Very truly yours,

Assistant Commissioner
Department of Planning and Development

Cc: Scott R. Borstein, Esq.



Richard J. Daley Center
50 W. Washington Street
Room 200
Chicago, Illinois 60602
(312) 744-3090
Fax: (312) 744-8005
www.pbcchicago.com

Chairman
RAHM EMANUEL
Mayor
City of Chicago

Executive Director
ERIN LAVIN CABONARGI

March 26, 2014

Via Hand-Delivery

Daniel Solis, Chairman
Alderman, 25th Ward
Committee on Zoning
Landmarks and Building Standards
121 N. LaSalle St. - Room 304
Chicago, Illinois 60602

RE: Dodge Elementary School
Authorization for Zoning Amendment
2651 W. Washington Blvd.

Dear Chairman Solis:

The Public Building Commission of Chicago ("PBC") holds title to the Dodge Elementary School located at 2651 W. Washington Blvd ("Property") for the Chicago Board of Education. The Board of Education leases the Property from the PBC pursuant to a long term lease.

The PBC hereby consents to and authorizes the filing by the Chicago Board of Education of any required Application for a Zoning Amendment under the Chicago Zoning Ordinance and other related materials necessary to convert the Property to office use.

If you have any questions, please contact Scott R. Borstein at (312) 641-7144.

Warm Regards,

A handwritten signature in black ink, appearing to read "Erin Lavin Cabonargi". The signature is fluid and cursive, with a long horizontal line extending to the right.

Erin Lavin Cabonargi
Executive Director

cc: Scott R. Borstein, Esq.

GREMLEY & BIEDERMANN
 A Division of
PLCS Corporation
 PROFESSIONAL LAND SURVEYORS
 4525 NORTH ELM STREET, CHICAGO, IL 60630
 TEL: (773) 399-4302 FAX: (773) 399-4304 EMAIL: INFO@G&B.COM

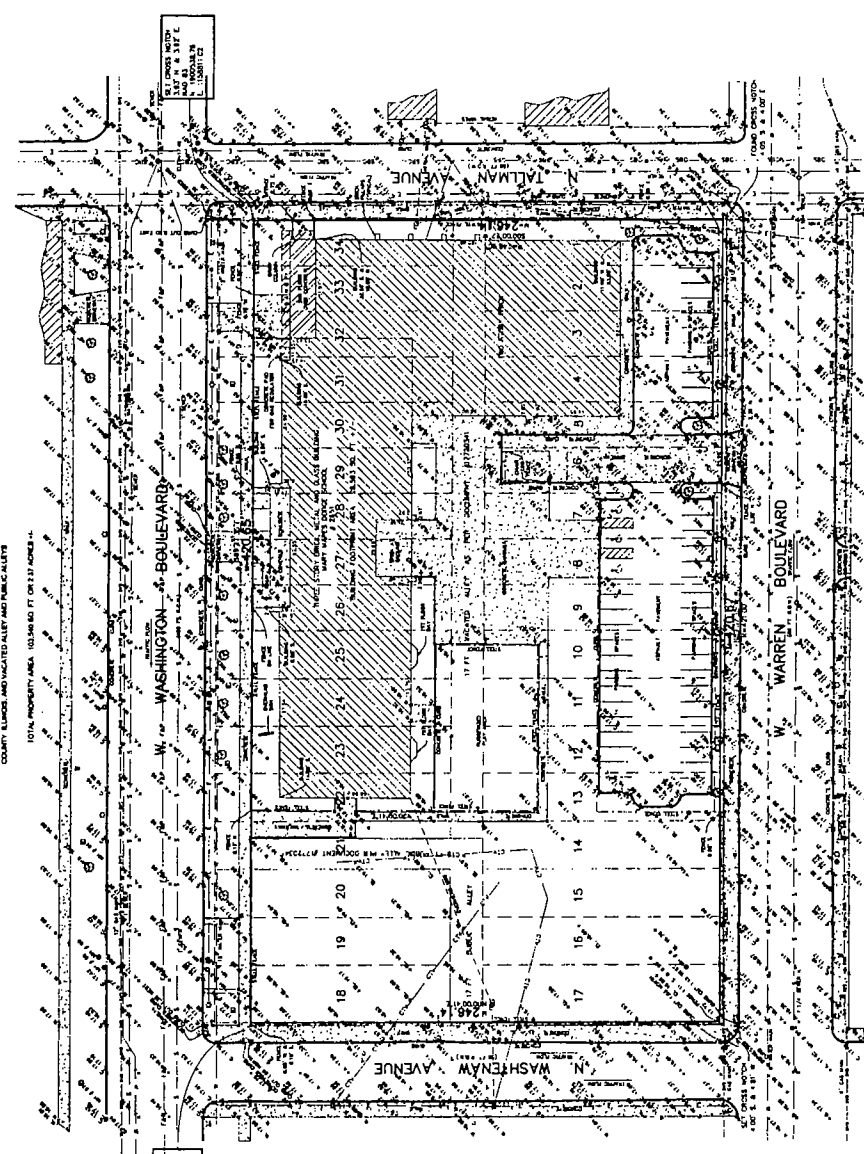
Plat of Survey

LOTS 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



LEGEND

1. ASH-FALL ELEVATION
2. WALL-TOP ELEVATION
3. FINISH FLOOR ELEVATION
4. GRADE ELEVATION
5. TOP OF FOUNDATION ELEVATION
6. FINISH ELEVATION (EFT)
7. GRADE ELEVATION



- Legend:**
- 1. Storm MB
 - 2. Storm Inlet
 - 3. Storm Inlet
 - 4. San Man
 - 5. San Pipe Out
 - 6. Water Valve Vault
 - 7. Water Man
 - 8. Water Electric Box
 - 9. Water Head Hole
 - 10. Water Meter
 - 11. Water Line Hydrant
 - 12. Telephone MH
 - 13. Telephone Pleistal
 - 14. Telephone Vault
 - 15. Public Telephone
 - 16. Communication Pedestal
 - 17. Utility Pole
 - 18. Electric Manhole
 - 19. Electric MH
 - 20. Electric Vault
 - 21. Electric Meter
 - 22. Electric Pad
 - 23. Electric Pedestal
 - 24. Electric Light Pole
 - 25. Electric Traffic Signal
 - 26. Electric Light Pole with Traffic Signal
 - 27. Electric Traffic Control Box
 - 28. Electric Traffic Vault
 - 29. Electric Ground Light
 - 30. Gas Valve Box
 - 31. Gas Valve Inlet
 - 32. Gas Meter
 - 33. Gas Valve
 - 34. Gas MH
 - 35. Gas Vault
 - 36. Cable TV Pedestal
 - 37. Tree - Deciduous
 - 38. Tree - Evergreen
 - 39. Pole-top Marker
 - 40. Sign Post
 - 41. Mail Box
 - 42. Bumper Post
 - 43. Guy Anchor
 - 44. Self Boring
 - 45. Unfinished Man-hole
 - 46. Aerial Spooler
 - 47. Hose Connection
 - 48. Fire Alarm
 - 49. Flag Pole

State of Illinois
 County of Cook
 Notary Public
 My Comm. Expires 12/31/2008
 I, Notary Public, do hereby certify that the above described property and the land shown therein is a correct representation of said survey conducted by a Professional Land Surveyor.
 Witness my hand and the seal of my office this 14th day of January, 2008.
 Notary Public
 [Signature]

NOTE ELEVATIONS SHOWN HEREON ARE AS OF JANUARY 14, 2008

Notes R, S, U devices "Record and measured" distances respectively.

Distances are measured in feet and decimal parts thereof. Corners of plates BEYOND building by same and of other report may be measured BEFORE, DURING or AFTER.

For each corner, bearing and distance are given in order to run in any direction and in any order.

No alterations shall be made to this instrument upon the job.

Survey was conducted by Gremsley & Biedermann, Inc. 2008. All Rights Reserved.

PROPERTY IS NOT WITHIN A LOCAL FLOOD HAZARD AREA AS SHOWN ON ZONE 1, FLOOD INSURANCE RATE MAP (FIRM) NUMBER 17031C0187, EFFECTIVE DATE NOVEMBER 8, 2005.

PLANS COMMUNITY PANEL NO. 17031C0187

PRIMARY BENCHMARK: # 44
 ELEVATION: 15.842

LOCATION: WESTERN AVENUE AND WASHINGTON BOULEVARD
 18 FEET NORTH OF NORTH SIDE OF W. WASHINGTON BOULEVARD

SECONDARY BENCHMARK: # 113
 ELEVATION: 15.841

CITY OF CHICAGO BENCHMARK # 1133
 ELEVATION: 15.841

MARKED OUT ON REVEALED CORNER OF STONE WATER TOWER AT SOUTHWEST CORNER OF 3 STORY BASEMENT STORY OF EACH BUILDING

REVISED SOUTH STREET NAMES (RS)
 AS PER CHICAGO PD 2011, 19108, (RS)

RECORDED MARCH 3, 2008 FOR RECORDED INC
 AS PER ORDER NO. 2008-12214 (RS)

REVISED JUNE 11, 2008 AS PER ORDER 2008-11198
 AS PER ORDER NO. 2008-12214 (RS)

ORDER BY: GREMLEY & BIEDERMANN
 PLCS CORPORATION
 4525 NORTH ELM STREET, CHICAGO, IL 60630
 TEL: (773) 399-4302 FAX: (773) 399-4304 EMAIL: INFO@G&B.COM

DATE: 01/14/08
 SCALE: 1" = 100' FT
 PAGE NO: 1 OF 1