



Office of the Chicago City  
Clerk



O2012-639

Office of the City Clerk

City Council Document Tracking Sheet

|                                 |   |
|---------------------------------|---|
| <b>Meeting Date:</b>            | 2/15/2012   |
| <b>Sponsor(s):</b>              | Mendoza, Susana A. (Clerk)                            |
| <b>Type:</b>                    | Ordinance   |
| <b>Title:</b>                   | Zoning Reclassification App No. 17433                 |
| <b>Committee(s) Assignment:</b> | Committee on Zoning, Landmarks and Building Standards |

## 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, is hereby amended by changing all of the M2-3 Light Industry District and PMD No. 11 (Planned Manufacturing District No. 11) symbols and indications as shown on Map No. 6-G in the area bounded by

The center line of the South Branch of the Chicago River; South Loomis Street; a line 495.47 feet southwest of and almost parallel to the west boundary line of South Loomis Street (as measured along the northwest boundary line of South Eleanor Street); South Eleanor Street; West Fuller Street; the center line of the Fork of the Chicago River (the center line of the south branch of the Chicago River),

**or the boundary as follows:**

A PARCEL OF LAND CONSISTING OF A PART OF LOT 3 AND A PART OF LOT 4, IN BLOCKS 7 AND 8 IN CANAL TRUSTEES SUBDIVISION OF THE BLOCKS IN THE SOUTH FRACTIONAL HALF OF SECTION 29-39-14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. SAID PARCEL OF LAND BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT 4 AND RUNNING THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 4, A DISTANCE OF 341 FEET; THENCE NORTHEASTERLY ALONG A STRAIGHT LINE, (THE EASTERLY TERMINUS OF WHICH IS THE NORTHWESTERLY CORNER OF LOT 1 IN SAID BLOCKS 7 AND 8, A DISTANCE OF 298.56 FEET TO THE POINT OF INTERSECTION OF SAID STRAIGHT LINE WHICH IS 298.11 FEET, MEASURED PERPENDICULARLY NORTHEASTERLY FROM AND PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 4, THENCE SOUTHEASTERLY ALONG SAID LAST DESCRIBED PARALLEL LINE, A DISTANCE OF 329.89 FEET OT ITS INTERSECTION WITH THE SOUTHEASTERLY LINE OF SAID LOT 3; AND THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOTS 3 AND 4, A DISTANCE OF 298.16 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

LOT 5 (EXCEPT THAT PART TAKEN FOR WIDENING OF THE CHICAGO RIVER BY CONDEMNATION PROCEEDINGS HAD IN DISTRICT COURT OF THE UNITED STATES OF AMERICA AS CASE 9535); AND

THAT PART OF LOT 6 LYING EASTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTHERLY SIDE OF SAID LOT 6, DISTANCE 231.5 FEET FROM THE NORTHERLY SIDE OF ELEANOR STREET; THENCE SOUTHWESTERLY TO A POINT ON THE SOUTHERLY SIDE OF SAID LOT 6, DISTANT 134.3 FEET FROM THE NORTHERLY SIDE OF ELEANOR STREET (BEING ALL OF SAID LOT 6 LYING EAST OF THE PRESENT GOVERNMENT DOCK LINE); AND

LOT 7 (EXCEPT THAT PART CONVEYED TO CITY OF CHICAGO FOR STRAIGHTENING THE CHICAGO RIVER AND EXCEPT THAT PART CONVEYED TO THE U.S.A. FOR TURNING BASIN) IN THE SUBDIVISION OF BLOCKS 7, 8 AND 9 IN CANAL TRUSTEES SUBDIVISION OF THE SOUTH FRACTIONAL HALF OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDAN, IN COOK COUNTY, ILLINOIS

PIN: 17-29-301-003-0000  
17-29-301-005-0000  
17-29-301-008-0000  
17-29-301-009-0000

to those of a Parks and Open Space District (POS-1) then to a Waterway Planned Development.

SECTION 2. This ordinance takes effect after its passage and approval.

Common Address of the Property: 2754-2860 S. Eleanor Street

#17433  
INT-DATE:  
2-15-12

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

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

2754-2860 S. Eleanor Street

2. Ward Number that property is located in: 11

3. APPLICANT Chicago Park District

ADDRESS 541 N. Fairbanks Ct. CITY Chicago

STATE IL ZIP CODE 60611 PHONE 312-742-4700

doreen.o'donnell@chicago Doreen

EMAIL parkdistrict.com CONTACT PERSON O'Donnell

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

OWNER City of Chicago

ADDRESS 121 N. LaSalle Street CITY Chicago

STATE IL ZIP CODE 60602 PHONE 312-744-5756

nelsoncheung@cityof

EMAIL chicago.org CONTACT PERSON Nelson Cheung

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

ATTORNEY Timothy M. King

ADDRESS 541 N. Fairbanks Court

CITY Chicago STATE IL ZIP CODE 60611

timothy.king@chicago

PHONE 312-742-5366 FAX 312-742-5328 EMAIL parkdistrict.com

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

Not applicable \_\_\_\_\_

7. On what date did the owner acquire legal title to the subject property? 6/14/2004

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

No \_\_\_\_\_

9. Present Zoning District M2-3, PMD-11 Proposed Zoning District POS-1 to Waterway Planned Development

10. Lot size in square feet (or dimensions) 535.99 x 38 x 414.3 x 363

11. Current Use of the property Vacant, temporarily being used as a rowing facility

12. Reason for rezoning the property To comply with proposed use

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)

Recreational with a boathouse, with 4 on site parking spaces, the square footage of the boathouse building will be 23,200 square feet with a height of 27 feet for the main roof (40 feet for the top of the elevator shaft).

**On May 14<sup>th</sup>, 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)**

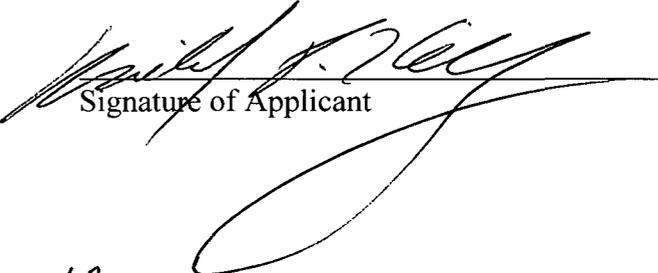
YES \_\_\_\_\_

NO X \_\_\_\_\_

---

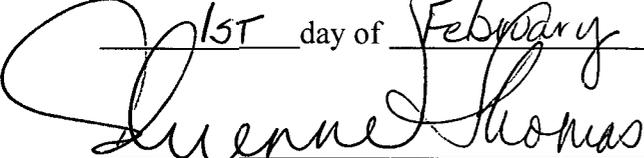
COUNTY OF COOK  
STATE OF ILLINOIS

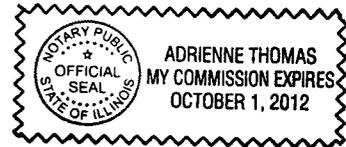
Michael P. Kelly, being first duly sworn on oath, states that all of the above statements and the statements contained in this document submitted herewith are true and correct.

  
Signature of Applicant

Subscribed and Sworn to before me this

15<sup>th</sup> day of February, 20 12.

  
Notary Public



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**For Office Use Only**

Date of Introduction: \_\_\_\_\_

File Number: \_\_\_\_\_

Ward: \_\_\_\_\_



**chicago park district**

Administration Office  
541 North Fairbanks  
Chicago, Illinois 60611  
t (312) 742-PLAY (7529)  
(312) 747-2001 TTY  
www.chicagoparkdistrict.com

**Board of Commissioners**  
Bryan Traubert  
*President*

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**General Superintendent  
& CEO**  
Michael P. Kelly

City of Chicago  
Rahm Emanuel  
*Mayor*

February 3, 2012

Honorable Daniel S. Solis  
Chairman, Committee on Zoning  
121 North LaSalle Street  
Room 304, City Hall  
Chicago, Illinois 60602

Applicant: Chicago Park District

Subject: Rezoning from M2-3 to POS-1 to PD (Waterway Planned Development)  
for proposed Park at 28<sup>th</sup> & Eleanor

Dear Chairman Solis:

The undersigned, Timothy M. King, 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 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; and a statement that the applicant intends to file the application for a change in zoning on approximately February 6, 2012.

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

*Timothy M. King*

Timothy M. King  
First Deputy General Counsel



Subscribed and sworn to before this  
6<sup>th</sup> day of February, 2012.

*Katherine M Latuszek*  
\_\_\_\_\_  
Notary Public





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& CEO**  
Michael P. Kelly

City of Chicago  
Rahm Emanuel  
*Mayor*

**CHICAGO  
PARK  
DISTRICT**  
come out  
and play

February 7, 2012

USPS – FIRST CLASS MAIL

In re: Chicago Park District  
Rezoning from M2-3 to POS-1 to PD (Waterway  
Planned Development) for proposed Park at 28<sup>th</sup> &  
Eleanor (2754-2860 S. Eleanor Street)

Dear Property Owner or Resident:

In Accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically section 17-13-0107, please be informed that on or about February 6, 2012, the undersigned will file an application for a change in zoning from M2-3 Manufacturing District and PMD-11 Planned Manufacturing District to POS-1 Parks and Open Space District to PD Waterway Planned Development, on behalf of the Chicago Park District, for the property located at 28<sup>th</sup> & Eleanor (2754-2860 S. Eleanor Street).

The property is generally bounded by: SEE ATTACHED BOUNDARY DESCRIPTION.

The applicant intends to use the subject property for the construction of a new permanent rowing facility and park which will include a 27,000 square foot building for boat storage, offices, concessions and restrooms. Further, open space with new plantings will be part of the new park, along with 14 off-street parking spaces for park patrons and employees. The building will be LEED certified.

The applicant is the Chicago Park District, which is located at 541 N. Fairbanks, Chicago, IL 60611. The owner is the City of Chicago, Department of Housing and Economic Development, which is located at 121 N. LaSalle, Chicago, IL 60602. The contact person for this application at the Chicago Park District is Joseph Bornstein, who can be reached at the above address at the Park District, or by phone at 312-742-4664, and the contact for the City of Chicago is Nelson Chueng, who can be contacted at the above address for the City or by phone at 312-744-5756, and can answer any questions you may have concerning the application.

Please note that the applicant is not seeking to rezone or purchase your property. The applicant is required by law to send this notice because own property within 400 feet of the property to be rezoned.

Very truly yours,



Timothy M. King,  
First Deputy General Counsel



DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT  
CITY OF CHICAGO

January 23, 2012

Michael Kelly  
General Superintendent  
Chicago Park District  
541 N Fairbanks  
Chicago, IL 60611

RE: Planned Development Application for 28<sup>th</sup> & Eleanor Park

Dear Superintendent Kelly:

The planned development application for the construction of a boathouse at 28<sup>th</sup> & Eleanor Streets is located on City property held by the Department of Housing and Economic Development. This property was initially acquired by the City for the future development of a public park, and is in the process of conveyance to the Chicago Park District.

As the current property owner, the Department supports the Chicago Park District request to submit a planned development application for the development of site. The planned development application will be reviewed by the Department and processed accordingly.

Sincerely,

Andrew Moorley  
Commissioner

Cc: P. Scudiero

## Park 571 – (28<sup>th</sup> & Eleanor) Boathouse Narrative

The Chicago River has long inspired Chicago's imagination from our City's beginnings to today's effort to improve its water quality and develop its recreation potential. Due to the increasing popularity of the Chicago River, people have been requesting improved access and amenities along its banks. Working with the City of Chicago and numerous constituent groups, it was decided there is a need for four boat houses along the Chicago River. The Chicago Park District will be constructing new boathouses at River Park, Clark Park, Ping Tom Park, and Park 571 (28<sup>th</sup> & Eleanor)

Park 571 (2800 S. Eleanor) is one of the locations for the new boathouses and is located at the confluence of the South branch of the Chicago River, Bubbly Creek, and the Chicago Sanitary and Shipping Canal (CSSC). This property is owned by the City of Chicago and is ideal for establishment of a permanent rowing facility and will be transferred to the Park District via an Inter Governmental Agreement. The site allows for launching of boats on Bubbly Creek away from barge traffic occurring on the river. The CSSC consists of miles of straightaway that is ideal for training and racing that would be based from the new boathouse. The site has a history of rowing and has been leased to the Chicago Training Center for the last several years. Once completed the boathouse will be able to host large rowing regatta's and provide for spectator seating similar to east coast rowing facilities.

All the boathouses will follow the guidelines established in the City of Chicago's Chicago River Agenda. The goals established in the Chicago River Agenda include Improving water quality, Protecting Nature and Wildlife, balancing river uses, and Enhancing community life. The Park District will be improving water quality of the river by building the boathouse to LEED standards and allowing storm water to flow into the river instead of the storm sewers. This will reduce the amount of water flowing to the MWRD treatment plans and help alleviate the flooding of peoples basements. Nature and wildlife will be protected by planting native species of plants for use by birds as they fly along the Chicago River flyway. In water improvements have already been made and several of the sites to increase fish habitat and provide for spawning grounds. River uses between recreational and commercial users will be balanced so that everyone can enjoy the river in a safe manner. Meetings between recreational, commercial, and industrial users have been ongoing. The boathouses will not only be for will also include community rooms that will enhance neighborhood and community life.

The Metropolitan Water Reclamation District's (MWRD) board recently approved the disinfection of its wastewater before it enters the Chicago River. This is a large step in the overall health of the river and another reason people will require additional amenities along its shoreline.

The development of the boathouses will coincide with improvements to the parks, and when the projects are completed people will be able to access the water front for use with a boat, fishing, or simply enjoying stroll along the river walk.

Highlights of the boathouse and park improvements at Park 571 are as follows.

- Interior Rack Spacing to hold 30 - 40 large sweep boats for rowing club
- Interior storage for person flotation devices (PFD's)

- Exterior stacking for additional 20 sweep boats
- Interior oar accommodation for boats approximately 10 oars per 8-person sweep boat
- Office that will be staffed
- 2<sup>nd</sup> floor community room
- 2<sup>nd</sup> floor outdoor viewing
- LEED certification
- Floating dock double loaded approximately 140'
- Rowing Tank allowing users to train during winter months
- Locker room with restroom facility
- Weight room approximately 25' x 35'
- Separate floating dock for coast guard
- Kayak storage
- Area for vending machines
- Food vending exterior on a concrete pad
- Bike trail along the shore
- Native plantings along the shoreline
- Office for coast guard / regulatory agency
- Design for passive park area
- Include walking trail
- Fishing access in the park

**28<sup>th</sup> and Eleanor Boat House, POS-1 District**

**Bulk Regulations and Data Table**

| <b>GROSS SITE AREA**</b>                                  | <b>PUBLIC RIGHT OF WAY*</b>                               | <b>NET SITE AREA</b>                |
|---|---|-------------------------------------|
| 182,155 square feet<br>(4.18 acres)                       | 48,780 square feet<br>(1.12 acres)                        | 133,375 square feet<br>(3.06 acres) |
| Net Site Area:  | 133,375 square feet (3.06 acres)                          |                                     |
| Maximum Floor Area Ratio:                                 | 1.0 (proposed)  |                                     |
| Permitted Uses:   | Canoe/Boat Launch (permitted), Assembly Use (special use) |                                     |
| Minimum Number of Accessory<br>Off-Street Parking Spaces: | 1 (required, 1 per 3 employees) 14 (provided)             |                                     |
| Minimum Number of Off-Street<br>Loading Spaces:           | 0 required (0 provided)                                   |                                     |
| Minimum Number of<br>Bicycle Spaces:                      | Minimum 4 (required)                                      |                                     |
| Maximum Building Height:                                  | 42'-9" (designed)   |                                     |
| Minimum Setbacks:   |   |                                     |
| Greenway Zone:  | 60'-0"  |                                     |
| Front Yard:   | N/A   |                                     |
| Rear Yard:  | N/A (within 60'-0" Greenway Zone)                         |                                     |
| Side Yard:  | 42'-9" (allowable) 221'-0 (actual)                        |                                     |

\*Public Right of Way contains the 60'-0" Urban Greenway Zone setback as per Chicago River Corridor Design Guidelines

\*\*Gross Site Area is approximate, Survey for site has not been received to accurately calculate site area

## 28<sup>th</sup> & Eleanor Boat House, POS District

### Bulk Regulations and Data Table

| GROSS SITE AREA**   | PUBLIC RIGHT OF WAY*  | NET SITE AREA                       |
|---|---|-------------------------------------|
| 182,155 square feet<br>(4.18 acres)                       | 48,780 square feet<br>(1.12 acres)  | 133,375 square feet<br>(3.06 acres) |
| Net Site Area:  | 133,375 square feet (3.06 acres)  |                                     |
| Maximum Floor Area Ratio:                                 | 1.0 (proposed), As per Zoning Approval                                      |                                     |
| Permitted Uses:   | Canoe/Boat Launch (permitted), Assembly Use (special use)                   |                                     |
| Minimum Number of Accessory<br>Off-Street Parking Spaces: | 1 (required, 1 per 3 employees) 14 (provided)                               |                                     |
| Minimum Number of Off-Street<br>Loading Spaces:           | As per zoning Approval (0 provided)   |                                     |
| Minimum Number of<br>Bicycle Spaces:                      | Minimum 4 (required)  |                                     |
| Maximum Building Height:                                  | 42'-9" (designed), Allowable as per Zoning approval                         |                                     |
| Maximum Site Coverage:                                    | 25,000 square feet (designed/proposed), Allowable as per<br>Zoning approval |                                     |
| Minimum Setbacks:   |   |                                     |
| Greenway Zone:  | 60'-0"  |                                     |
| Front Yard:   | N/A   |                                     |
| Rear Yard:  | N/A (within 60'-0" Greenway Zone)   |                                     |
| Side Yard:  | 42'-9" (allowable) 221'-0" (actual)   |                                     |

\*Public Right of Way contains the 60'-0" Urban Greenway Zone setback as per Chicago River Corridor Design Guidelines

\*\*Gross Site Area is approximate, Survey for site has not been received to accurately calculate site area

## INSTITUTIONAL PLANNED DEVELOPMENT

### PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated as Planned Development Number \_\_\_\_\_, ("Planned Development") consists of approximately 182,155 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the City of Chicago.
2. 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, alleys or easements or any adjustment or rights-of-ways shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees, and approval by the City Council.
3. The requirements, obligations and conditions 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 by Section 17-8-0400 of the Zoning Ordinance.
4. The Plan of Development consists of 13 Statements: a Bulk Regulations and Data Table, an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; Site Plan; Landscape Plan; and Building Elevations prepared by Full-size copies of the Plans are on file with the Department of Housing and Economic Development. These and no other zoning controls shall apply to the Property. This 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 following uses of the Property shall be permitted: public park and recreational uses, boathouse facilities, boat storage; accessory and related uses; boat launches; concession; parking; and any uses permitted in the Special Purpose District of the POS-1, Parks and Open Space District
6. Signs are permitted within the Planned Development subject to the review and approval of the Department of Housing and Economic 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 established by the Federal Aviation Administration.

8. For purposes of the floor area ratio (“FAR”) calculations, the definitions in the Chicago Zoning Ordinance in effect as of the date hereof shall apply.
9. The improvements of the Property shall be designed, constructed and maintained in substantial conformance with the Plans attached hereto.
10. The requirements of the Planned Development may be modified administratively, pursuant to Section 17-13-0611-A of the Chicago 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.
11. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of natural resources. The Applicant shall use commercially reasonable efforts to design, construct and maintain all new buildings located on the Property in a manner generally consistent with the Leadership in Energy and Environmental Design (“LEED”) Green Building Rating System.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain the improvements of the Property in a manner which promotes, enables, and maximizes universal access throughout the Property. Plans for all new buildings and improvements on the 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 the highest standard of accessibility.
13. This planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance.



**chicago park district**

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*Mayor*

February 3, 2012

Honorable Daniel S. Solis  
Chairman, Committee on Zoning  
121 North LaSalle Street  
Room 304, City Hall  
Chicago, Illinois 60602

Applicant: Chicago Park District

Subject: Rezoning from M2-3 to POS-1 to PD (Waterway Planned Development)  
for proposed Park at 28<sup>th</sup> & Eleanor

Dear Chairman Solis:

The undersigned, Timothy M. King, 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 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; and a statement that the applicant intends to file the application for a change in zoning on approximately February 6, 2012.

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

  
\_\_\_\_\_  
Timothy M. King  
First Deputy General Counsel



Subscribed and sworn to before this  
6<sup>th</sup> day of February, 2012.

  
\_\_\_\_\_  
Katherine M Latuszek  
Notary Public





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February 7, 2012

USPS – FIRST CLASS MAIL

In re: Chicago Park District  
Rezoning from M2-3 to POS-1 to PD (Waterway  
Planned Development) for proposed Park at 28<sup>th</sup> &  
Eleanor (2754-2860 S. Eleanor Street)

Dear Property Owner or Resident:

In Accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically section 17-13-0107, please be informed that on or about February 6, 2012, the undersigned will file an application for a change in zoning from M2-3 Manufacturing District to POS-1 Parks and Open Space District to PD Waterway Planned Development, on behalf of the Chicago Park District, for the property located at 28<sup>th</sup> & Eleanor (2754-2860 S. Eleanor Street).

The property is generally bounded by: SEE ATTACHED BOUNDARY DESCRIPTION.

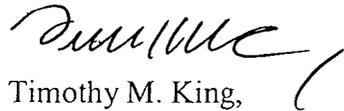
The applicant intends to use the subject property for the construction of a new permanent rowing facility and park which will include a 27,000 square foot building for boat storage, offices, concessions and restrooms. Further, open space with new plantings will be part of the new park, along with 14 off-street parking spaces for park patrons and employees. The building will be LEED certified.

The applicant is the Chicago Park District, which is located at 541 N. Fairbanks, Chicago, IL 60611. The owner is the City of Chicago, Department of Housing and Economic Development, which is located at 121 N. LaSalle, Chicago, IL 60602. The contact person for this application at the Chicago Park District is Joseph Bornstein, who can be reached at the above address at the Park District, or by phone at 312-742-4664, and the contact for the City of Chicago is Nelson Chueng, who can be contacted at the above address for the City or by phone at 312-744-5756, and can answer any questions you may have concerning the application.

CHICAGO  
**PARK**  
DISTRICT  
come out  
and play

Please note that the applicant is not seeking to rezone or purchase your property. The applicant is required by law to send this notice because own property within 400 feet of the property to be rezoned.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Timothy M. King', written in a cursive style.

Timothy M. King,  
First Deputy General Counsel

## Park 571 – (28<sup>th</sup> & Eleanor) Boathouse Narrative

The Chicago River has long inspired Chicago's imagination from our City's beginnings to today's effort to improve its water quality and develop its recreation potential. Due to the increasing popularity of the Chicago River, people have been requesting improved access and amenities along its banks. Working with the City of Chicago and numerous constituent groups, it was decided there is a need for four boat houses along the Chicago River. The Chicago Park District will be constructing new boathouses at River Park, Clark Park, Ping Tom Park, and Park 571 (28<sup>th</sup> & Eleanor)

Park 571 (2800 S. Eleanor) is one of the locations for the new boathouses and is located at the confluence of the South branch of the Chicago River, Bubbly Creek, and the Chicago Sanitary and Shipping Canal (CSSC). This property is owned by the City of Chicago and is ideal for establishment of a permanent rowing facility and will be transferred to the Park District via an Inter Governmental Agreement. The site allows for launching of boats on Bubbly Creek away from barge traffic occurring on the river. The CSSC consists of miles of straightaway that is ideal for training and racing that would be based from the new boathouse. The site has a history of rowing and has been leased to the Chicago Training Center for the last several years. Once completed the boathouse will be able to host large rowing regatta's and provide for spectator seating similar to east coast rowing facilities.

All the boathouses will follow the guidelines established in the City of Chicago's Chicago River Agenda. The goals established in the Chicago River Agenda include Improving water quality, Protecting Nature and Wildlife, balancing river uses, and Enhancing community life. The Park District will be improving water quality of the river by building the boathouse to LEED standards and allowing storm water to flow into the river instead of the storm sewers. This will reduce the amount of water flowing to the MWRD treatment plans and help alleviate the flooding of peoples basements. Nature and wildlife will be protected by planting native species of plants for use by birds as they fly along the Chicago River flyway. In water improvements have already been made and several of the sites to increase fish habitat and provide for spawning grounds. River uses between recreational and commercial users will be balanced so that everyone can enjoy the river in a safe manner. Meetings between recreational, commercial, and industrial users have been ongoing. The boathouses will not only be for will also include community rooms that will enhance neighborhood and community life.

The Metropolitan Water Reclamation District's (MWRD) board recently approved the disinfection of its wastewater before it enters the Chicago River. This is a large step in the overall health of the river and another reason people will require additional amenities along its shoreline.

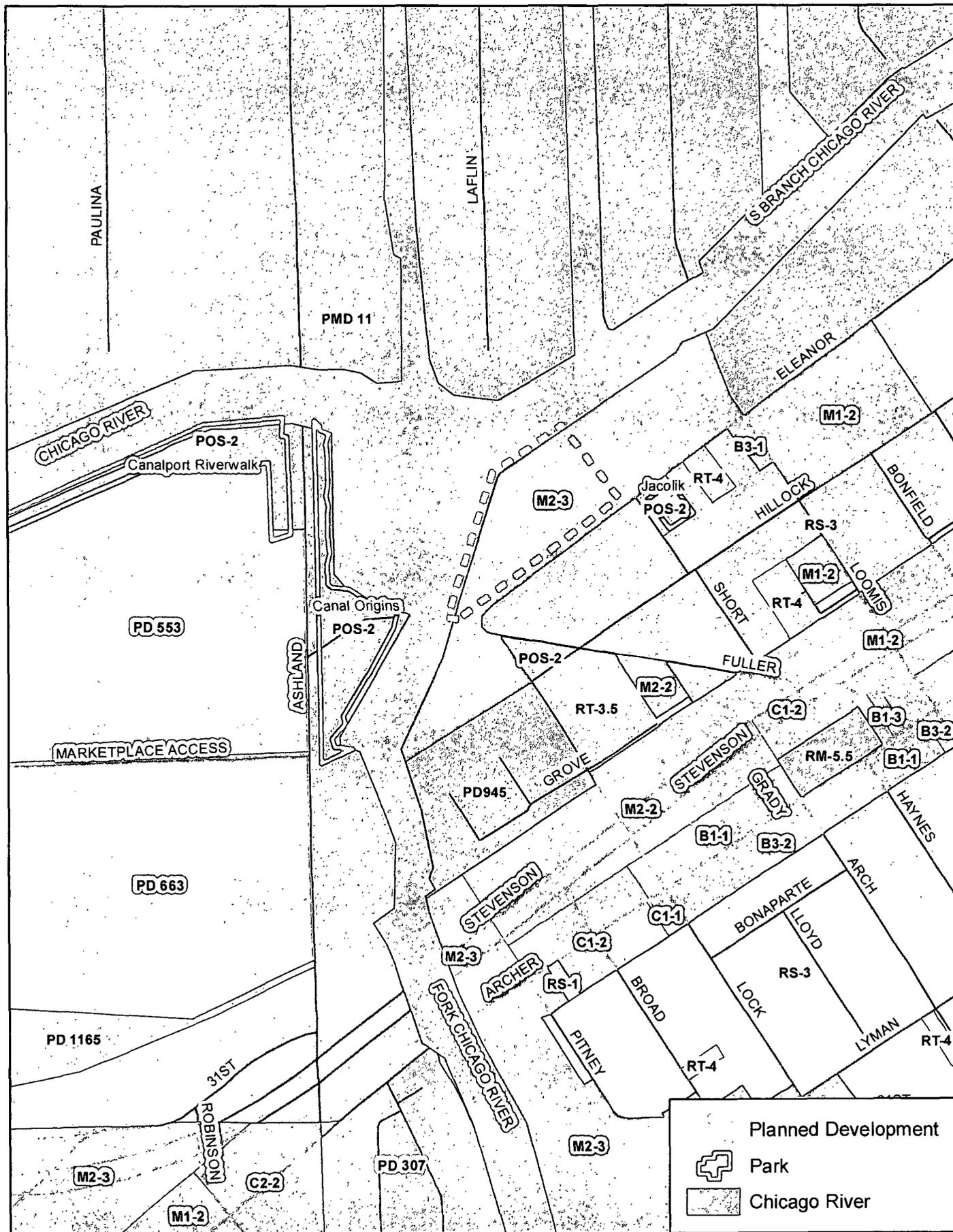
The development of the boathouses will coincide with improvements to the parks, and when the projects are completed people will be able to access the water front for use with a boat, fishing, or simply enjoying stroll along the river walk.

Highlights of the boathouse and park improvements at Park 571 are as follows.

- Interior Rack Spacing to hold 30 - 40 large sweep boats for rowing club
- Interior storage for person flotation devices (PFD's)

- Exterior stacking for additional 20 sweep boats
- Interior oar accommodation for boats approximately 10 oars per 8-person sweep boat
- Office that will be staffed
- 2<sup>nd</sup> floor community room
- 2<sup>nd</sup> floor outdoor viewing
- LEED certification
- Floating dock double loaded approximately 140'
- Rowing Tank allowing users to train during winter months
- Locker room with restroom facility
- Weight room approximately 25' x 35'
- Separate floating dock for coast guard
- Kayak storage
- Area for vending machines
- Food vending exterior on a concrete pad
- Bike trail along the shore
- *Native plantings along the shoreline*
- Office for coast guard / regulatory agency
- Design for passive park area
- Include walking trail
- Fishing access in the park

# Planned Development & Existing Zoning



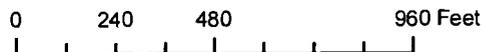
Planned Development

 Park

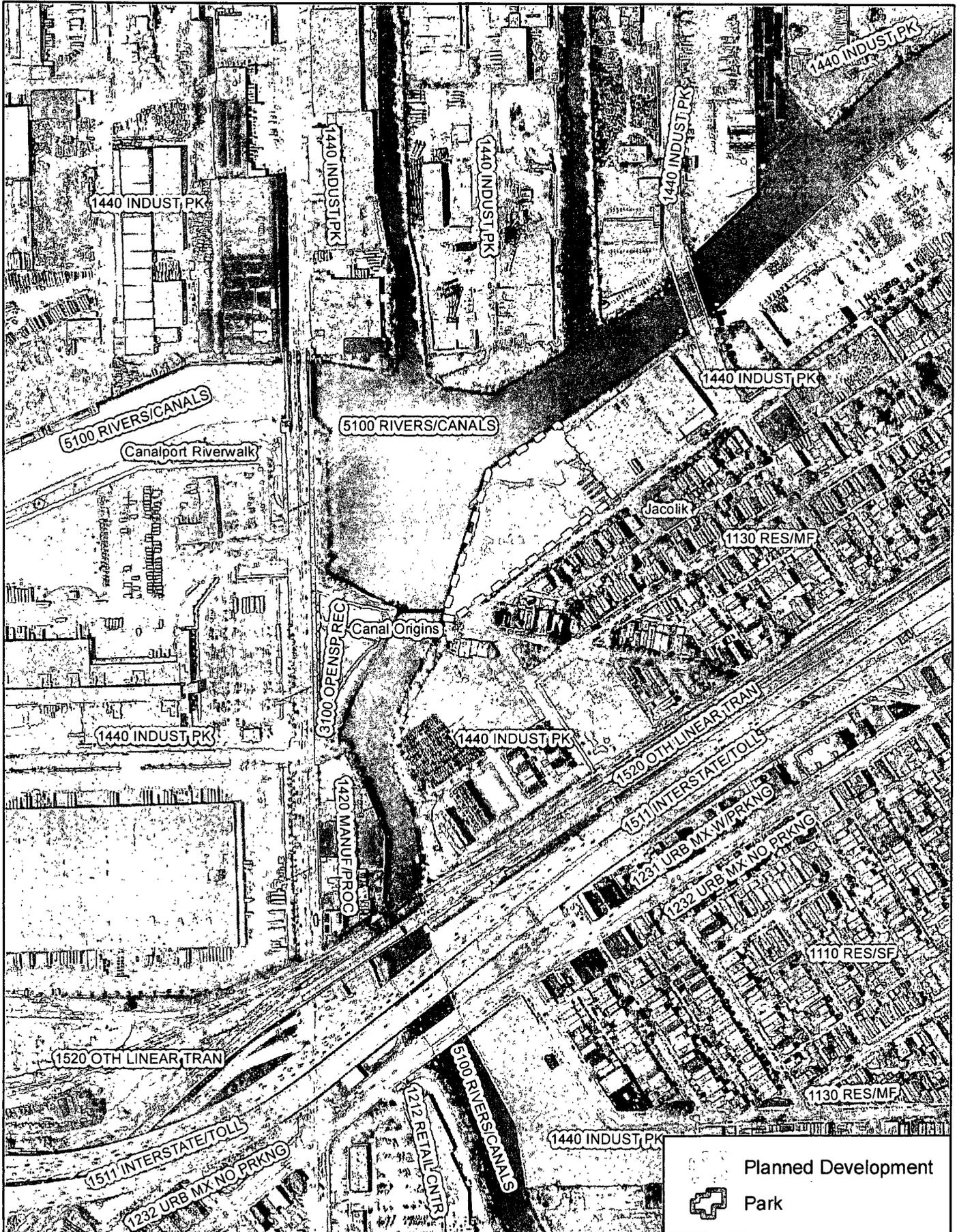
 Chicago River



Chicago Park District  
 Dept. of Planning, Construction, & Facilities  
 January 2012; JAT



# Planned Development & Existing Land Use



Chicago Park District  
 Dept. of Planning, Construction, & Facilities  
 January 2012; JAT

0 240 480 960 Feet



# Planned Development Boundary & Existing Property Lines



Chicago Park District  
Dept. of Planning, Construction, & Facilities  
January 2012; JAT

0 95 190 380 Feet

















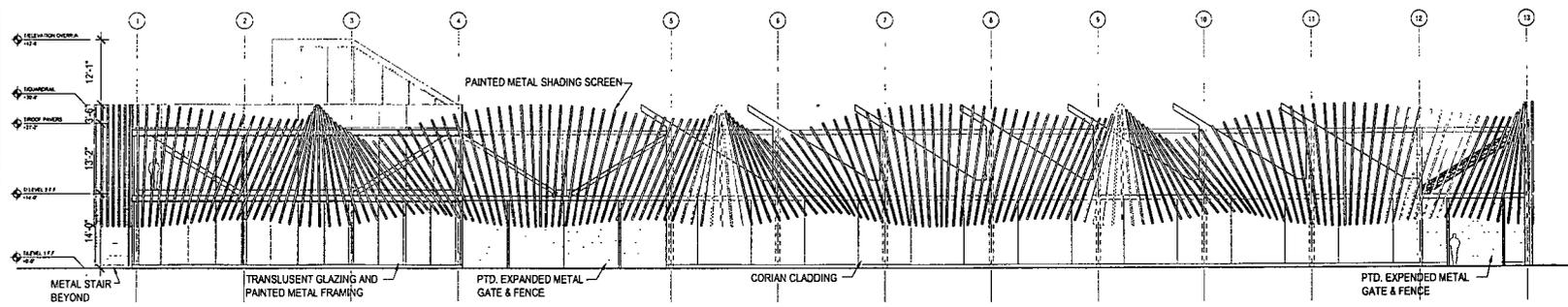




**ELEANOR PARK BOATHOUSE**  
 3714 STREET AND BLAINE STREET  
 SOUTH BRANCH OF CHICAGO RIVER  
 CHICAGO, IL 60611

CHICAGO PARK DISTRICT  
 84 NORTH LAUREL  
 CHICAGO, IL 60611

**GENERAL NOTES**  
 1. THE DRAWING, SPECIFICATIONS AND PERMITS SHALL BE KEPT ON SITE BY THE CONTRACTOR AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE CHICAGO PARK DISTRICT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE CHICAGO PARK DISTRICT.  
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 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF CHICAGO AND THE CHICAGO PARK DISTRICT.



1 EAST BUILDING ELEVATION  
 SCALE: 1/8" = 1'-0"

|     |                    |          |
|-----|--------------------|----------|
| NO. | DESCRIPTION        | DATE     |
| 1.  | ISSUED FOR PERMITS | 10/20/11 |
| 2.  | ISSUED FOR PERMITS | 10/20/11 |
| 3.  | ISSUED FOR PERMITS | 10/20/11 |
| 4.  | ISSUED FOR PERMITS | 10/20/11 |
| 5.  | ISSUED FOR PERMITS | 10/20/11 |
| 6.  | ISSUED FOR PERMITS | 10/20/11 |
| 7.  | ISSUED FOR PERMITS | 10/20/11 |
| 8.  | ISSUED FOR PERMITS | 10/20/11 |
| 9.  | ISSUED FOR PERMITS | 10/20/11 |
| 10. | ISSUED FOR PERMITS | 10/20/11 |
| 11. | ISSUED FOR PERMITS | 10/20/11 |
| 12. | ISSUED FOR PERMITS | 10/20/11 |
| 13. | ISSUED FOR PERMITS | 10/20/11 |

STUDIO / GANG ARCHITECTS  
 1000 N. LAUREL ST. SUITE 200  
 CHICAGO, IL 60610  
 TEL: 312.467.1111  
 FAX: 312.467.1112

CONTRACTORS  
**GRMS**  
 1000 N. LAUREL ST. SUITE 200  
 CHICAGO, IL 60610  
 TEL: 312.467.1111  
 FAX: 312.467.1112

**MATRIX**  
 1000 N. LAUREL ST. SUITE 200  
 CHICAGO, IL 60610  
 TEL: 312.467.1111  
 FAX: 312.467.1112

**TERRY GUEN DESIGN ASSOCIATES, INC.**  
 1000 N. LAUREL ST. SUITE 200  
 CHICAGO, IL 60610  
 TEL: 312.467.1111  
 FAX: 312.467.1112

**SPACECO INC.**  
 1000 N. LAUREL ST. SUITE 200  
 CHICAGO, IL 60610  
 TEL: 312.467.1111  
 FAX: 312.467.1112

Sheet No.: 111  
 Date: 10/20/11  
 Drawing Title: BUILDING ELEVATIONS WITH SCREEN  
 Drawing Number: A-201

