



# Office of Chicago City Clerk



SO2010-5172

Office of the City Clerk

## Tracking Sheet

**Meeting Date:** 11/3/2010  
**Status:** Passed  
**Sponsor(s):** Clerk Del Valle  
**Type:** Ordinance  
**Title:** Zoning Reclassification  
**Committee(s) Assignment:** Committee on Zoning



**CITY COUNCIL**  
CITY OF CHICAGO

**COMMITTEE on ZONING**

CITY HALL, ROOM 304  
121 NORTH LASALLE STREET  
CHICAGO, ILLINOIS 60602  
TELEPHONE: (312) 744-6845

February 9, 2011

**REPORT OF THE COMMITTEE ON ZONING**

Reporting for your Committee on Zoning which a meeting was held on January 27, 2011, I beg leave to recommend that YOUR HONORABLE BODY PASS various Ordinances transmitted herewith for the purpose of reclassifying the particular areas.

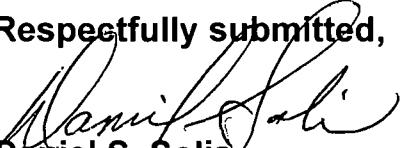
I beg leave to recommend the PASSAGE of 5 Ordinances which were corrected and amended in their amended form. They are application numbers 17179, 17164, 17145, 17138, and A-7662.

I also beg leave to recommend the PASSAGE of Application number 17163, which is categorized as a "Type One" zoning application. I respectfully request that all plans, drawings, and records pertaining to this particular matter be printed and published in the journal.

Please be advised that Application number 17174 was Withdrawn by the applicant.

At this time, I move for PASSAGE of this report by the last most favorable roll call vote of the Committee on Finance with the same motion to reconsider.

Respectfully submitted,

  
Daniel S. Solis

Chairman, Committee on Zoning

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## 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 of the Institutional Planned Development No. 501 and RS-3 Single Unit Detached House District symbols and indications as shown on Map 5-I in the area bounded by:

North Point Street; West Francis Place; a line 200.71 feet northeast and parallel to North Point Street; and a line 308.00 feet southeast and parallel to West Francis Place

to those of an RM-4.5 Multi-Unit District.

**SECTION 2:** That the Chicago Zoning Ordinance be amended by changing all of the RM 4.5 Multi-Unit District symbols and indications as shown on Map 5-I in the area bounded by:

North Point Street; West Francis Place; a line 200.71 feet northeast and parallel to North Point Street; and a line 308.00 feet southeast and parallel to West Francis Place

to those of an Institutional Planned Development No. 501, as amended, 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.

Common address: 2015-49 North Point Street,  
2721-39 West Francis Place  
Chase Elementary School

**INSTITUTIONAL PLANNED DEVELOPMENT NO. 501, AS AMENDED  
PLAN OF DEVELOPMENT STATEMENTS**

1. The area delineated herein as an Institutional Planned Development No. 501, as Amended ("Planned Development" or "Property") consists of approximately 61,819 square feet (1.42 acres) of net site area which is depicted on the attached Planned Development Boundary and Property Line Map. The Property is controlled by the Chicago Board of Education (the "Applicant").
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 or alleys, or easements, or adjustments of right-of-way, or consolidation or re-subdivision of parcels, shall require a separate submittal on behalf of the Applicant or their successors, assignees, or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns, 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, then to the owners of record title to all of the Property and to any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. For purposes of this paragraph, single designated control shall be as defined in Section 17-8-0400 of the Chicago Zoning Ordinance.
4. This Plan of Development consists of the following fifteen (15) Statements: a Bulk Regulations and Data Table; Existing Land Use Map; Existing Zoning Map; a Planned Development Boundary and Property Line Map; Site/Landscape Plan; and Building Elevations prepared by Coyne & Associates, Architects, dated January 20, 2011. 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 Chicago Zoning Ordinance, and all requirements thereof, 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 Chicago Zoning Ordinance, this Planned Development Ordinance shall control.
5. The uses permitted within the area delineated herein as an "Institutional Planned Development" No. 501, As Amended, shall include, schools, park and recreational uses, parking and all other uses as permitted within the RM 4.5 Multi-Unit District except for Funeral and Interment Services, Hospitals, and Group Living.
6. On-Premise signs and temporary signs such as construction and marketing signs shall be permitted within the Planned Development subject to the review and approval of the Department of Housing

APPLICANT: Board of Education – City of Chicago  
ADDRESS: 2015-49 North Point Street,  
2721-39 West Francis Place  
INTRO DATE: Nov. 3, 2011  
CPC DATE: January 20, 2011

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and Economic Development ("DHED"). Off-premise signs prohibited within the boundary of the Planned Development.

7. Off-street parking and loading facilities shall be provided in accordance with the provisions of this Planned Development subject to the review and approval of the Departments of Transportation and DHED. Ingress and egress shall be subject to the review and approval of the Departments of Transportation and DHED. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Department of Transportation. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Chicago Department of Transportation.
8. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations established by the Federal Aviation Administration.
9. Upon Part II Review of future buildings, a Part II Review Fee shall be assessed by DHED pursuant to Section 17-13-0610 of the Chicago Zoning Ordinance. The fee as determined by staff at the time is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval
10. The Applicant acknowledges that it is in the public interest to design, construct and renovate all buildings in a manner in that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. All new developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the DHED.
11. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources.. All developments must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the DHED. In furtherance of this planned development the applicant will eliminate approximately 3,800 square feet of asphalt /concrete and replace it with 3,800 square feet of artificial turf.
12. The Applicant acknowledges that it is in the public interest to design, construct and maintain the building and all other improvements in a manner that promotes, enables and maximizes universal access throughout the subject property. Plans for all buildings and improvements on subject property shall be reviewed and approved by the Mayor's Office for People with Disabilities (MOPD) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote a high standard of accessibility. No building permit shall be issued by the Department of Construction and Permits until the Director of MOPD has approved detailed construction drawings for the building or improvement proposed.

APPLICANT: Board of Education – City of Chicago  
ADDRESS: 2015-49 North Point Street,  
2721-39 West Francis Place  
INTRO DATE: Nov. 3, 2011  
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13. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively pursuant to Section 17-13-0611-A of the Chicago Zoning Ordinance by the Commissioner of the DHED upon the application for such modification by the Applicant, its successors or assigns and, if different than the Applicant, the legal title holders and any ground lessors.
14. The Applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of Streets and Sanitation, the Commissioner of Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
15. Unless construction on the Property has commenced within (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert back to Institutional Planned Development No. 501 and the RS-3 Single-Unit Detached House District.

APPLICANT: Board of Education – City of Chicago  
ADDRESS: 2015-49 North Point Street,  
2721-39 West Francis Place  
INTRO DATE: Nov. 3, 2011  
CPC DATE: January 20, 2011

INSTITUTIONAL PLANNED DEVELOPMENT NO. 501, AS AMENDED  
SALOMON CHASE ELEMENTARY SCHOOL  
BULK REGULATION AND DATA TABLE

Gross Site Area:	79,695 square feet (1.83 acres)
Net Site Area:	61,819 square feet (1.41 acres)
Public Area Right-of-Way	17,876 square feet (0.41 acres)
Maximum Floor Area Ratio:	1.7
Minimum Number of Off-Street Loading Spaces:	1
Minimum Number of Off-Street Parking Spaces:	0
Minimum Number of Bicycle Parking Spaces:	0
Maximum Building Height	70 feet (As measured in accordance with the Chicago Zoning Ordinance)
Minimum Required Setback	In accordance with the Site Plan
Maximum Percent of Site Coverage	In accordance with the Site Plan

APPLICANT: Chicago Board of Education  
ADDRESS: 2021 North Point Street, Chicago, Illinois  
INTRO DATE: Nov. 3, 2010  
CPC DATE: January 20, 2011

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Coyne +  
associates  
architects

Illinois firm Ic no 184-000703  
Offical 773 772 1780  
Fax 773 772 1782  
2417 W Homer  
Chicago Illinois 60647

A Design Build Ready Company

Project CHASE ELEMENTARY SCHOOL

Date 1/20/11

Applicant CHICAGO PUBLIC SCHOOLS

Scale NTS

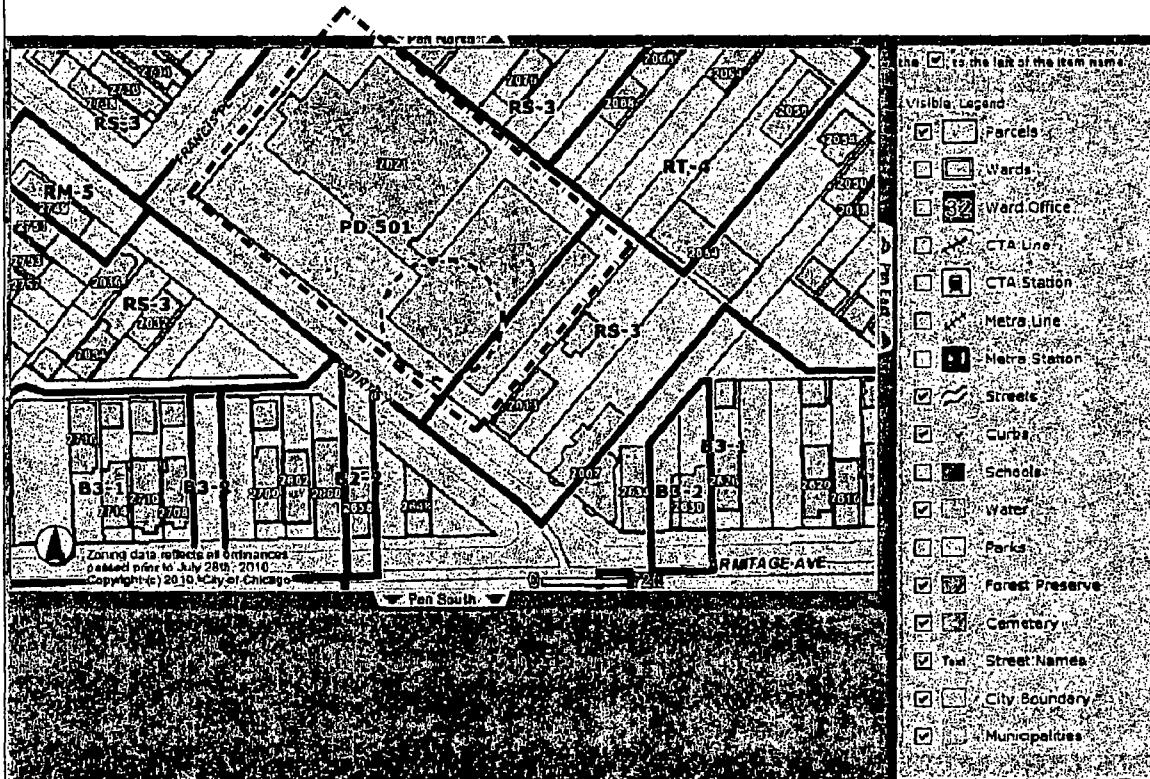
Address 2021 POINT STREET

Sheet 1

Drawn by PW

or 6 Sheets

Checked by SML/PMC



EXISTING ZONING MAP

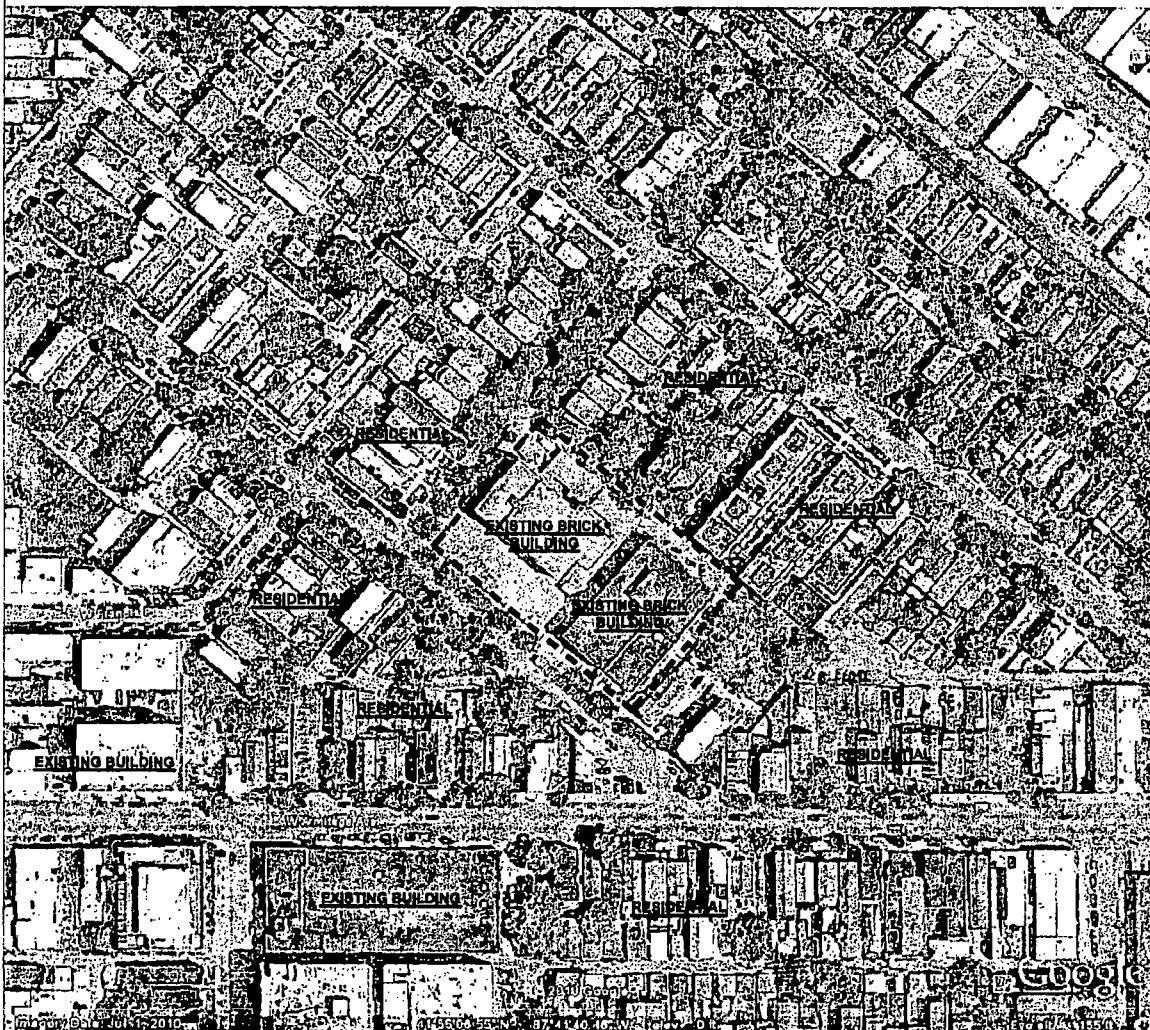


LEGEND  
SITE PROPERTY LINE

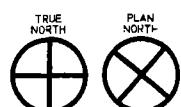




<b>COYNE + ASSOCIATES ARCHITECTS</b>	<b>Project CHASE ELEMENTARY SCHOOL</b>	<b>Date 1/20/11</b>
	<b>Applicant CHICAGO PUBLIC SCHOOLS</b>	<b>Scale 1NTS</b>
	<b>Address 2021 POINT STREET</b>	<b>Sheet 2</b>
	<b>Drawn by PW</b>	<b>of 6 Sheets</b>



ZONING LAND USE MAP



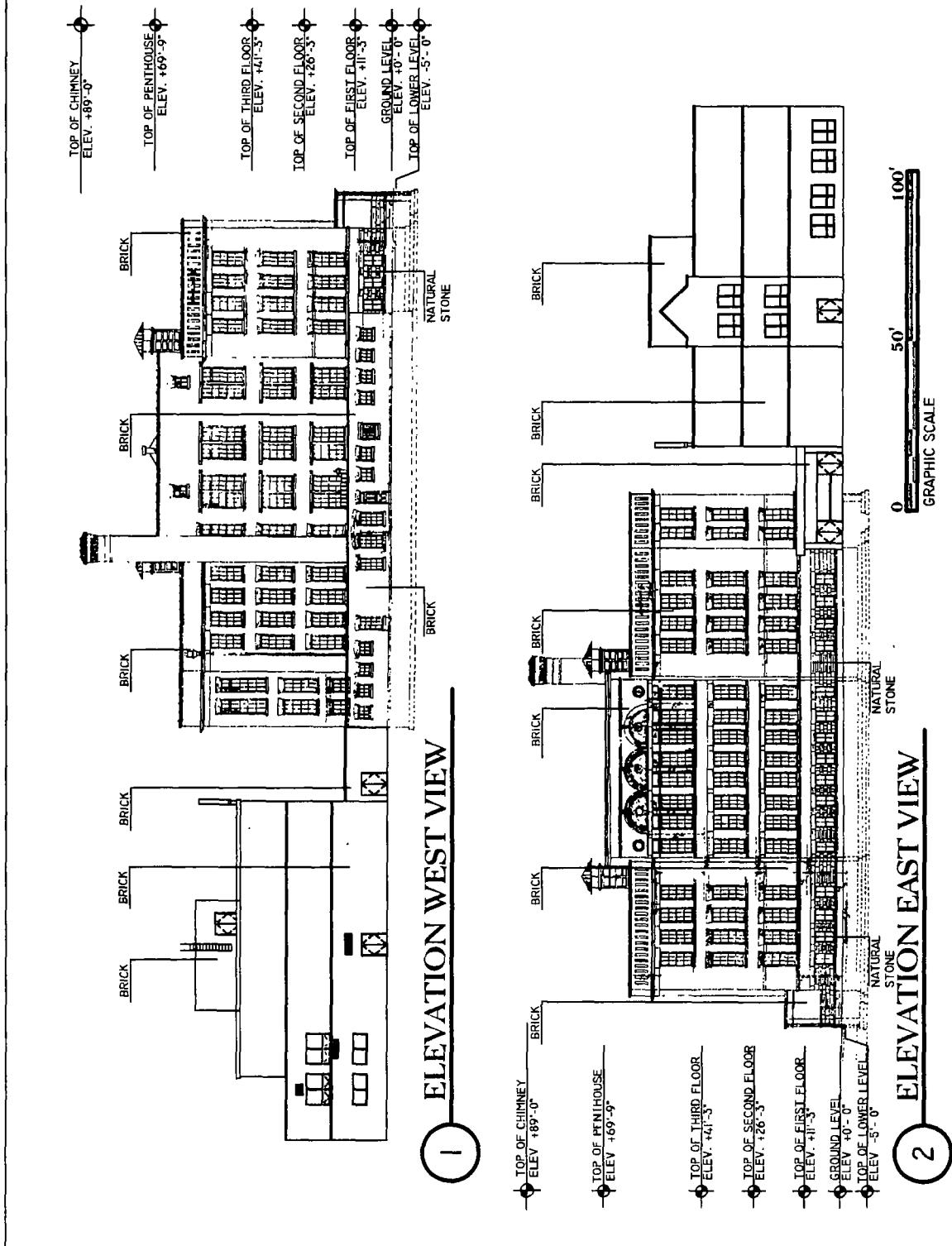
LEGEND  
SITE PROPERTY LINE





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 <p><b>COYNE + ASSOCIATES ARCHITECTS</b></p> <p>Illinois firm lic no 194000703 Office 773 772 1780 Fax 773 772 1782 2417 W Homer Chicago Illinois 60647 A Design Build Reality Company</p>	Project: CHASE ELEMENTARY SCHOOL	Date 1/20/11
	Applicant: CHICAGO PUBLIC SCHOOLS	Scale 1/8"
	Address: 2021 POINT STREET	Sheet 5 of 6 Sheets
	Drawn by: PW	Checked by: SML/PMC



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COYNE +  
associates  
architects

Illinois Bim No. 184-000703  
Office: 773 772 1780  
Fax: 773 772 1782  
2417 W Homer  
Chicago Illinois 60647  
A Design-Build Reality Company

Project CHASE ELEMENTARY SCHOOL

Applicant CHICAGO PUBLIC SCHOOLS

Address 2021 POINT STREET

Drawn by PW

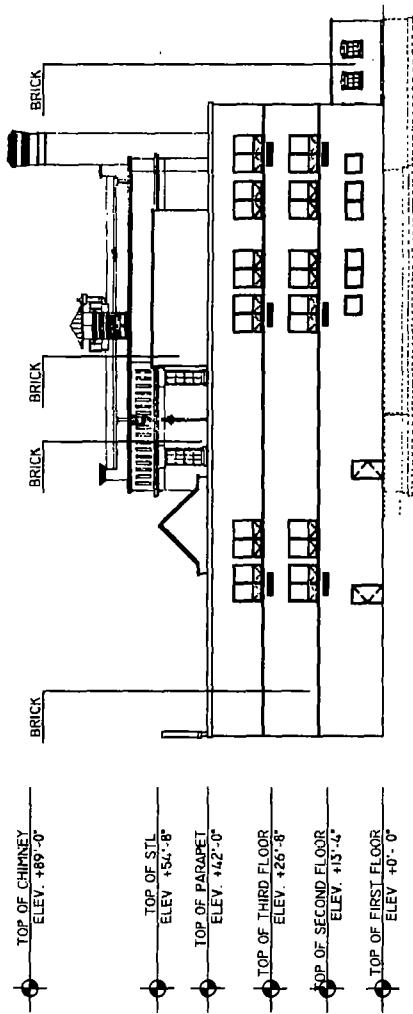
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Date 1/20/11

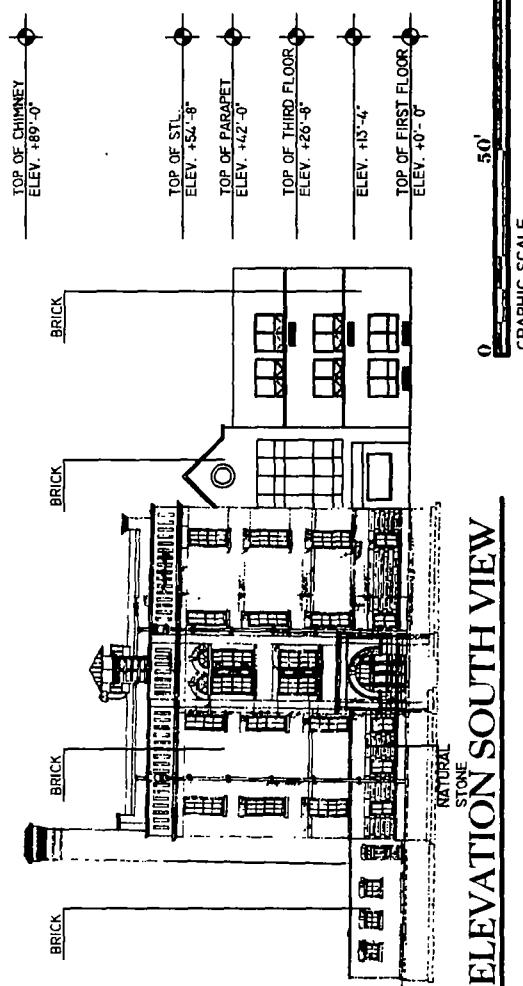
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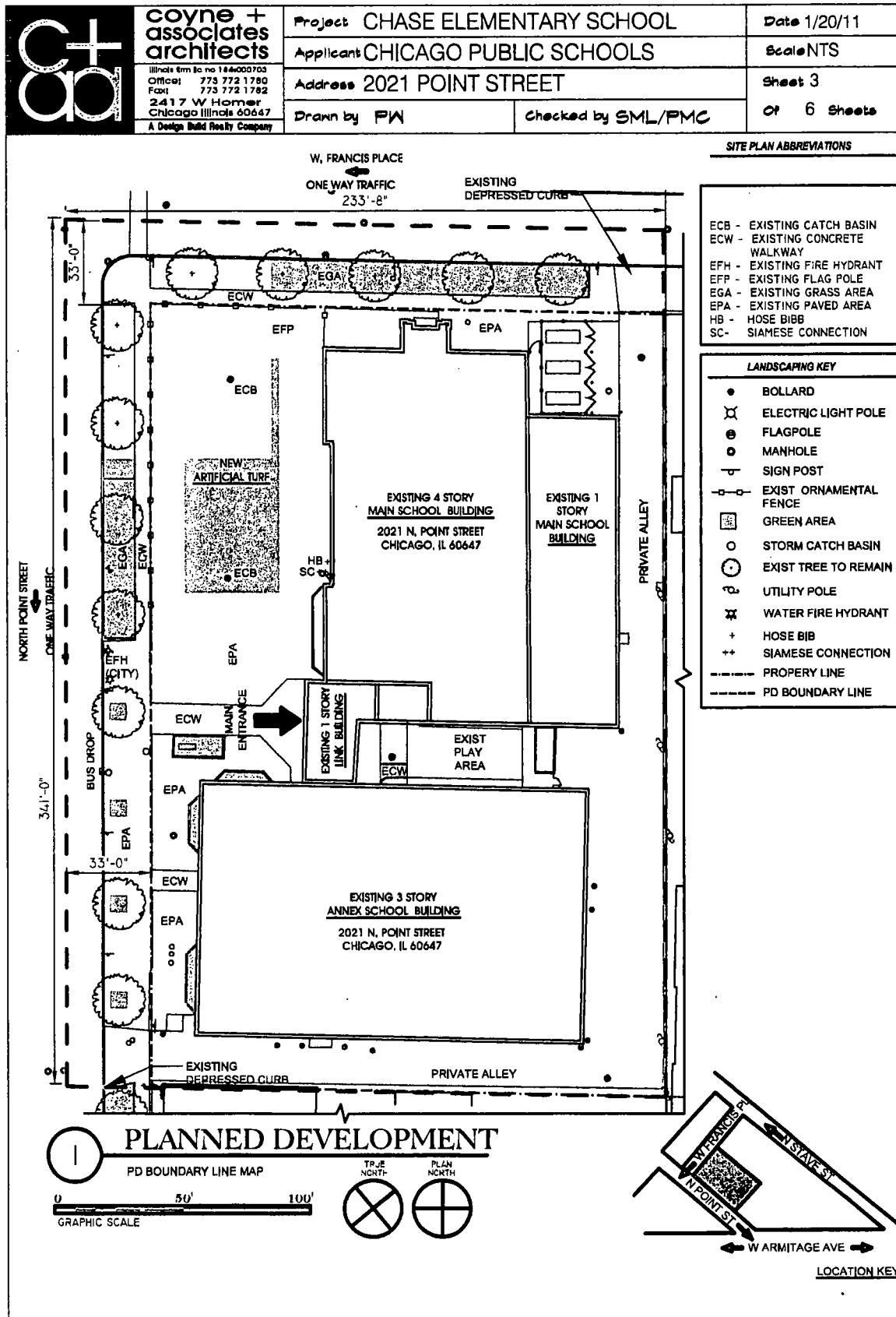


1 ELEVATION NORTH VIEW



2 ELEVATION SOUTH VIEW

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4/17/45  
Final

## MEMORANDUM

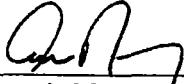
City of Chicago  
Richard M. Daley, Mayor

Department of Housing  
and Economic Development

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190 (Voice)  
(312) 744-2271 (FAX)  
(312) 744-2578 (TTY)

<http://www.cityofchicago.org>

TO: Alderman Daniel S. Solis  
Chairman, City Council Committee on Zoning

FROM:   
Andrew J. Mooney  
Secretary  
Chicago Plan Commission

DATE: January 21, 2011

RE: Proposed amendment to Institutional Planned  
Development No. 501 for the property generally  
located at 2015-2049 North Point Street and 2721-  
2739 West Francis Place.

On January 20, 2011, the Chicago Plan Commission recommended approval of the proposed amendment to Institutional Planned Development No. 501 submitted by The Board of Education. A copy of the proposed amendment is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning hearing.

Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Housing and Economic Development, Bureau of Planning and Zoning recommendation and a copy of the Resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-5777.

cc: Steve Valenziano  
PD Master File (Original PD, copy of memo)

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Final

**REPORT  
to the  
CHICAGO PLAN COMMISSION  
from  
THE DEPARTMENT OF HOUSING AND ECONOMIC DEVELOPMENT  
BUREAU OF PLANNING AND ZONING**

**January 20, 2011**

**FOR APPROVAL: PROPOSED AMENDMENT TO INSTITUTIONAL PLANNED  
DEVELOPMENT NO. 501**

**APPLICANT: THE BOARD OF EDUCATION, CITY OF CHICAGO**

**LOCATION: 2015-49 NORTH POINT STREET AND  
2721-39 WEST FRANCIS PLACE**

Pursuant to the provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the Department of Housing and Economic Development hereby submits this report and recommendation on a proposed Institutional Planned Development for your review and recommendation to the Chicago City Council. The application for the Chicago Zoning Ordinance was introduced into the City Council on November 3, 2010. Proper legal notice of the public hearing on the application was published in the Chicago Sun Times on January 5, 2010. The Applicant was separately notified of this hearing.

The site is currently zoned Institutional Planned Development No. 501. This development is being submitted by the Applicant, as a Planned Development pursuant to Section 17-13-0611-B, which states that a Planned Development review and approval is required when the proposed amendment is deemed a change of character to the overall development.

**PROJECT BACKGROUND**

The Salomon Chase School is located on site and is currently zoned Institutional Planned Development No. 501 and RS-3 Residential Single Unit District. The City Council approved Institutional Planned Development No. 501 on June 27, 1990. The original Planned Development was approved with a maximum allowed floor area ratio of 1.40, fifteen off-street parking spaces and a maximum height of 56 feet.

**SITE AND AREA DESCRIPTION**

The total net site area is 61,819 square feet. The school site is bounded by North Point Street and West Francis Place. The main public entrance of the school is along North Point Street. The site is located in the Logan Square Community Area and is in the Fullerton/Milwaukee Tax Increment Finance District. The site is not located in a Designated Chicago Landmark District, an industrial corridor or the Lake Michigan and the Chicago Lakefront Protection District. The site is primarily surrounded by a Residential District.

The site is immediately accessible via public transit from CTA's # 52 Kedzie/California bus lines and the # 73 Armitage bus line. The site is also served by two CTA train stations the Western Blue Line station and the California Blue Line station both located approximately half-mile from the site.

### **PROJECT DESCRIPTION**

The Chicago Board of Education is seeking to amend the zoning of this property from its current Planned Development designation to an underlying RM 4.5 Multi-Unit District and then back to Institutional Planned Development No. 501, as amended. Chase School has inadequate play and open space areas. As a result, the purpose of the rezoning is to allow the Board to eliminate the on-site parking requirement and replace it with a new playground for the students at the school. The school staff currently parks on a private alley around the perimeter of school building.

The proposed project will involve the construction of a new artificial turf playground area for the School. The proposed site plan retains sufficient area for student drop-off and pick-up along North Point Street. No other changes are proposed to the existing main and annex school buildings or planned development.

### **ACCESS/CIRCULATION**

There are two existing driveways that provide access to the Planned Development. They will continue to be accessed by vehicles from the existing driveway along North Point Street and West Francis Place.

### **LANDSCAPING AND SUSTAINABILITY**

Project will eliminate 3,800 square feet of asphalt/ concrete and replace it with 3,800 square feet of artificial turf play area.

### **BULK/USE/DENSITY**

The site is currently zoned Institutional Planned Development No. 501. The overall site boundaries do not change. The proposed development has a maximum F.A.R of 1.40 and will increase to a maximum F.A.R of 1.70 which is permitted in the proposed RM 4.5 underlying zoning district. The allowed maximum height for the project will increase from 56 feet to 70 feet. The height of the building is currently 70 feet and will not change due to this amendment. The building is an existing Chicago Public School and has a current enrollment of 482 students and 40 employees. The school was built in 1894 and the annex building was constructed in 1991.

Directly north and east of the site is a large RS-3 Residential District and directly west is an RM-5 Multi-Unit corner lot. Adjacent to the site are 2 single family building zoned RS-3 Residential District. Further south is Armitage Avenue primarily zoned B2 Neighborhood

Mixed-Use District and B3 Community Shopping District.

**RECOMMENDATION**

The Department of Housing and Economic Development has reviewed the project materials submitted by the Applicant and have concluded that the proposed development would be appropriate for the site for the following reasons:

1. The Project complies with the requirements for access in case of fire emergencies. The Site Plan has been reviewed and approved by the Fire Prevention Bureau on behalf of the City and received CDOT site plan approval; and
2. The Project has received preliminary site plan approval from the Mayor's Office for People with Disabilities; and
3. The public infrastructure facilities and city services will be adequate to serve the development; and
4. The Project will eliminate 3,800 square feet of asphalt/ concrete and replace it with 3,800 square feet of artificial turf and play area.

Based on the foregoing, it is the recommendation of the Department of Housing and Economic Development that the revised application for an amendment to Institutional Planned Development No. 501 be approved and the recommendation to the City Council Committee on Zoning be "As-Revised, Passage Recommended".

Department of Housing and Economic Development  
Bureau of Planning and Zoning



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City of Chicago  
Richard M. Daley, Mayor

Department of Housing  
and Economic Development

City Hall, Room 1000  
121 North LaSalle Street  
Chicago, Illinois 60602  
(312) 744-4190 (Voice)  
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(312) 744-2578 (TTY)

<http://www.cityofchicago.org>

**2015-49 NORTH POINT STREET AND  
2721-39 WEST FRANCIS PLACE  
RESOLUTION**

**WHEREAS**, the Applicant, the Board of Education, City of Chicago, has submitted an Application requesting a change in zoning designation from Institutional Planned Development No. 501 and RS-3 Single Unit Residential District to a RM 4.5 Multi-Unit District then to Institutional Planned Development No. 501, as amended; and

**WHEREAS**, the Applicant, is proposing to add a playground area at the school, increase the permitted height, eliminate the required on-site parking and increase the Floor Area Ratio; and

**WHEREAS**, the application to rezone the Property was introduced to the City Council on November 3, 2010; and

**WHEREAS**, proper legal notice of the hearing before the Chicago Plan Commission was published in the Chicago Sun-Times on January 5, 2011. The Applicant was separately notified of this hearing and the proposed zoning application was considered at a public hearing by this Plan Commission on January 20, 2011; and

**WHEREAS**, the Plan Commission has reviewed the application with respect to the provisions of the Chicago Zoning Ordinance and finds that the proposal will be consistent with said provisions; and

**WHEREAS**, the Department of Housing and Economic Development recommended approval of the application, with the recommendation and explanation contained in the written report dated January 20, 2011, a copy of which is attached hereto and made a part hereof; and

**WHEREAS**, the Chicago Plan Commission has fully reviewed the application and all informational submissions associated with the proposed amendment, the report and recommendation of the Department of Housing and Economic Development, and all other testimony presented at the public hearing held on January 20, 2011, giving due and proper consideration to the Chicago Zoning Ordinance; and



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**NOW, THEREFORE, BE IT RESOLVED BY THE CHICAGO PLAN COMMISSION:**

1. THAT the final application dated January 20, 2011 be approved as being in conformance with the provisions, terms and conditions of the corresponding zoning application; and
2. THAT this Plan Commission recommends approval to the City Council Committee on Zoning of the final zoning application dated January 20, 2011; and
3. THAT the above-stated recitals to this resolution together with the report of the Department of Housing and Economic Development be adopted as the findings of fact of the Chicago Plan Commission regarding zoning map amendment application.



Linda Searl  
Chairman  
Chicago Plan Commission

IPD# 501, as amended  
Approved: January 20, 2011

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NOV 04 2010  
Preliminary  
LW

#17145

INT DATE  
JAN 23 2011  
FINAL LW

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

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

2015-49 North Point Street and 2721-39 West Francis Place

2. Ward Number that property is located in: 1st

3. APPLICANT Board of Education of the City of Chicago

ADDRESS 125 S. Clark Street

CITY Chicago STATE IL ZIP CODE 60603

PHONE c/o 312-641-7144 CONTACT PERSON John Cooke

4. Is the applicant the owner of the property? YES  NO

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, Esq.

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

ADDRESS 203 N. La Salle Street - #2300 CITY Chicago

CITY Chicago STATE IL ZIP CODE 60601

PHONE 312-641-7144 FAX 312-628-7046

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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

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7. On what date did the owner acquire legal title to the subject property? 1997

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

Yes - 1990

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Institutional Planned  
9. Present Zoning District Development No. 501 and Proposed Zoning District Planned Development  
RS-3 Single Unit Detached House District No. 501, As Amended

10. Lot size in square feet (or dimensions) 61,819 sf

11. Current Use of the property Public School

12. Reason for rezoning the property To add a playground area at the school and eliminate the required on-site parking. The amendment will also clarify the boundaries of the school and increase the FAR to accommodate the existing school.

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 school use will remain. The only change being proposed is to replace the required on-site parking area with a playground area.

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14. 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 \_\_\_\_\_

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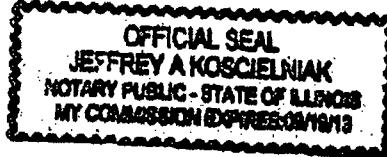
COUNTY OF COOK  
STATE OF ILLINOIS

JOHN T. COOKE, 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.

John Cooke  
Signature of Applicant

Subscribed and Sworn to before me this  
26th day of October, 20 10.

Jeffrey A Koscielniak  
Notary Public



For Office Use Only

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

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

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