



Office of the Chicago City  
Clerk



O2011-5510

Office of the City Clerk

City Council Document Tracking Sheet

**Meeting Date:** 7/6/2011  
**Sponsor(s):** Austin, Carrie M. (34)  
**Type:** Ordinance  
**Title:** Zoning Reclassification Map No. 26-G  
**Committee(s) Assignment:** Committee on Zoning, Landmarks and Building Standards

ORDINANCE

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

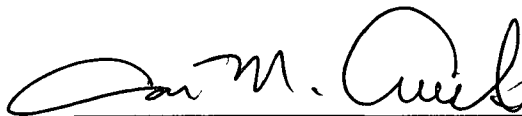
**SECTION 1.** Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the POS-1 Regional or Community Parks District symbol and indications as shown on Map No. 26-G in the area bounded by

West 105th Street; South Morgan Street; the center line  
of West 106th Street or the line thereof if extended where  
no street exists; and South Aberdeen Street,

to those of an RS-2 Residential Single Unit (Detached House) District and a corresponding uses 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:           10500-56 South Morgan Street; 1001-43 West 105<sup>th</sup>  
  Street; 10501-57 South Aberdeen Street.  
  Mount Vernon Elementary School



---

Carrie M. Austin  
Alderman, 34<sup>th</sup> Ward

## Borstein, Scott

---

**From:** Borstein, Scott  
**Sent:** Wednesday, June 08, 2011 1:57 PM  
**To:** 'terri.marsh@cityofchicago.org'  
**Subject:** Mount Vernon School  
**Attachments:** Ordinance.doc

Hi Terri—hope you are well. Did Alderman Austin introduce this ordinance at today's Council meeting? If so, can I get a signed copy of the ordinance. Let me know. Thanks, Scott

Terri—it was a pleasure speaking with you last week and I'll look forward to working with you on this and other matters. Per our conversation, I am writing to you regarding the Mount Vernon School at 10540 S. Morgan Street. As you know, we represent the Board of Ed. The Board is planning some renovation work at Mount Vernon in early 2011, a description of which is provided below. As you can see, the general purpose of the renovation work is to keep the school water tight. The school, however, is located in a POS-1 district and is adjacent to Mount Vernon Park. As you may know, the City rezoned these park locations in 2005 and inadvertently included the school property in the rezoning. Unfortunately, school uses, as you know, aren't permitted in a POS district. In order to avoid any delays in obtaining the renovation work permit, we'd greatly appreciate if Alderman Austin would introduce an ordinance to rezone the entire school site to the RS-2 district (which was the zoning at the site prior to 2005) at the next Council meeting on June 8, 2011. I've attached the zoning ordinance which the Alderman can sign and introduce. Please provide me with a copy of the signed ordinance. We would, of course, be available to meet with the community to discuss this if Alderman Austin felt that was necessary. After introduction, we would just need the Alderman or someone from her staff to attend the Committee on Zoning hearing (once it's scheduled) and indicate her support for the project at the hearing. Thank you for your assistance on this matter. Scott

The intent of this project is to make the facility water tight. Exterior work includes repairing leaking areas in the roof and masonry and addressing necessary site scope to comply with the Chicago Landscape and Zoning Ordinance. Interior work focuses on repairing plaster and other finishes which had suffered from previous water damage.

### Scott R. Borstein

*Attorney at Law*  
203 North LaSalle Street, Suite 2300  
Chicago, IL 60601  
312-641-7144 | 312-641-5137 fax  
[sborstein@nealandlerov.com](mailto:sborstein@nealandlerov.com)

**NEAL & LEROY, LLC** [www.nealandlerov.com](http://www.nealandlerov.com)



Please consider the environment before printing this e-mail. More at [www.nealandlerov.com/environmental.htm](http://www.nealandlerov.com/environmental.htm)

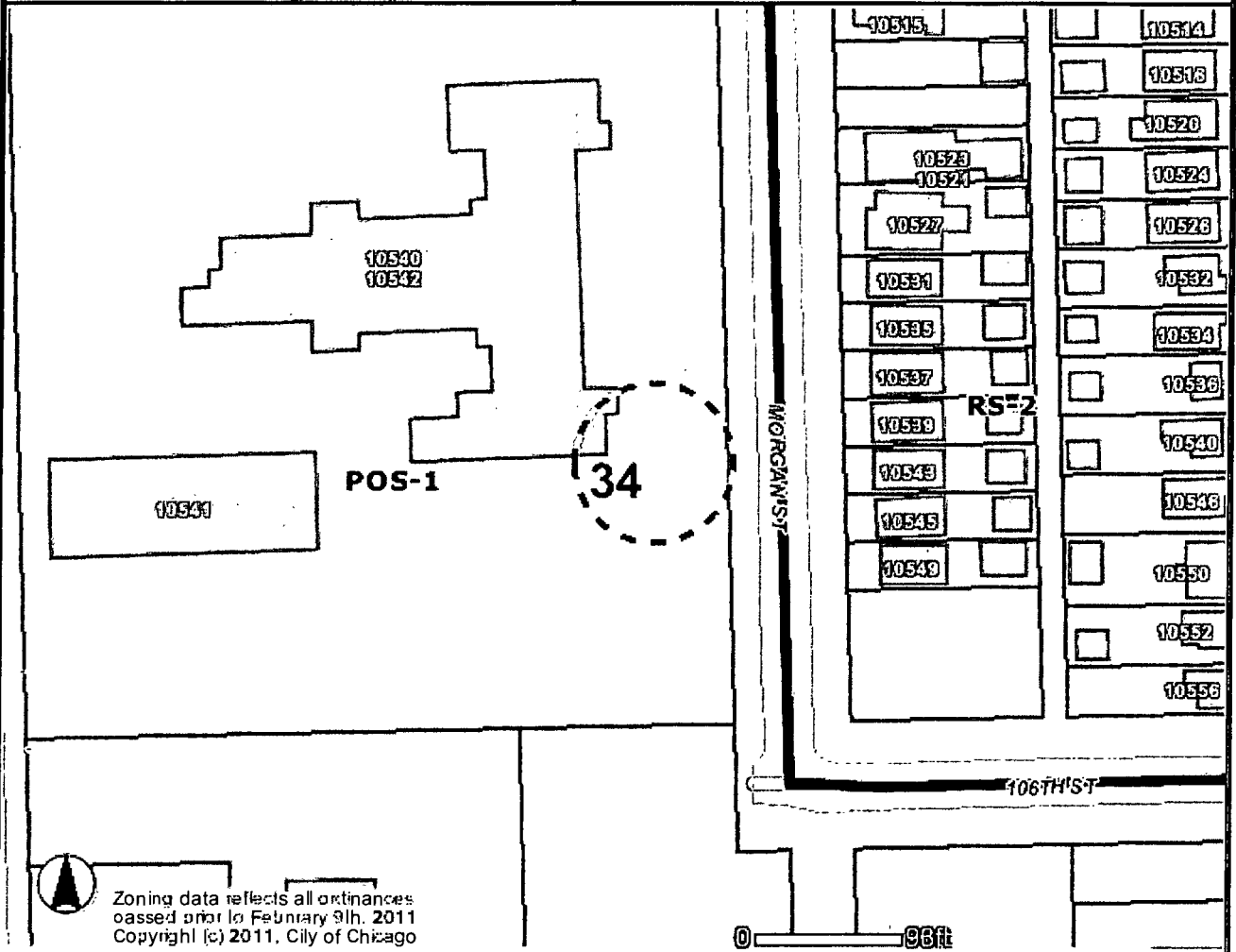
#### Confidentiality Notice

E-mail is covered by the Electronic Communications Privacy Act, Title 18, Sections 2510-2521 of the United States Code. The information in this e-mail may be confidential and/or privileged and is intended for review by only the individual or organization named above. If you are not the intended recipient or an authorized representative of the intended recipient, you are hereby notified that any review, dissemination or copying of this e-mail and its attachments, if any, or of the information contained therein, is prohibited. If you have received this e-mail in error, please immediately notify the sender by return e-mail and delete this e-mail and attachments, if any, from your system. Thank you.



# Zoning Map

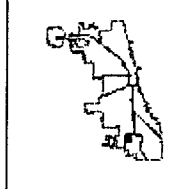
Created on: 5/24/2011 3:46 P.M.



Zoning data reflects all ordinances passed prior to February 9th, 2011  
Copyright (c) 2011, City of Chicago

**Address**  
10540 S MORGAN ST

<input type="checkbox"/> Business	<input type="checkbox"/> Historic Preservation	<input type="checkbox"/> Lakefront
<input type="checkbox"/> Commercial	<b>CHICAGO LANDMARKS</b>	<input type="checkbox"/> Pedestrian Streets
<input type="checkbox"/> Manufacturing	<input checked="" type="checkbox"/> Chicago Landmarks	<input type="checkbox"/> Buildings
<input type="checkbox"/> Residential	<input checked="" type="checkbox"/> Landmark Districts	<input type="checkbox"/> Parcels
<input type="checkbox"/> Planned Development	<b>Chicago Historic Resources Survey - Buildings subject to Demolition-Delay Ordinance</b>	<input type="checkbox"/> Wards
<input type="checkbox"/> Planned Manufacturing	<input type="checkbox"/> Red	<input type="checkbox"/> Streets
<input checked="" type="checkbox"/> Downtown Core	<input type="checkbox"/> Orange	<input type="checkbox"/> Water
<input type="checkbox"/> Downtown Service	<b>Curbs</b>	<input type="checkbox"/> Cemetery
<input type="checkbox"/> Downtown Mixed	<input type="checkbox"/> Forest Preserve	<b>Municipalities</b>
<input type="checkbox"/> Downtown Residential	<input type="checkbox"/> City Boundary	
<input checked="" type="checkbox"/> Transportation		
<input type="checkbox"/> Parks & Open Space		
<input checked="" type="checkbox"/> Zoning Boundaries		



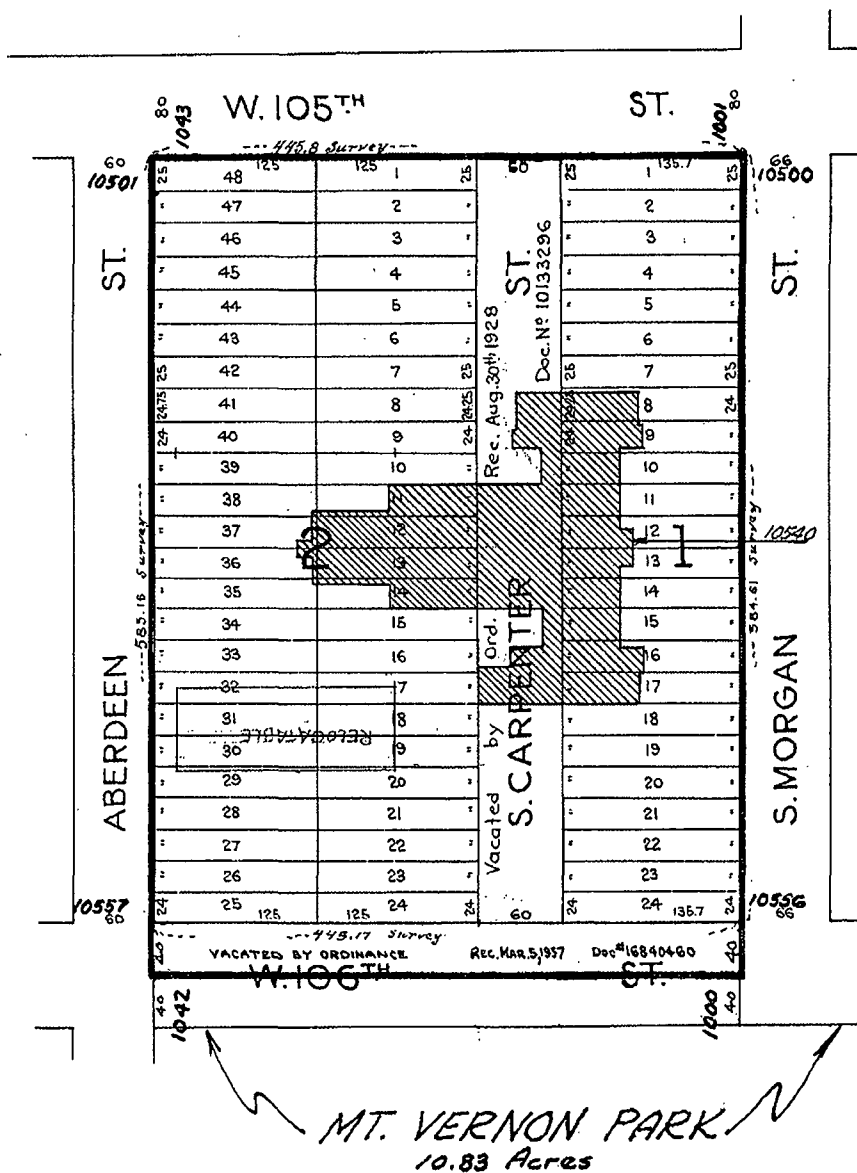
Information provided on the City of Chicago web site should not be used as a substitute for legal, accounting, real estate, business, tax, or other professional advice. The City of Chicago assumes no liability for any damages or loss of any kind that might arise from the use of, misuse of, or the inability to use the City web site and/or the materials contained on the web site. The City of Chicago also assumes no liability for improper or incorrect use of materials or information contained on its web site. All materials that appear on the City of Chicago web site are distributed and transmitted as is, without warranties of any kind, either express or implied, and subject to the terms and conditions stated in this disclaimer.

# MOUNT VERNON

(CONTAINED FENGER HIGH BRANCH)

Lots 1 to 24 Blk. 1 and Lots 1 to 48 Blk. 2, Van Derslice's Resub<sup>d</sup> of Baker & MacCoun's Add<sup>n</sup> to Washington Heights, being a Sub<sup>d</sup> of N.E. 1/4, S.W. 1/4, N.E. 1/4 Sec. 17-37-14, and vacated streets.

278,369 Sq. ft.  
6.39 Acres



Sept. 1, 1965

**Items Required for Zoning Amendment**

Building: Mount Vernon School  
Address: 10540 S. Morgan St  
CPS Tracking No.: 2011-24601-MCR  
Zoning District: POS-1  
Date of Construction: 1928  
Dates of Addition Construction: 1969  
Ward-Alderman: 34- Carrie Austin  
Property P.I.N.: 25 17-218-001-0000  
Student Population: 317  
Grades Served: PE, PK K-8  
Staff Population: 45  
Building Square Footage: 82,500  
Building Additions Scheduled: None  
Available Parking Spaces On-Site: 40

Description of Work

Provide temporary repair to existing masonry and roof to prevent leaks, scrape and paint damaged plaster walls and ceilings.

Deliverables

- Alley Access Letter
- Driveway Permit
- Fully Dimensioned Site Plan
- Sidwell Map
- Sanborn Map
- Aerial Photographs
- Site Photographs
- Sketch Location of Light Fixtures
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_