



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Details (With Text)

File #: O2011-5510
Type: Ordinance **Status:** Passed
File created: 7/6/2011 **In control:** City Council
Final action: 9/8/2011

Title: Zoning Reclassification Map No. 26-G at 10500-10556 S Morgan St, 1001-10043 W 105th St and 10501-10557 S Aberdeen St

Sponsors: Austin, Carrie M.

Indexes: Map No. 26-G

Attachments: 1. O2011-5510.pdf

Date	Ver.	Action By	Action	Result
9/8/2011	1	City Council	Passed	Pass
9/1/2011	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
7/6/2011	1	City Council	Referred	

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICA GO:

SECTION 1. Title 17 of the Municipal Code of Chica go, 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 105th Street; 10501-57 South Aberdeen Street. Mount Vernon Elementary School

Carrie M. Austin Alderman, 34th Ward

Borstein, Scott

From:

Sent:

To:

Subject: Attachments:

Borstein, Scott

Wednesday, June 08, 2011 1:57 PM 'terri.marsh@cityofchicago.org' <mailto:'terri.marsh@cityofchicago.org'>Mount Vernon School 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 watertight. 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@neal andleroy.com <http://andleroy.com>

^J 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.

M V .v I I Itdi I I (

1

Bird's eye view maps can't be printed, so another map view has been substituted.

*kid -C*r_M fW<- m y^f h-&*

Zoning Map

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

11 I [mm\

• F.....1

Zoning data refteds all ordinance* oatssed ariorlo Fsuniry 9lh. 2011 Copyright lc)2011, Cilyof Cbfcago

D

□

mmU

□

(EE®

□

fOSfH'S'T*

Address

10540 S MORGAN ST

Zoning | Business | Commercial | Manufacturing | Residential | Planned Development | Planned Manufacturing | EE | Downtown Core | Downtown Service | Downtown Mixed | Downtown Residential IMI Transportation | Parks & Open Space Zoning Boundaries

Historic Preservation CHICAGO LANDMARKS Chicago Landmarks

Landmark Districts

Chicago Historic Resources Survey - Buildings subject to Demolition-Delay Ordinance | Red

| Orange Curbs | Forest Preserve | City Boundary

lijiljll Lakefront

Pedestrian Streets j | Buildings | Parcels D Wards

Streets [~2 Water [Cemetery

Municipalities

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.

(COUT^//£O . FENGE.R HIGH BRANCH,)

Lots 1 to 24 Blk.I and Lots 1 to 48 Blk.E.Van Ders'l'ices Resab? of Baker & M&cCoans Add? to Washington Heights.being a Sab'1? of S^V+.S.W.'A-.N.E.'/* Sec. 17" 37" 14. and vacated sfreef s .

." , : 278;3 69 S<?; ^-6.39 /?e5/~&S

L

S? W. 105^
..>>-V^5.a Ju-rrty

Af77 V£ZNO/V P/££<

Items Required for Zoning Amendment

Building: __ Mount, Verr-on.....4chot>i

Address: _ ia?Hf) -i-.....M»iva» 4i _____

CPS Tracking No.: 2QU - tH&ol ■ MgR _____

Zoning District: _P_ ;/.. [..... _____

Date of Construction: ____ /12B _____

Dates of Addition Construction: H4'i..... _____

Ward-Alderman: _ Cgrt'C Au^im _____

Property P.I.N.: _ 29 /JcXQrO _____

Student Population: _____ gj 7 _____

Grades Served: P'e, pk K ~& _____

Staff Population: _j-f _____

Building Square Footage: _ BZ _____

Building Additions Scheduled: ____ tlsi2£. _____

Available Parking Spaces On-Site: _ <jp _____

Description of Work

Prij■(*/>. ■le(*y>&f<?<y_ r ff ?>ff l# e,,<^£^ ma .for)?*1 ,.*v/ tt?-) /

if- CffP-SCrtl 'tVfik<.....£&r*>0, fffff/ OP/xf <r:irY\ fj e- / P^9<IC^ _____

Jr±jJli _____ Dr>J <re> I'na y ■■ _____

Deliverables

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