



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2014-2350
Type: Ordinance
File created: 4/2/2014
Status: Passed
In control: City Council
Final action: 5/28/2014
Title: Zoning Reclassification Map No. 1-I 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 - App No. 18013
Sponsors: Misc. Transmittal
Indexes: Map No. 1-I
Attachments: 1. O2014-2350.pdf, 2. SO2014-2350.pdf

Date	Ver.	Action By	Action	Result
5/28/2014	1	City Council	Passed as Substitute	Pass
5/22/2014	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
4/2/2014	1	City Council	Referred	

PINAL FOR PUBLICATION

TYPE I REGULATIONS

2633-73 W. Washington Boulevard; 36-58 N. Talman Avenue; 2632-72 W. Warren Boulevard; 35-55 N. Washtenaw REZONING APPLICATION

Project Description:

Located at 2651 W. Washington Street in the City's East Garfield Park neighborhood, the former Mary Mapes Dodge School property encompasses an entire city block and is bounded by W. Washington Street on the north, W. Warren Boulevard on the south, S. Talman Avenue on the east and S. Washtenaw Avenue on the west. The 2.37 acre site is located in the 27th Ward and is surrounded by residential and manufacturing uses. Single family, two-flat and three-flat residential buildings are located north, south and west of the site. To the east and north are manufacturing and railroad uses.

Currently zoned RT-4, that designation only allows for single or multi-family residential, a school or a house of religious worship. The Applicant, The Board of Education on behalf of Chicago Public Schools, is proposing to re-zone the site to a C1-2.

Ideally situated in the approximate geographic center of the city, its nearness to Western Avenue, Sacramento Boulevard, the Eisenhower Expressway and the ADA accessible California Avenue Green Line station one block to the west, coupled with its overall excellent physical condition, made the property the leading candidate for CPS office use.

The Applicant proposes to adaptively reuse the building for CPS staff offices. The "L" shape school was built in 1959, is three stories in height at its northern wing and drops to two stories at its eastern

wing. Constructed of reinforced concrete, the total building footprint of approximately 70,000 square feet will not change and no changes will be made to the existing facade.

There are nine (9) doorways to the existing building. Five (5) of those will become emergency exits only. The main entrance is located on Washington and all entrances will be handicapped accessible. A striped automobile pick-up and drop-off zone on Washington will be provided on the public right of way and identified through street signage.

Most non-bearing interior partitions will be removed and an open free-flowing floor plan will be created to accommodate 400 employees with a projected number of visitors at 150 daily, on average. The gymnasium will be preserved for CPS conference/meeting use during regular business hours and will be available to the community on selected evenings and weekends as determined by a community benefits agreement currently being negotiated. The remodeled building will be fully accessible for people with disabilities, air conditioned, and will include a new 3-stop elevator to all floors.

The parking lot, which will be located on site will contain a minimum of 111 parking spaces, 5 of which will be handicapped accessible. Plans also call for parking for 52 bikes. Efforts will also be made to secure a Diwy bike station at or near the location as well as to provide Zip Car rentals on site to be used by CPS staff as well as the local community residents. Either a play lot or an artificial turf field will be included in the parking lot build out, which will feature storm water detention, ornamental fencing, a multitude of new trees both on site as well as on the public parkway and the minimum landscaping as prescribed by the ordinance.

The Board of Education is looking forward to establishing its newest satellite office in the East Garfield Park neighborhood. Not only will it provide a new home for some of CPS's most vital departments, it will also bring hundreds of workers into the community on a daily basis, providing a much needed economic spark to this area.

Address / Location: 2633-73 W. Washington Boulevard; 36-58 N. Talman Avenue;
2632-72 W. Warren Boulevard; 35-55 N. Washtenaw Current

Zoning: RT-4 Two-Flat, Townhouse and Multi-Unit District Proposed Zoning: C1 -
2 Commercial Neighborhood District

	CI-2 REQUIREMENTS	PROPOSED PROJECT
FAR	Max: 2.2	1.47
Lot Area	103,237 SF (2.37)	103,237 SF (2.37)
Building Area	Max. allowed: 227,121 SF	70,000 SF
Parking	106	111
Loading	1	1
Front Setback	West Washington: 0'	14.43 ft
Side Setback	North Talman: 0'	9.91 ft.
Side Setback	North Washtenaw: 0'	116.81 ft.
Rear Setback	W. Warren: 0'	53.04 ft.
Height	Max: 50'	33'-8"
Dwelling Units	103	0

