



City of Chicago



O2022-3877

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 12/14/2022

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 2-L at 5049-5133 W Harrison St, 601-629 S Laramie Ave, 5000-5132 W Flournoy St and 610-628 S Lavergne Ave - App No. 22038

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

#22038
INTRO DATE
DEC 14, 2022

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 the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 2-L in the area bounded by:

West Harrison Street; a line 935.83 feet east of and parallel to South Laramie Avenue; a line 102 feet south of and parallel to West Harrison Street; South Lavergne Avenue; West Flourney Street; and South Laramie Avenue

to those of an RT-4 Residential Two Flat, Townhouse and Multi-Unit District which is hereby established in the area above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all the RT-4 Residential Two Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map Number 2-L in the area bounded by:

West Harrison Street; a line 935.83 feet east of and parallel to South Laramie Avenue; a line 102 feet south of and parallel to West Harrison Street; South Lavergne Avenue; West Flourney Street; and South Laramie Avenue

To those of an Institutional Planned Development 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.

Address of the Property: 5049-5133 W. Harrison Street; 601-629 S. Laramie Avenue; 5000-5132 W. Flourney Street; 610-628 S. Lavergne Avenue

*Institutional Planned Development Number _____
Plan Of Development Statements.*

1. The area delineated herein as an Institutional Planned Development # _____ consists of approximately 381,843 square feet (8.76 acres) net site area which is depicted on the attached Planned Development Boundary and Property Line Map.

2. 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 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 in Section 17-8-0400 of the Zoning Ordinance.

3. 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 grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assign or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans.

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Planning and Development (DPD) and Transportation. Closure of all or any public street or alley 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 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 Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the City's Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by CDOT's Division of Infrastructure Management:

Applicant:	Chicago Board of Education for the City of Chicago
Address:	5049-5133 W. Harrison Street; 601-629 S. Laramie Avenue; 5000-5132 W. Flourney Street; 610-628 S. Laverne Avenue
Introduced:	December 14, 2022
Plan Commission:	December __, 2022

Full width of street

Full width of alleys

Curb and gutter

Pavement markings

Sidewalks

ADA crosswalk ramps

Parkway & landscaping

The Perimeter Restoration Agreement was executed prior to any CDOT and Planned Development Part II review permitting. The Agreement reflects that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the CDOT Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the CDOT Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by CDOT.

4. This planned development consists of fifteen (15) statements; a Bulk Regulations and Data Table; and an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site/Landscape Plan; and Building Elevations prepared by EVA Design and Engineering, LLC, dated November 2, 2022. Full-size sets of the Site/Landscape Plan and Building Elevations are on file with the DPD. The planned development is applicable to the area delineated herein and these and no other zoning controls shall apply. 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 Zoning Ordinance, and all requirements thereto, 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 Zoning Ordinance, this Planned Development Ordinance shall control.

5. The uses permitted within the area delineated herein as "Institutional Planned Development # _____," shall be educational and recreational facilities, offices, accessory and non-accessory parking, and related uses incidental thereto.

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 DPD. Off-Premise signs are prohibited within the boundary of the Planned Development.

Applicant: Chicago Board of Education for the City of Chicago
Address: 5049-5133 W. Harrison Street; 601-629 S. Laramie Avenue; 5000-5132 W. Flourney Street; 610-628 S. Lavergne Avenue
Introduced: December 14 2022
Plan Commission: December __, 2022

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, if any, established by the Federal Aviation Administration.

8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 381,843 square feet.

9. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

10. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.

11. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the 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.

12. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities 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. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs, and conserves energy and natural resources. Any new construction must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the DPD.

14. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. If the project involves a City funding, the Applicant is required to achieve the following standards, at a minimum: 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% City resident hiring (measured against the total construction work hours for the project or any phase thereof). Furthermore, to assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at two points in the city approval process. First, at

Applicant: Chicago Board of Education for the City of Chicago
Address: 5049-5133 W. Harrison Street; 601-629 S. Laramie Avenue; 5000-5132 W. Flourney Street; 610-628 S. Lavergne Avenue
Introduced: December 14 2022
Plan Commission: December __, 2022

the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) the Applicant's outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof (c) responses to the Applicant's outreach efforts, and (d) the applicant's M/WBE and city resident participation goals. Second, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

15. Unless substantial construction has commenced within six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire and automatically revert back to an RT-4 Residential Two Flat, Townhouse and Multi-Unit District.

Applicant: Chicago Board of Education for the City of Chicago
Address: 5049-5133 W. Harrison Street; 601-629 S. Laramie Avenue; 5000-5132 W. Flourney Street; 610-628 S. Lavergne Avenue
Introduced: December 14, 2022
Plan Commission: December , 2022

**Bulk Regulations and Data Table referred to in these Plan of Development
Statements reads as follows:**

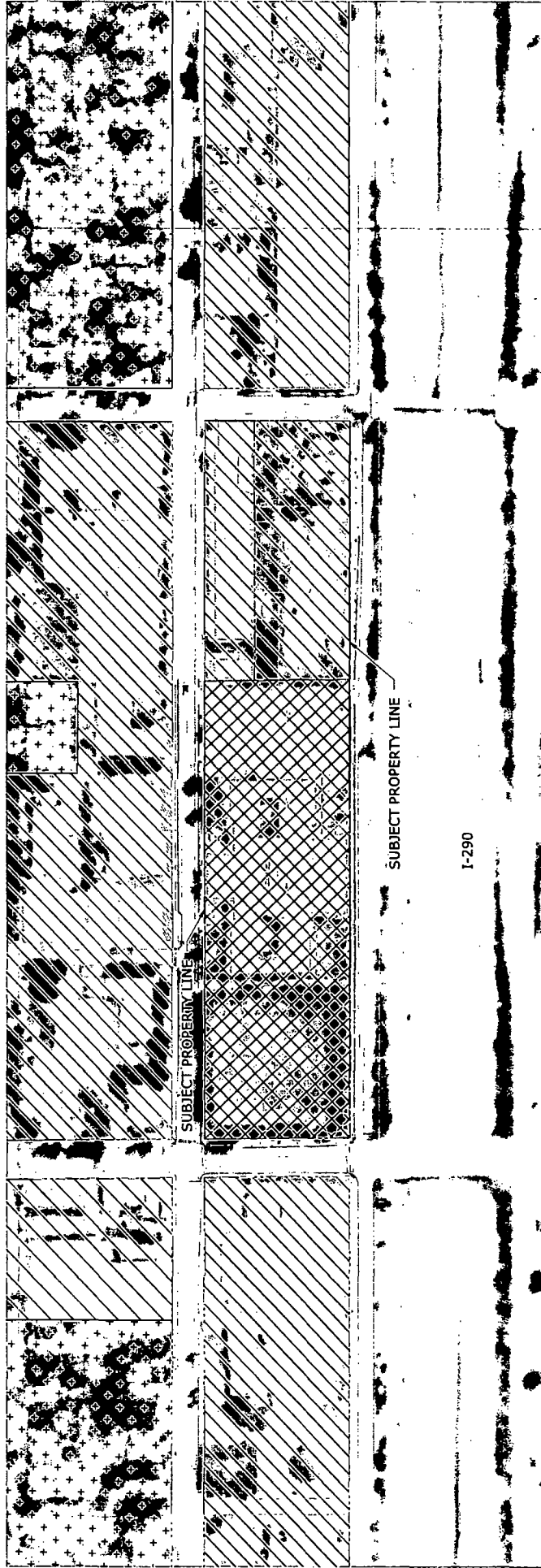
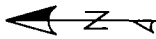
**Institutional Planned Development Number _____
Planned of Development Bulk Regulations and Data Table.**

Gross Site Area (448,130 square feet/ 10.29 acres) = Net Site Area (381,443 square feet/8.76 acres) + Area Remaining in Public Right-of-Way (66,687 square feet/ 1.53 acres)

Net Site Area:	381,443 square feet (8.76 acres)
Maximum Permitted F.A.R. for Net Site Area:	1.2
Minimum Number of Off-Street Parking Spaces:	56
Minimum Number of Off-Street Loading Spaces:	1
Maximum Building Height:	50'
Minimum Setbacks:	As per the Site/Landscape Plan

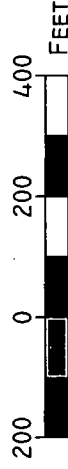
LEGEND

- PROPERTY LINE
- SCHOOL CAMPUS
- COMMERCIAL/MANUFACTURING
- RESIDENTIAL



EXISTING LAND USE MAP

SCALE: 1" = 200'



ENGINEER OF RECORD

EVA DESIGN AND ENGINEERING, LLC
 © 2022 EVA DESIGN AND ENGINEERING, LLC
 WWW.EVA-ENG.COM

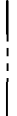
ARCHITECT
SMNG A.L.T.D.

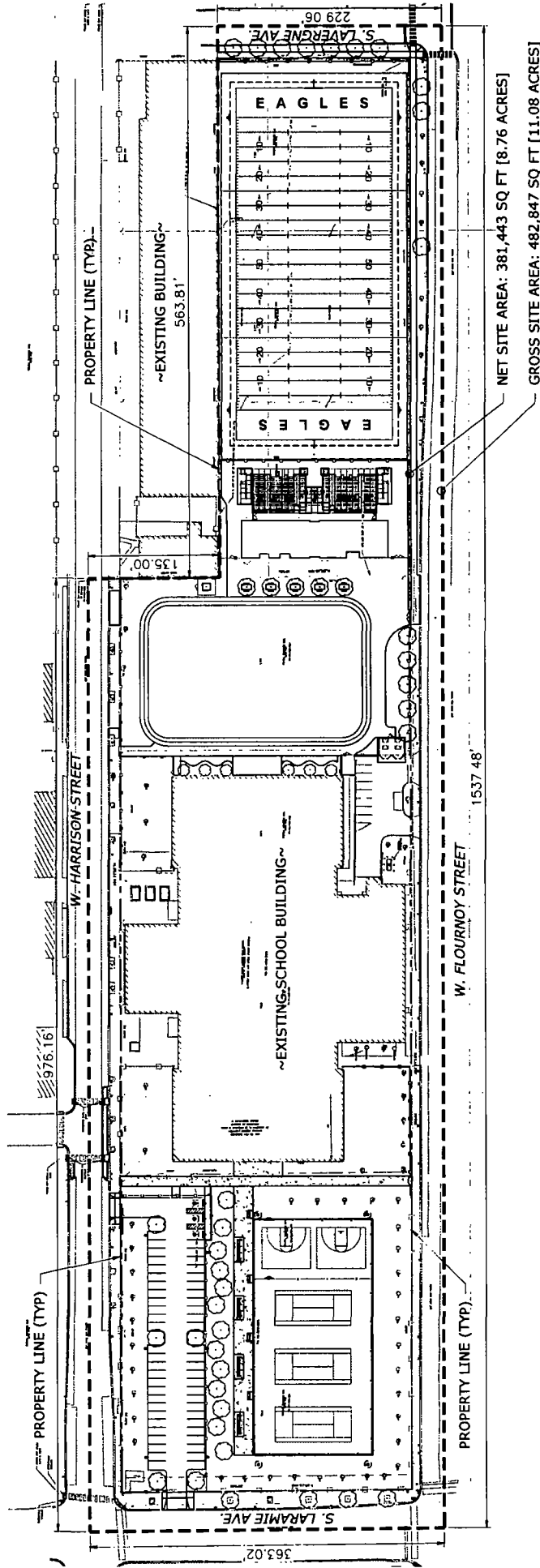
LANDSCAPE ARCHITECT
 LANDSCAPE ARCHITECTURE
pamelaself

INSTITUTIONAL PLANNED DEVELOPMENT: MICHELE CLARK ACADEMIC PREP MAGNET HIGH SCHOOL
 APPLICANT: CHICAGO PUBLIC SCHOOLS
 ADDRESS: 5101 W. HARRISON STREET, CHICAGO IL 60644

DATE 11/02/2022

LEGEND

-  PROPERTY LINE
-  PLANNED DEVELOPMENT BOUNDARY



PLANNED DEVELOPMENT BOUNDARY AND PROPERTY LINE MAP

SCALE: 1" = 100'



DATE: 11/02/2022

INSTITUTIONAL PLANNED DEVELOPMENT: MICHELE CLARK ACADEMIC PREP MAGNET HIGH SCHOOL.

APPLICANT: CHICAGO PUBLIC SCHOOLS

ADDRESS: 5101 W HARRISON STREET, CHICAGO IL 60644

LANDSCAPE ARCHITECT

ARCHITECT

SMNGA LTD.

LANDSCAPE ARCHITECTURE

SMNGA

pamelaself





ENGINEER OF RECORD

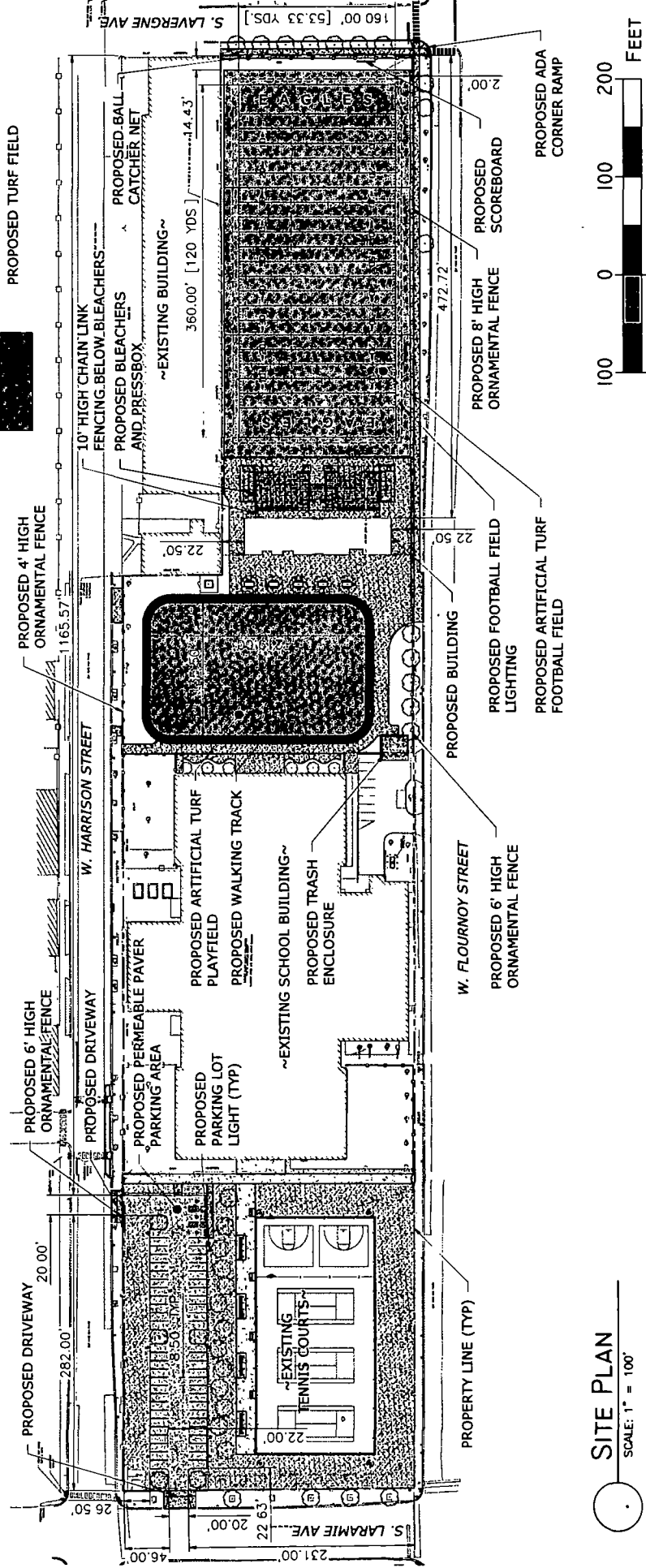


DESIGN AND ENGINEERING, LLC

© 2022 EVA DESIGN AND ENGINEERING, LLC
WWW.EVA-ENG.COM

LEGEND

-  PROPOSED BUILDING
-  PROPOSED CONCRETE WALKWAY
-  PROPOSED PERMEABLE PAVERS
-  PROPOSED TURF FIELD



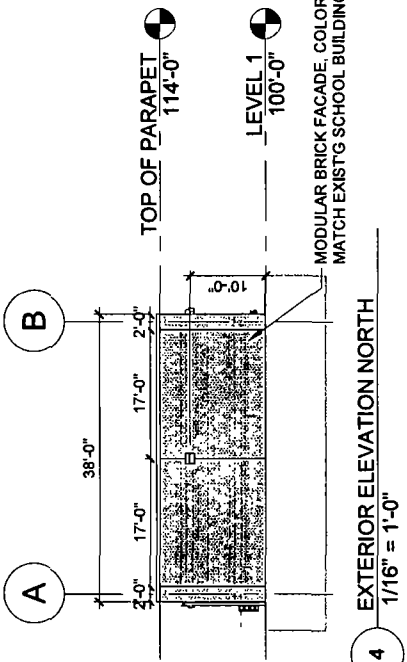
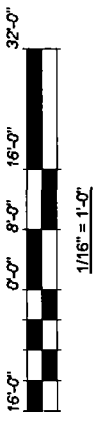
SITE PLAN
SCALE: 1" = 100'



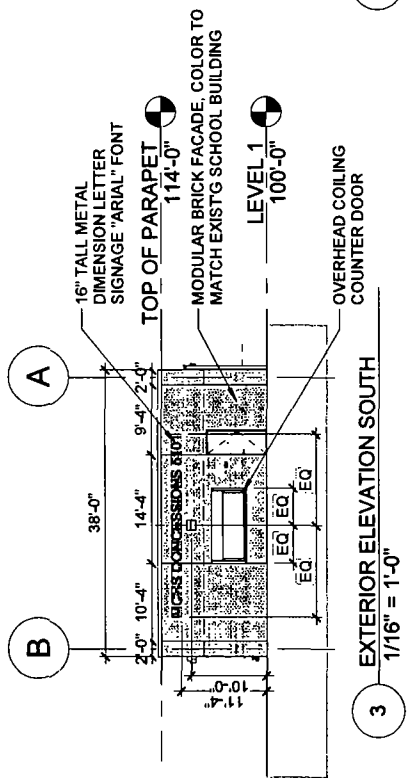
ENGINEER OF RECORD: **EVA DESIGN AND ENGINEERING, LLC**
 ARCHITECT: **SMING A LTD.**
 LANDSCAPE ARCHITECT: **LANDSCAPE ARCHITECTURE pamelaself**

INSTITUTIONAL PLANNED DEVELOPMENT: MICHELE CLARK ACADEMIC PREP MAGNET HIGH SCHOOL
 APPLICANT: CHICAGO PUBLIC SCHOOLS
 ADDRESS: 5101 W. HARRISON STREET, CHICAGO IL 60644

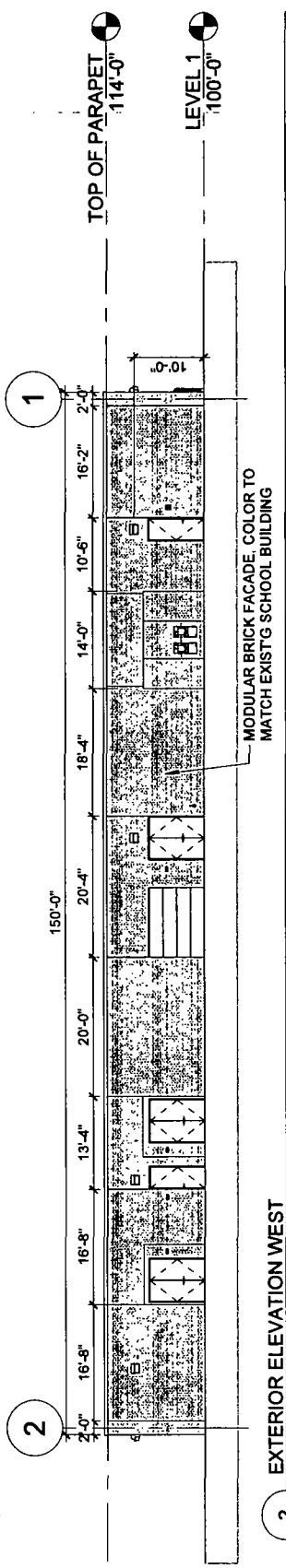
DATE: 11/02/2022



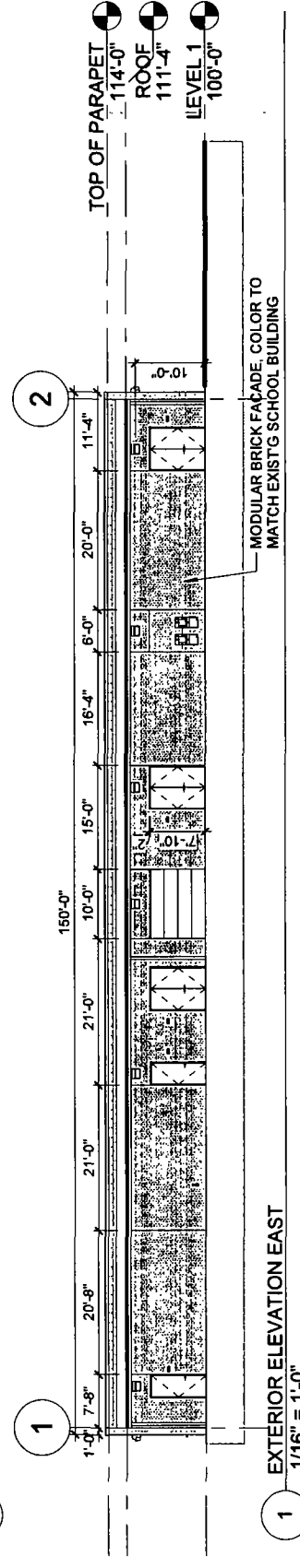
4 EXTERIOR ELEVATION NORTH
1/16" = 1'-0"



3 EXTERIOR ELEVATION SOUTH
1/16" = 1'-0"



2 EXTERIOR ELEVATION WEST
1/16" = 1'-0"



1 EXTERIOR ELEVATION EAST
1/16" = 1'-0"

DATE: 11/02/2022

INSTITUTIONAL PLANNED DEVELOPMENT: MICHELE CLARK ACADEMIC PREP MAGNET HIGH SCHOOL.

APPLICANT: CHICAGO PUBLIC SCHOOLS

ADDRESS: 5101 W HARRISON STREET, CHICAGO IL 60644

ARCHITECT
SMNG A LTD.

LANDSCAPE ARCHITECTURE

SMNGA pamelaself

ENGINEER OF RECORD

EVA DESIGN AND ENGINEERING, LLC
© 2022 EVA DESIGN AND ENGINEERING, LLC
WWW.EVA-ENG.COM

#22038
INTRO DATE
DEC 14, 2022

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
5049-5133 W. Harrison; 601-629 S. Laramie Avenue; 5000-5132 W. Flourmoy Street; 610-628 S. Lavergne Avenue

2. Ward number that Property is located: 29

3. APPLICANT Chicago Board of Education for the City of Chicago
ADDRESS 42 W. Madison Street CITY Chicago
STATE IL ZIP CODE 60602 PHONE 773-553-1000
EMAIL sborstein@nealanderoy.com CONTACT PERSON Scott R. Borstein, attorney for applicant

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

OWNER Public Building Commission of Chicago
ADDRESS 50 W. Washington Street Ste 200 CITY Chicago
STATE IL ZIP CODE 60602 PHONE 312-744-3090
EMAIL sborstein@nealanderoy.com CONTACT PERSON Scott R. Borstein, attorney for applicant

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 20 S. Clark Street Ste 2050
CITY Chicago STATE IL ZIP CODE 60603
PHONE 312-641-7144 FAX 312-641-5137 EMAIL sborstein@nealanderoy.com

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

7. On what date did the owner acquire legal title to the subject property? 4/5/1990

8. Has the present owner previously rezoned this property? If yes, when?
No

9. Present Zoning District RT-4 /M1-2 Proposed Zoning District Institutional PD

10. Lot size in square feet (or dimensions) 381,443 sf/ 8.76 acres

11. Current Use of the property School

12. Reason for rezoning the property To add a football field and reconfigure campus athletic and parking facilities The addition of the land for the athletic field increases the campus size above two acres and requires a mandatory planned development.

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 proposed use of the site and the building will remain unchanged other than the addition of the football field. The new parking lot will contain 56 spaces.

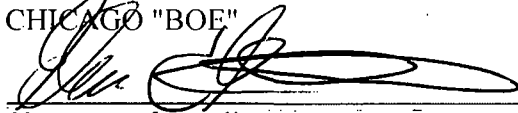
14. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, increases the number of units (see attached fact sheet or visit www.cityofchicago.org/ARO for more information). Is this project subject to the ARO?

YES _____ NO xx

COUNTY OF COOK
STATE OF ILLINOIS

EBENSMITH, 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.

CHICAGO BOARD OF EDUCATION FOR THE CITY OF
CHICAGO "BOE"

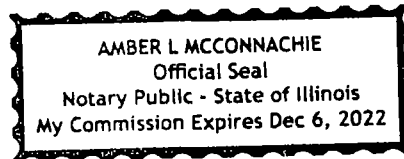


Signature of Applicant

Subscribed and Sworn to before me this
8th day of November, 20 22 ..



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

AUTHORIZATION

Patrick Murphey
Zoning Administrator
City of Chicago
Department of Planning
121 North LaSalle Street, Room 905
Chicago, Illinois 60602

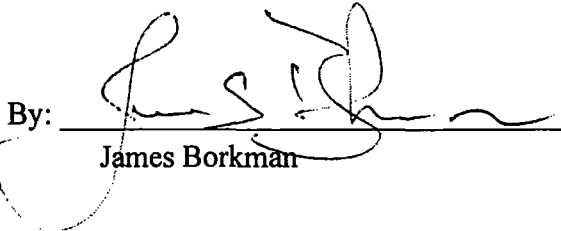
APPLICANT: Board of Education of the City of Chicago

RE: Planned Development Application

PROPERTY:

Dear Mr. Murphey:

Please be advised that the undersigned understands that a sworn affidavit has been filed identifying the undersigned as having an interest in land subject to a planned development application at 5049-5133 W. Harrison Street; 601-629 S. Laramie Avenue; 5000-5132 W. Flournoy Street; 610-628 S. Lavergne Avenue. The undersigned, being first duly sworn on oath, deposes and says that the undersigned holds that interest for itself and the public. Further, the undersigned hereby authorizes the Board of Education of the City of Chicago, Scott R. Borstein and Neal & Leroy, LLC to file said planned development application, and any other related documents, on its behalf.

By: 
James Borkman

Its: Director of Procurement

December 1, 2022

Thomas M. Tunney, Chairman
Committee on Zoning
Room 304, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

Laura Flores, Chairman
Chicago Plan Commission
City Hall
121 North LaSalle Street
Chicago, Illinois 60602

**Re: Application for Rezoning
Affidavit of Notice**

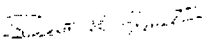
Dear Chairman Tunney and Chairwoman Flores:

The undersigned, Scott R. Borstein, an attorney with the law firm of Neal & Leroy, LLC, on behalf of The Board of Education for the City of Chicago, the applicant to change the zoning for the property located at 5049-5133 W. Harrison Street; 601-629 S. Laramie Avenue; 5000-5132 W. Flournoy Street; 610-628 S. Laverne Avenue (Michele Clark Academic Preparatory Magnet High School or the "Property") from its current from its current RT-4 Residential Two Flat, Townhouse and Multi-Unit District and M1-2 Limited Manufacturing/ Business Park District designations to an RT-4 Residential Two Flat, Townhouse and Multi-Unit District and then to an Institutional Planned Development designation, certifies that he has complied with the requirements of Section 17-13-0107 of the Municipal Code of the City of Chicago by sending the attached letter by United States Postal Service First Class Mail to the owners of all property within 250 feet in each direction of the subject property, as determined by the most recent Cook County tax records of Cook County, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet.

The undersigned certifies that the notice contains the common street address of the subject property, a description of the nature, scope, and purpose of the application; the name and address of the Applicant; the name and address of the owner; the date the Applicant intends to file the application on or about December 1, 2022.

The undersigned certifies that he has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Municipal Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding properties located within 250 feet of the subject property, is a complete list containing the names and last known addresses of the owners of the property required to be served.

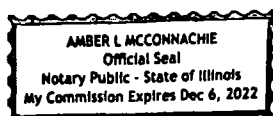
Very truly yours,


Scott R. Borstein

Subscribed and sworn to before me this th day of December 2022



Notary Public



NOTICE LETTER

December 1, 2022

Dear Property Owner:

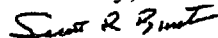
In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about December 1, 2022, the Board of Education for the City of Chicago (“BOE”) will file an application to change the zoning for the property located at 5049-5133 W. Harrison Street; 601-629 S. Laramie Avenue; 5000-5132 W. Flourney Street; 609-628 S. Lavergne Avenue (Michele Clark Academic Preparatory Magnet High School or the “Property” with a common address of 5101 W. Harrison St.) from its current RT-4 Residential Two Flat, Townhouse and Multi-Unit District and M1-2 Limited Manufacturing/Business Park District designations to an RT-4 Residential Two Flat, Townhouse and Multi-Unit District and then to an Institutional Planned Development designation.

The purpose of the application is to allow the BOE to enlarge and renovate the School’s campus to include a new athletic field along West Flournoy Street, provide and relocate new tennis courts and a new 56 space parking area at the western portion of the campus along South Laramie and install a new artificial turf practice area and walking track immediately east of the School building. Expanding the school campus, which already exceeds two acres, requires a mandatory planned development. No changes to the School’s enrollment, staffing or operations are proposed at this time.

The BOE is located at 42 W Madison Street Chicago Illinois 60602. The owner of the Property is the Public Building Commission of Chicago, 50 W. Washington St., Chicago, Illinois 60602. The contact person for this application is Scott R. Borstein, Esq., Neal & Leroy, LLC, 20 South Clark Street, Suite 2050, Chicago, Illinois 60602, 312-641-7144.

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 YOU OWN PROPERTY WITHIN 250 FEET OF THE ABOVE-DESCRIBED PROPERTY (GENERALLY LOCATED AT 5101 W HARRISON STREET. CHICAGO ILLINOIS 60644).

Sincerely,



Scott R. Borstein, Esq.
Attorney for the BOE