



DEPARTMENT OF PLANNING AND DEVELOPMENT  
CITY OF CHICAGO

March 23, 2023

Scott R. Borstein  
Neal & Leroy LLC  
20 S. Clark St.  
Suite 2050  
Chicago, IL 60603

**Re: Minor change to PD 517, Avondale and Logandale Schools at 3212 W. George St.**

Dear Mr. Borstein:

Please be advised that your request for a minor change to Institutional Planned Development No. 517 ("PD 517") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement No. 15 of PD 517. You are requesting a minor change on behalf of the sole property owner, the Chicago Board of Education ("Board"), for their school campus at 3212 W. George St. The property is improved with two elementary schools, Avondale and Logandale, with a combined staff of 79 and student population of 523.

You are seeking a minor change for prior and proposed modifications to the site plan, setbacks, and parking requirements for this site. In 2010, a new turf field was constructed that resulted in a loss of 24 parking spaces. However, we have no record of a permit being issued for this work and as a result, you are now seeking approval for this existing condition. Additionally, the Board is now proposing to eliminate 4 existing parking spaces along Wellington Ave. so that a new playground can be added. The existing playground along the NW corner of Wellington and Sawyer Avenues will also be replaced with new equipment. The total parking reduction now being sought, including the 24 spaces eliminated in 2010, is from a minimum of 84 spaces to 56 spaces, as shown on the attached, revised Site Plan and Bulk Table. Based on a current staff of 79, and pursuant to Section 17-10-0207-E of the Zoning Ordinance, the two schools are required to have a minimum of 26 spaces plus additional spaces as determined by the Department. The proposed parking count of 56 allows for an additional 30 parking spaces.

The Board is also seeking North and West setback clarifications to reflect the entire campus' current conditions. The previously approved Bulk Table identified the North setback as the existing school. The West setback was identified as 78 feet which is the setback for the newer school, however, the older school had and still has a West setback of 10.57 feet. The revised Bulk Table identifies the North setback as the existing 44 feet and the West setback as the existing 10.57 feet.

The Department of Planning and Development has determined that allowing the proposed parking reduction and setback clarifications will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 517, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. The submitted building permit application must include all the work previously done without a valid permit, including the 2010 turf field, as well as all proposed work. If action to implement the minor change, including issuance of a building permit and construction does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,



Noah Szafraniec  
Assistant Commissioner, Plan Commission

C: Mike Marmo, Janice Hill, Main file

*Use And Bulk Regulations And Data  
IPD No. 517*

Net Site Area		General Description Of Land Use	Number Of Dwelling Units	Maximum Floor Area Ratio	Maximum Percentage Of Land Covered
Square Feet	Acres				
150,505	3.46	Educational Elementary School	0	129,809 1.2	46,800 sq. ft. 31%

Gross Site Area =	Net Site Area + Area of Public Streets	
194,689	150,505	44,184

Maximum Permitted F.A.R. for Total Net Site Area:

Minimum Number of Off-Street Parking Spaces: 56

Highest Elevation: 52 feet

Minimum Number of Off-Street Loading Spaces: 1

Minimum Setbacks:

- Front yard (South) – 20'
- Rear yard (North) – 44.15'
- West side yard—10.57'
- East side yard—20'



*Reclassification Of Area Shown On Map Number 7-J.  
(As Amended)*

*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 R3 General Residence District symbols and indications as shown on Map No. 7-J in area bounded by:

West Wellington Avenue; North Kedzie Avenue; West George Street;  
and North Sawyer 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 are set forth in the Plan of Development herewith attached and made a part thereof and to no others.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development attached to this ordinance reads as follows:

*Institutional Planned Development*

*Statements.*

P.O. # 517

1. The property delineated herein as an Institutional Planned Development is owned by the Public Building Commission of Chicago. The Applicant, the Board of Education of the City of Chicago, as Lessee operates and maintains Avondale School located on the Property. The Applicant is seeking to construct a new elementary school for grades 6, 7 and 8 in the southeast quarter of the Property.
2. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees, or grantees.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the successors and assigns of the Applicant and the Property owner of record title. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the Property and all portions thereof

*Reclassification Of Area Shown On Map Number 3-I.*

*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 R4 General Residence District symbols and indications as shown on Map No. 3-I in area bounded by:

a line 300.26 feet north of West Thomas Street; the alley next east of and parallel to North Francisco Avenue; West Thomas Street; and North Francisco Avenue,

to those of an R5 General Residence District and a corresponding use 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.

*Reclassification Of Area Shown On Map Number 5-M.*

*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 B2-1 Restricted Retail District symbols and indications as shown on Map No. 5-M in area bounded by:

the alley next north of and parallel to West North Avenue; a line 106.92 feet east of North Merrimac Avenue; West North Avenue; and North Merrimac Avenue,

to those of a B4-1 Restricted Service District and a corresponding use 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.

shall throughout the period that this Institutional Planned Development is in effect, be held under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that a single person, corporation, association or other entity has been designated and authorized by the owner or owners of all of the Property as Authorized Agent of the Property for the limited purposes of (1) receiving any and all zoning enforcement-related or other zoning-related communications from the City in relation to and on behalf of the affected Property owner or owners, and (2) making applications to the City for any subsequent amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) on behalf of the affected owner or owners of the Property. Nothing herein shall be construed to mean that any owner of the Property or any portion thereof is relieved of any obligation hereunder or any rights in relation thereto, may not receive directly such communications or is not subject to City action pursuant to this Planned Development. Nothing herein shall, however, prohibit or in any way restrict the alienation, sale, or any other transfer of all or any portion of the Property or any rights therein.

4. This Planned Development consists of sixteen (16) statements; an Existing Zoning Map; a Property Line and Planned Development Boundary Map; a Generalized Land Use Plan; a Table of Use and Bulk Regulations and Data; a Site Plan and a Landscape Plan prepared by Restrepo Group, Inc., dated May 15, 1991. Full size sets of the Site Plan and Landscape Plan are on file with the Department of Planning. The Planned Development is applicable to the area delineated herein and these and no other controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Chapter 194A of the Municipal Code of Chicago, and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.
5. The uses permitted within the area delineated herein as an "Institutional Planned Development" shall be educational and related uses incidental thereto.
6. Identification and other necessary signs may be permitted within the area delineated herein as an "Institutional Planned Development", subject to the review and approval by the Commissioner of the Department of Planning. All identification signs existing as of the date of the adoption of this Ordinance shall be permitted. Temporary signs, such as construction signs, shall be permitted, subject to the review and approval of the Commissioner of the Department of Planning.
7. Any dedication or vacation of streets and alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of

parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees or grantees.

8. Off-street parking and off-street loading facilities shall be provided in compliance with this Planned Development, subject to review and approval of the Departments of Public Works and Planning. The minimum number of off-street parking spaces shall be determined in accordance with the attached Table of Use and Bulk Regulations. A minimum of two percent (2%) of all parking spaces shall be designated for the handicapped.
9. Any service drives or any other ingress or egress must be adequately designed and paved in accordance with the regulations of the Department of Public Works in effect at the time of construction and in compliance with the Municipal Code of Chicago to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such paved areas. Fire lanes, if required, shall be adequately designed and paved in compliance with the Municipal Code of Chicago, and shall have a minimum width of 18 feet to provide ingress and egress for emergency vehicles; there shall be no parking within such paved areas. Ingress and egress shall be subject to the review and approval of the Bureau of Traffic Engineering and Operations and the Commissioner of the Department of Planning.
10. Height restriction of any building or any appurtenance thereto, shall, in addition to the Table of Use and Bulk Regulations be subject to:
  - (a) Height limitations as certified on Form FAA-117 or successor forms involved in the same subject matter and approved by the Federal Aviation Administration; and
  - (b) Airport zoning regulations as established by the Department of Planning, Department of Aviation, and Department of Law, and approved by the City Council.
11. The maximum permitted floor area ratio (F.A.R.) shall be in accordance with the attached Table of Use and Bulk Regulations. For purposes of F.A.R. calculations and floor area measurements, the definitions in the Chicago Zoning Ordinance shall apply.
12. This Planned Development shall be subject to the "Rules, Regulations and Procedures in relation to Planned Developments", as promulgated by the Commissioner of Planning.

13. The improvements on the Property, including all entrances and exits to the parking and loading areas, shall be designed and constructed in general conformance with the Site Plan. The landscaping (including street trees in the adjacent right-of-way) shall be installed in general conformance with the Landscape Plan. The landscaping within the Property shall be maintained at all times in accordance with the Site and Landscape Plans. One (1), two and one-half (2½) inch caliber tree shall be installed for each twenty-five (25) feet of frontage, subject to and in accordance with the standards of the Department of Streets and Sanitation, Bureau of Forestry and the Department of Public Works, Bureau of Street Traffic and the Department of Planning. The Applicant shall, for a period of five (5) years from the adoption of this Ordinance, be responsible for watering and fertilizing parkway trees required to be provided by the Landscape Plan and for routine care of the parkway lawn. Routine care of the parkway lawn shall include periodic watering, weeding and mowing. Trees installed in the public way adjacent to the Property pursuant to the requirements hereof shall be subject to the standards of the Department of Streets and Sanitation, Bureau of Forestry.
14. The building facades shall be designed, constructed, and maintained in general conformance with the elevation plans included as exhibits to this Planned Development.
15. The requirements of this statement may be modified administratively by the Commissioner of the Department of Planning upon the request of the Applicant and after a determination by the Commissioner of the Department of Planning that such a modification is consistent with the nature of the improvements contemplated in this Planned Development and is appropriate. Such a modification shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.
16. Unless substantial new construction on the Property has commenced within 10 years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire, provided, however, that if the City Council amends the Chicago Zoning Ordinance to provide for a shorter expiration period which is applicable to all planned developments, then this Planned Development shall expire upon the expiration of such shorter time period as provided for by said Amendatory Ordinance (the first day of which as applied to this Planned Development shall be the effective date of the Amendatory Ordinance). If this Planned Development expires under the provisions of this statement, then the zoning of the Property shall automatically revert to that of an R3 General Residence District.

[Existing Zoning Map, Property Line Map, General Land Use Map, and Plot Plan attached to this Plan of Development printed on pages 4286 through 4289 of this Journal.]

Use and Bulk Regulations and Data attached to this Plan of Development reads as follows:

*Use And Bulk Regulations And Data.*

Net Site Area		General Description Of Land Use	Number Of Dwelling Units	Maximum Floor Area Ratio	Maximum Percentage Of Land Covered
Square Feet	Acres				
150,505	3.46	Educational Elementary School	0	129,809 1.2	46,800 sq. ft. 31%

Gross Site Area =	Net Site Area	+	Area of Public Streets
194,689	150,505		44,184

Maximum Permitted F.A.R. for Total Net Site Area:

Minimum Number of Off-Street Parking Spaces: 84

Highest Elevation: 52 feet

Minimum Number of Off-Street Loading Spaces: 1

Minimum Setbacks: South -- 20 feet  
North -- existing school  
West -- 78 feet  
East -- 20 feet

Staffing Data:

Existing School -- 48  
New School -- 34

---

*Reclassification Of Area Shown On Map Number 12-K.*

*Be It Ordained by the City Council of the City of Chicago:*

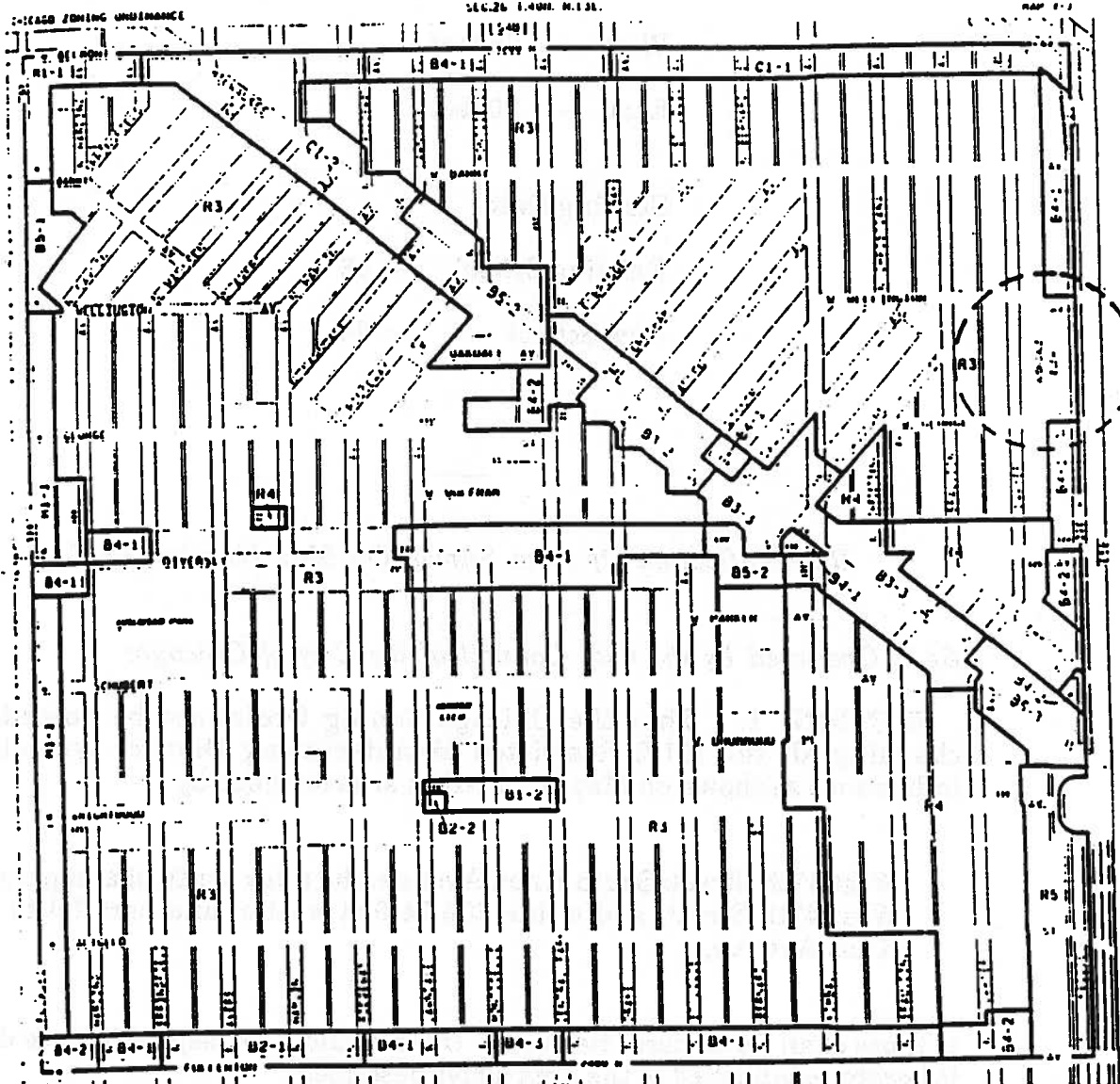
**SECTION 1.** That the Chicago Zoning Ordinance be amended by changing all the M1-2 Restricted Manufacturing District symbols and indications as shown on Map No. 12-K in area bounded by:

West 47th Street; South Knox Avenue; the alley south of and parallel to West 47th Street; and a line 208.74 feet west of and parallel to South Knox Avenue,

to those of an R4 General Residence District and a corresponding use 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.

Existing Zoning Map.

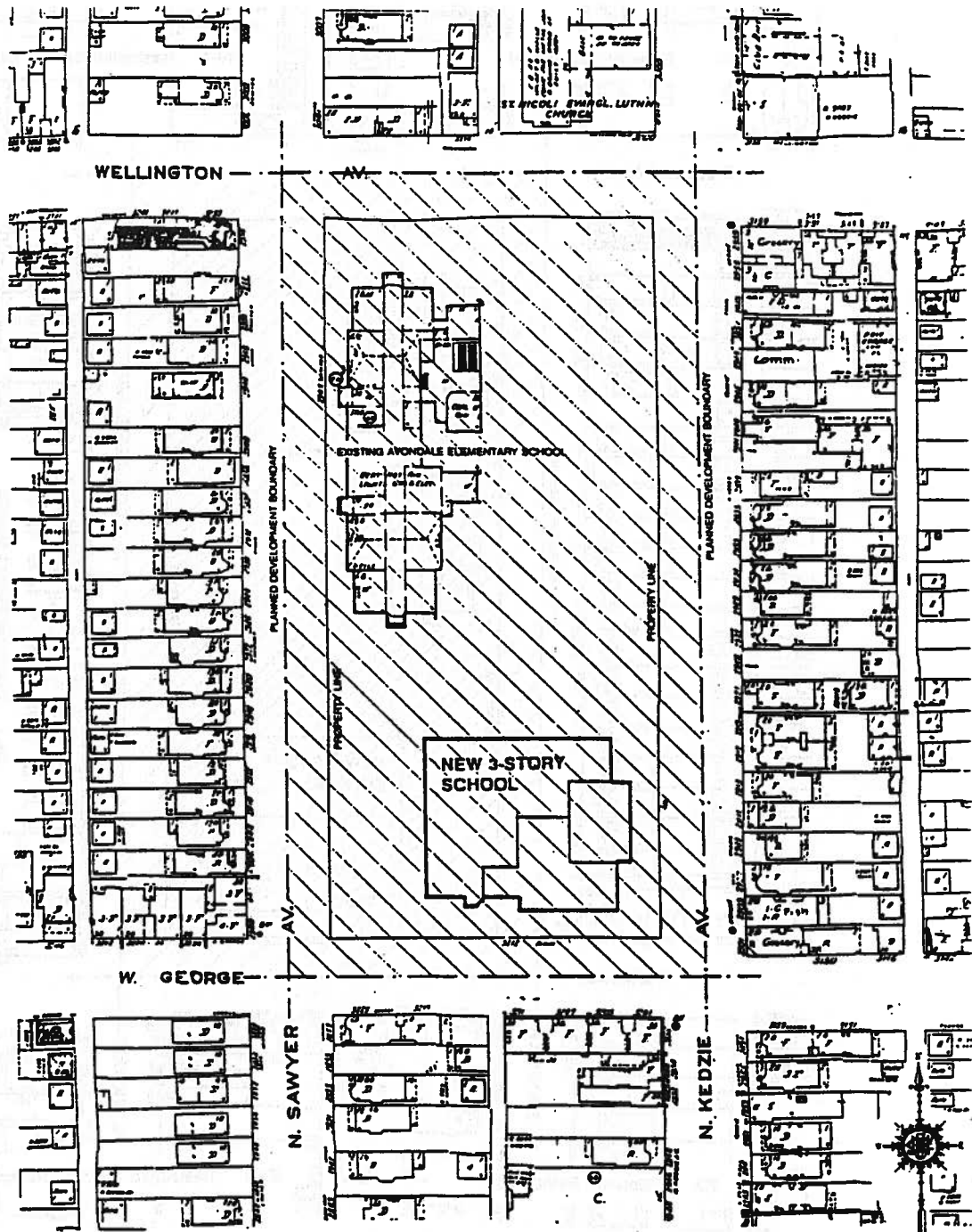


- |   |   |   |
|---|---|---|
| <p><b>RESIDENCE DISTRICTS</b></p> <ul style="list-style-type: none"> <li>R1 SINGLE-FAMILY RESIDENCE DISTRICT</li> <li>R2 SINGLE-FAMILY RESIDENCE DISTRICT</li> <li>R3 GENERAL RESIDENCE DISTRICT</li> <li>R4 GENERAL RESIDENCE DISTRICT</li> <li>R5 GENERAL RESIDENCE DISTRICT</li> <li>R6 GENERAL RESIDENCE DISTRICT</li> <li>R7 GENERAL RESIDENCE DISTRICT</li> <li>R8 GENERAL RESIDENCE DISTRICT</li> <li>R9 GENERAL RESIDENCE DISTRICT</li> </ul> | <p><b>BUSINESS DISTRICTS</b></p> <ul style="list-style-type: none"> <li>B1-1 TO B1-9 LOCAL METAL DISTRICTS</li> <li>B2-1 TO B2-5 RESTRICTED METAL DISTRICTS</li> <li>B3-1 TO B3-5 GENERAL METAL DISTRICTS</li> <li>B4-1 TO B4-5 RESTRICTED SERVICE DISTRICTS</li> <li>B5-1 TO B5-5 GENERAL SERVICE DISTRICTS</li> <li>B6-6 AND B6-7 RESTRICTED CENTRAL BUSINESS DISTRICTS</li> <li>B7-5 TO B7-7 GENERAL CENTRAL BUSINESS DISTRICTS</li> </ul> | <p><b>COMMERCIAL DISTRICTS</b></p> <ul style="list-style-type: none"> <li>C1-1 TO C1-5 RESTRICTED COMMERCIAL DISTRICTS</li> <li>C2-1 TO C2-5 GENERAL COMMERCIAL DISTRICTS</li> <li>C3-5 TO C3-7 COMMERCIAL-MANUFACTURING DISTRICTS</li> <li>C4 MOBILE FREIGHT TERMINAL DISTRICT</li> </ul> <p><b>MANUFACTURING DISTRICTS</b></p> <ul style="list-style-type: none"> <li>M1-1 TO M1-5 RESTRICTED MANUFACTURING DISTRICTS</li> <li>M2-1 TO M2-5 GENERAL MANUFACTURING DISTRICTS</li> <li>M3-1 TO M3-5 HEAVY MANUFACTURING DISTRICT</li> </ul> |
|---|---|---|

FOR USE AND BULK REGULATIONS, RESIDENCE DISTRICTS, SEE ARTICLE 7  
 FOR USE AND BULK REGULATIONS, BUSINESS DISTRICTS, SEE ARTICLE 8  
 FOR USE AND BULK REGULATIONS, COMMERCIAL DISTRICTS, SEE ARTICLE 9

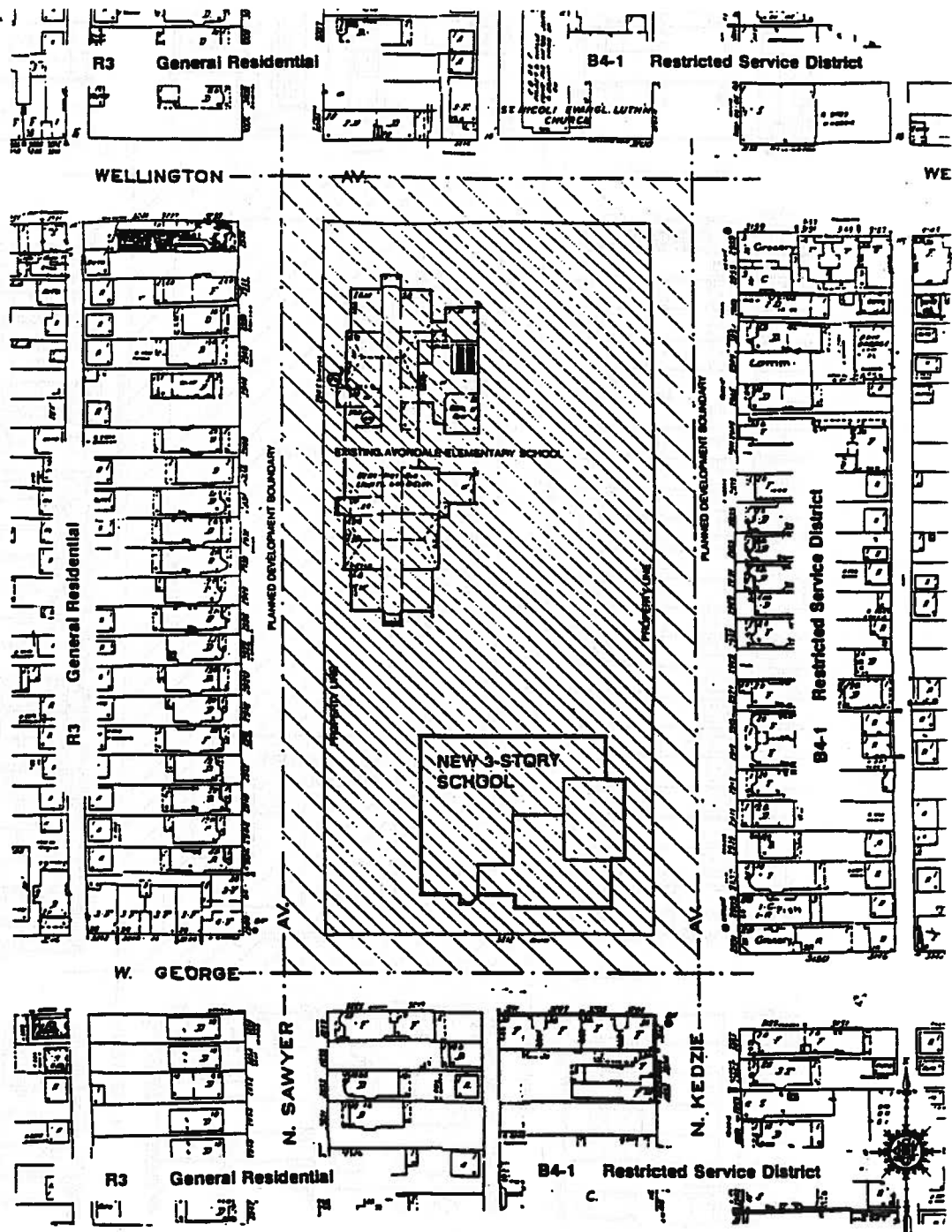


Property Line Map.



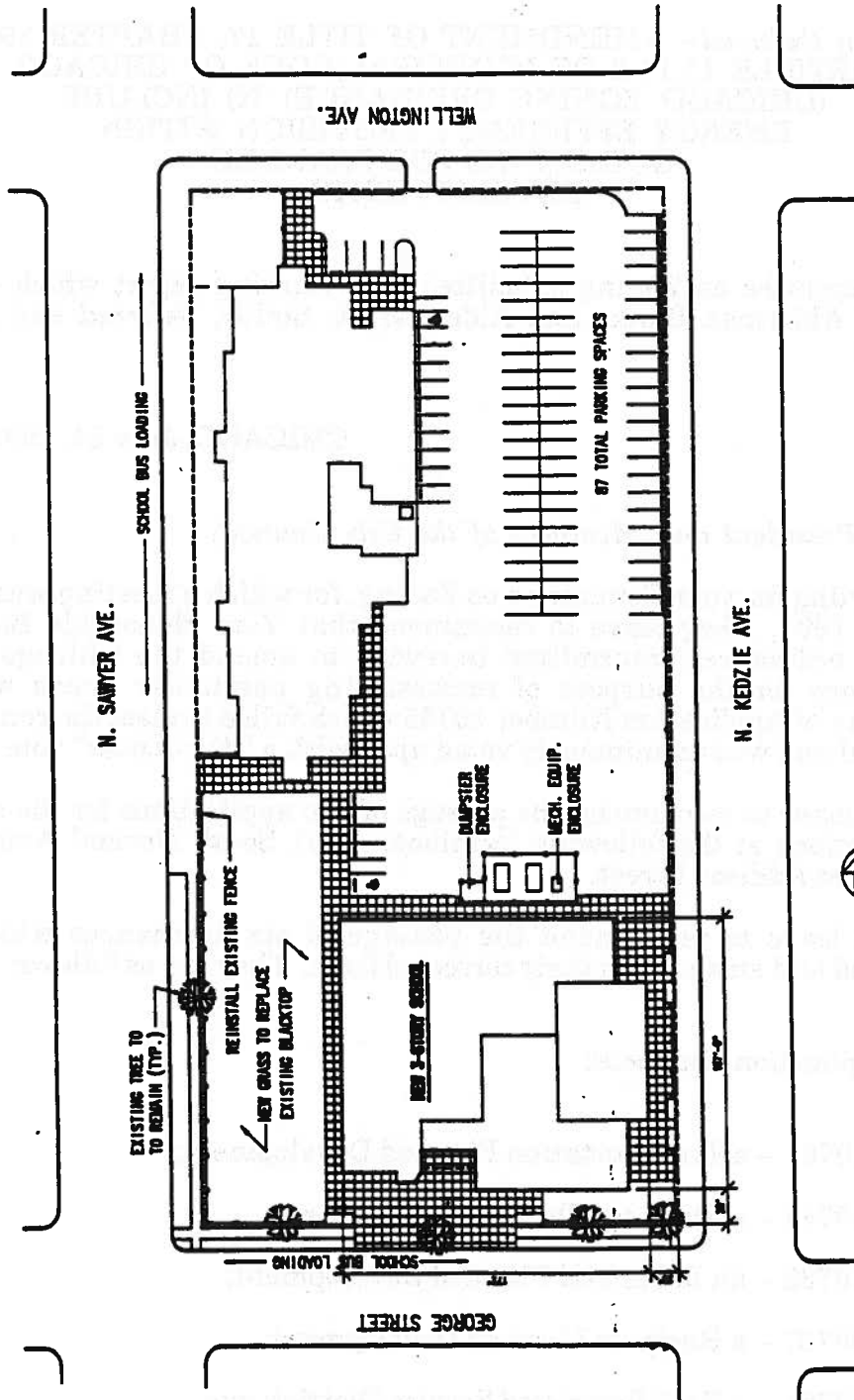
ADDITION TO AVONDALE ELEMENTARY SCHOOL  
 APPLICANT: Public Building Commission of Chicago  
 DATE: May 15, 1991

General Land Use.



ADDITION TO AVONDALE ELEMENTARY SCHOOL  
 APPLICANT: Public Building Commission of Chicago  
 DATE: May 15, 1991

Plot Plan.



ADDITION TO AVONDALE ELEMENTARY SCHOOL  
 APPLICANT: Public Building Commission of Chicago  
 DATE: May 15, 1991

***Action Deferred* -- AMENDMENT OF TITLE 17, CHAPTER 194A  
ARTICLE 11.11-2 OF MUNICIPAL CODE OF CHICAGO  
(CHICAGO ZONING ORDINANCE) TO INCLUDE  
ENERGY EFFICIENCY PROVISION WITHIN  
GUIDELINES FOR PLANNED  
DEVELOPMENTS.**

The Committee on Zoning submitted the following report which was, on motion of Alderman Banks and Alderman E. Smith, *Deferred* and ordered published:

CHICAGO, July 24, 1991.

*To the President and Members of the City Council:*

Reporting for your Committee on Zoning, for which a meeting was held on July 2, 1991, I beg leave to recommend that Your Honorable Body pass various ordinances transmitted herewith to amend the Chicago Zoning Ordinance for the purpose of reclassifying particular areas with the exception of Application Number 10785 which failed to meet the committee's approval and was unanimously voted upon with a "do not pass" vote.

I beg leave to recommend the passage of two applications for the approval of exceptions at the following locations: 3201 South Normal Avenue and 7461 West Addison Street.

I beg leave to recommend the passage of six ordinances which were corrected and amended in their corrected form. They are as follows:

**Application Numbers:**

10761 -- a Transportation Planned Development;

10744 -- a Business Planned Development;

10782 -- an Industrial Planned Development;

10767 -- a Business Planned Development;

10774 -- a B4-2 Restricted Service District; and

A-2791 -- a B2-3 Restricted Retail District.