#23093
INTRO DATE
JUNE 17, 2026

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
330 W. Webster Ave. and 327-335 W. Belden Ave.

2. Ward Number that property is located in: 43rd

3. APPLICANT Francis W. Parker School

ADDRESS 330 W. Webster Ave. CITY Chicago

STATE IL ZIP CODE 60614 PHONE (773) 797-5101

EMAIL dfrank@fwparker.org CONTACT PERSON Daniel Frank

4. Is the applicant the owner of the property? YES X 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 Belden Acquisition, LLC (PIN 14-33-202-021);
Francis W. Parker School (remainder)

ADDRESS 330 W. Webster CITY Chicago

STATE IL ZIP CODE 60614 PHONE (773) 797-5101

EMAIL dfrank@fwparker.org CONTACT PERSON Daniel Frank

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY Carol D. Stubblefield c/o Neal and Leroy, LLC

ADDRESS 20 S. Clark St., Ste. 2050

CITY Chicago STATE IL ZIP CODE 60603

PHONE (312) 641-7144 FAX N/A EMAIL cstubblefield@nealandleroy.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed in the Economic Disclosure statements: Applicant is an Illinois Not-For-Profit Organization. See attached EDS.

7. On what date did the owner acquire legal title to the subject property? Belden Acquisition, LLC 1/17/2023 and Francis W. Parker School 1932-1954

8. Has the present owner previously rezoned ths property? If yes, when? Yes, November 4, 1998 and June 6, 2012.

9. Present Zoning District: RM-6 and PD 697, as amended Proposed Zoning District: PD 697, as amended

10. Lot size in square feet (or dimensions): 235,694 sq. ft.

11. Current Use of the Property: School and Residential Uses

12. Reason for rezoning the property: Mandatory amendment to expand the boundaries of PD 697 for school uses and existing residential uses, install permanent athletic field lighting and other accessory uses

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 proposed building. (BE SPECIFIC):

Applicant seeks to amend PD 697 to construct a new 5-story school building with pedestrian overpass connection to the existing school and improvements to the athletic field lighting. The new school building will be approximately 59,000 square feet and 53+/- feet in height. There will be no change to the existing school building exteriors, playground, parking lot and athletic field other than the new athletic field lighting and the addition of 9 pedestrian lights and 10 security cameras.

14. If filing a required or an elective Type 1 map amendment pursuant to Section 17-13-0300, applications may include relief available pursuant to Section 17-13-1000 or 17-13-1100; in such instances, City Council approval of a Type-1 application containing said elements shall preclude subsequent review otherwise required pursuant to Sections 17-13-1000 or 17-13-1100, provided that no Type 1 application permits issued may be in violation of Section 17-13-0310.

Please apply the specific code sections the applicant is seeking relief for (BE SPECIFIC) Administrative Adjustment Section(s) 17-13-1000 or Variation Section(s) 17-13-1100. (Note: more detail noted within the Type 1 narrative)

☐ **Administrative Adjustment 17-13-1003:**

☐ **Variation 17-13-1101: When seeking a use involving a Public Place of Amusement (PPA) & Liquor License please provide an acknowledgement document from The Department of Business Affairs and Consumer Protection Office (BACP) indicating the city acknowledges your business license request.**

15. 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 ☒

COUNTY OF COOK
STATE OF ILLINOIS

Daniel Frank, 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.

Signature of Applicant

Subscribed and Sworn to before me this 29 day of May, 2026.

Official Seal
KARIN ELIZABETH NANGREAVE
Notary Public, State of Illinois
Commission No. 990522
My Commission Expires May 9, 2028

Notary Public

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

Belden Acquisition, LLC
330 W. Webster Ave.
Chicago, IL 60614
773-797-5500

June 3, 2026

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

Dear Mr. Murphey:

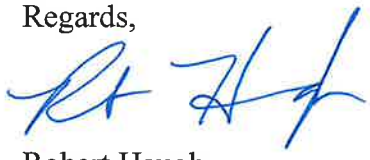
The undersigned, Belden Acquisition, LLC, is the owner of real property located 327 – 335 W. Belden Ave., Chicago, Illinois and known as PIN 14-33-202-021-0000 (the "Belden Property").

Francis W. Parker School, an Illinois Not-For-Profit corporation, is the owner of real property located generally at 330 W. Webster Ave., Chicago, Illinois and located within Planned Development No. 697, as amended ("PD 697").

Francis W. Parker School proposes to include the Belden Property in applications to amend PD 697 and for approval under The Lake Michigan and Chicago Lakefront Ordinance.

Belden Acquisition, LLC, does not have any objection to Francis W. Parker School, and any affiliate or designee thereof and its attorneys, Neal & Leroy, LLC to seek any and all City of Chicago approvals including administrative and legislative approvals, relating to the Belden Property.

Regards,



Robert Haugh
Belden Acquisition, LLC

Dear Neighbor: June 3, 2026

Parker

You are receiving this letter as required by the Chicago Municipal Code ("Code") because the Cook County property tax records indicate that you own property within 250 feet of a property depicted on the reverse side of this letter. This property will be the subject of proposed Planned Development and Lakefront Protection Ordinance application requests. These land use requests do not apply to your property.

The Francis W. Parker School ("School") is pursuing an exciting School and Neighborhood Improvement Proposal ("Proposal"). A central aspect of the Proposal is increasing educational access and affordability at the School. The Proposal also includes improvements to the School's athletic field. Finally, the Proposal contains key School commitments relating to neighborhood multi-family and affordable housing.

The key elements of the Proposal are listed here, with a fact sheet enclosed providing more detail.

- a thoughtfully designed 59,000 square foot educational building at 327-335 W. Belden which, at approximately 53 feet in height, honors the architectural character of Belden Avenue's residential streetscape and is connected to the existing school through a pedestrian overpass over a rear alley, avoiding student drop-off/pick-up on Belden Avenue.

- installation of a lighting system that will result in a DarkSky-certified athletic field and will have minimal environmental impact.

- a commitment that the 317-325 W. Belden property will remain multi-family residential for 30 years.

- a commitment that the School will offer its property at 2236 N. Clark Street for conversion into a 100% affordable housing development for 30 years.

Through this letter, in accordance with the requirements of Section 17-13-0107 and Section 16-4-100 of the Code, I am letting you know that on or about June 3, 2026, our School's land use attorneys (Neal & Leroy, LLC) intend to file applications for a change of zoning and for approval under The Lake Michigan and Chicago Lakefront Protection Ordinance (the "LPO") relating to the School's property generally located at 330 W. Webster Avenue and 327-335 W. Belden Avenue (collectively, the "Property"). A map of the Property is printed on the reverse side of this letter.

To carry out the physical aspects of the Proposal (the "Project"), the School seeks an amendment to the Chicago Zoning Ordinance to rezone the Property from Residential Multi-Unit District (RM-6) and Institutional Planned Development No. 697, as amended (2012) to Institutional Planned Development No. 697, as amended. The School also seeks approval of the Project under the LPO.

The Property is owned in part by the School and in part by Belden Acquisition, LLC ("Belden Owner"). The School is the Applicant. The School and Belden Owner are located at 330 W. Webster Ave., Chicago, IL 60614.

If you have any questions about the Proposal or Project, please contact Langdon Neal or Carol Stubblefield at Neal & Leroy, LLC, 20 South Clark Street, Suite 2050, Chicago, Illinois 60603. The firm's phone number is 312-641-7144.

Very truly yours,

Daniel B. Frank

Parker

Fact Sheet: Francis W. Parker School and Neighborhood Improvement Proposal

Overview

- As Francis W. Parker ("Parker") approaches its 125th anniversary, the school is advancing an innovative School and Neighborhood Improvement Proposal ("Proposal") designed to further its educational mission that includes offering significant benefits to the Lincoln Park neighborhood and the city of Chicago.
- The Proposal is a result of years of dialogue and collaboration with neighbors, community groups, local elected officials, and conversations within the Parker community and with Parker tenants, and is grounded in the school's values of collaboration, civic responsibility, accessibility and affordability. To be implemented, the Proposal will depend on fundraising and city approvals.

Increased Educational Access and Affordability

- With the new building, Parker will expand access by about 125 additional students and 30 employees, gradually, over the course of seven years.
- In addition to the generous financial assistance it already provides, Parker will also work to increase its endowment to support access and affordability, which could give 55-65 more students per year the opportunity to receive financial assistance, significantly increasing the socio-economic diversity of the school. This is in addition to the roughly 185 students who already receive financial assistance annually.

Contributions to Local Public Schools

- Parker has been working with Alderman Knudsen to make additional and thoughtful adjustments to this Proposal based on feedback his office received. One important aspect of these discussions was the Alderman's request that Parker find more ways to support public schools in the neighborhood. Parker will donate a total of $25,000 per year for the next 20 years to Lincoln Park High School and Abraham Lincoln Elementary School.
- Subject to availability, Parker will offer the use of its field, gymnasium and auditorium to these schools.
- These contributions align with Parker's commitment to investing in education and its belief that schools strengthen communities.

Thoughtfully Designed New Educational Building

- Parker's Proposal includes plans for a new educational building at 327–335 W. Belden. The new building will honor the architectural character of the existing structure and the Belden Avenue residential streetscape, and will include the reuse of original decorative elements, brick, stone and wood materials from the current building where possible.
- It will provide much-needed classroom and multi-purpose space to support the expansion and the demands of modern educational programs.
- Reconstructing the building will significantly reduce construction time, minimize disruption for the neighborhood, and allow for a much slimmer pedestrian overpass. For neighbors to the west, the design also lessens sound from mechanicals and retains sunlight for those neighbors through a building cut-out.


327- 335 W BELDEN EXISTING VIEW FROM W BELDEN AVENUE

327- 335 W BELDEN PROPOSAL VIEW FROM W BELDEN AVENUE

Low Profile Pedestrian Overpass that Keeps Arrival and Dismissal Off Belden

- Parker will connect the new facility to the existing campus through a slim pedestrian overpass designed to fit unobtrusively across a back alley — a key solution to traffic and safety that allows students to move easily

between buildings and keeps arrival and dismissal activities off Belden Avenue, a commitment made to neighbors years ago.

DarkSky Certified Field and Field Use

- Parker's Proposal includes installing a lighting system that will result in a DarkSky-certified athletic field in order to give students additional practice and game time in the fall and spring, with minimal light spillover and environmental impact. Lighting would not be used prior to 6:30 am nor after 9 pm daily.
- A DarkSky certified field protects against light pollution for both area wildlife and surrounding neighbors.
- Leadership at Lincoln Park Zoo, whose Urban Wildlife Institute studies how wildlife, including birds, adapts to cities, has reviewed and expressed support for the field lighting proposal because its responsible design protects local wildlife.
- With DarkSky certification, Parker's usage plan and the field's location, the field lighting poses little risk to bird migration patterns or any Night Herons nesting at the zoo.
- In addition to field use by Lincoln Park High School and Lincoln Elementary, any other usage requests will be evaluated on a case-by-case basis. It will not be available for adult-only programming.

No Meaningful Impact on Traffic and Parking

- Parker commissioned a transportation study through a third-party consultant to understand any potential effects of the new educational building and field lighting on traffic and parking.
- The study confirmed that Parker has a carefully coordinated drop-off and pick-up system that is closely monitored and adapted as needed. The expected enrollment increase, with continued management of student drop-off and pick-up, will have no meaningful impact on neighborhood traffic flow and parking.
- The study also surveyed available parking within a reasonable walking distance to Parker and found ample parking available to accommodate both the expansion and field lighting.

Upgraded Neighborhood Safety

- In response to neighborhood concerns about crime, Parker is investing in new pedestrian lighting and security cameras along Webster Avenue and Lincoln Park West, which will enhance neighborhood security.

Affordable Housing Investment + Commitment to Residential Housing and Current Tenants

- In response to community feedback and input from Alderman Knudsen, Parker will offer its existing administrative building at 2236 N. Clark to be converted into a 100% affordable housing development with seven new units, expanding housing access in Lincoln Park for 30 years, which matches the length of the typical commitment under Chicago's Affordable Requirements Ordinance, or ARO.
- The project will be financially undertaken and managed by a Parker-approved developer and will operate in the spirit of the City of Chicago's Affordable Requirements Ordinance, including its maximum income and rent levels.
- In 2025, the range of income requirements would have been around $50,000-$67,000. Example professions within this range include an early career police officer, health aide, office manager or pre-school teacher, making the neighborhood more accessible to those who contribute to it but may not be able to afford to live there.
- Parker's contribution is valued at $2 million, including the property's value and a $500,000 cash contribution.
- Parker has also committed that 317-325 W. Belden, also owned by the school, will remain as a multi-family residential building for the next 30 years (which matches the length of the commitment for 2236 N. Clark), preserving existing high-quality housing units that contribute to the city's tax base.
- All tenants in 327-335 West Belden as of April 2025 were notified in writing that this property could someday be used for educational purposes and invited by Parker to learn more at an in-person meeting held during that month. Parker will honor all leases and will provide ample notice of non-renewals. Tenants in both buildings receive first notice of vacancies in either building.

June 3, 2026

Alderman Gilbert Villegas
Chairman
Committee on Zoning
Room 304, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

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

Dear Chairman Villegas and Chairwoman Flores:

The undersigned, Carol D. Stubblefield, an attorney with the law firm of Neal & Leroy, LLC, which firm represents the Francis W. Parker School, (the "Applicant") in connection with the property generally located at 330 West Webster Avenue and 327-335 W. Belden Avenue in Chicago, and intends to file applications on behalf of the Applicant for approval under the Lake Michigan and Chicago Lakefront Protection Ordinance and for the change of zoning of the subject property from Residential Multi-Unit District and Institutional Planned Development No. 697 to Institutional Planned Development No. 697, as amended, certifies that she has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance by sending written notice of said applications to the owners of all property within 250 feet in each direction of the lot line 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. Said written notice was sent by First Class U.S. Mail, no more than 30 days before filing the applications.

The undersigned certifies that the notice contains the common street address of the subject property to be rezoned; a statement of the intended use of the property; the name and address of the Applicant; the name and address of the owner; a statement that the Applicant intends to file the applications for approval under the Lake Michigan and Chicago Lakefront Protection Ordinance and for a change of zoning on approximately June 17, 2026; and a source for additional information on the applications.

The undersigned certifies that she has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and 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 addresses of the people required to be served.

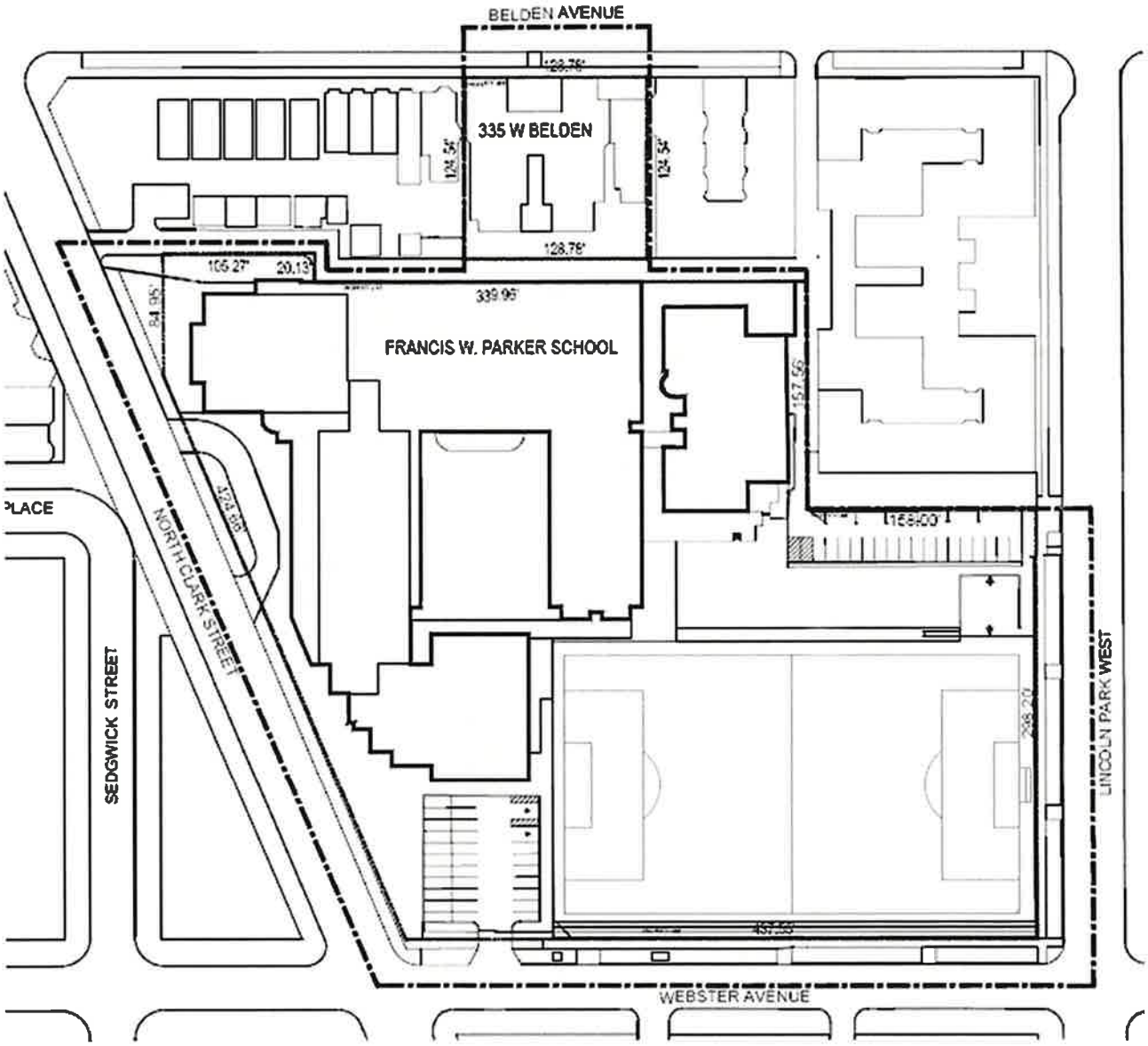
Very truly yours,

Carol D. Stubblefield

SUBSCRIBED and SWORN to before me
this 3rd day of June, 2026

OFFICIAL SEAL
ANAL CARDONA
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 09/15/23

NOTARY PUBLIC


BELDEN AVENUE
335 W BELDEN
128.78'
124.54'
124.54'
105.27'
20.13'
339.95'
84.95'
FRANCIS W. PARKER SCHOOL
157.56'
168.00'
PLACE
NORTH CLARK STREET
SEDGWICK STREET
LINCOLN PARK WEST
WEBSTER AVENUE

GREMLEY & BIEDERMANN

A Division of
PLCS Corporation
License No. 184-006527
Professional Land Surveyors
1909 North Ruby Street, Melrose Park, Illinois 60160
Telephone (773) 685-4422 Fax (773) 768-4436 Email: INFO@PLCS-Survey.com

Plat of Survey

PARCEL 1

COMMENCING AT THE SOUTHEAST CORNER OF LOT 10 IN ANITA, A SUBDIVISION OF BLOCK 15 IN CANAL TRUSTEE'S SUBDIVISION, IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, RUNNING THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 10 TO THE SOUTHWEST CORNER OF SAID LOT 10, THENCE CONTINUING WEST IN A STRAIGHT LINE TO THE SOUTHEAST CORNER OF LOT 11 IN ANITA, THENCE CONTINUING WEST ALONG THE SOUTH LINE OF SAID LOT 11 TO THE SOUTHWEST CORNER OF SAID LOT 11, THENCE NORTHWESTERLY ALONG THE WESTERLY LINES OF LOTS 11 THROUGH 35, BOTH INCLUSIVE, IN ANITA TO THE NORTHWEST CORNER OF SAID LOT 35, THENCE CONTINUING NORTHWESTERLY IN A STRAIGHT LINE TO THE SOUTHWESTERLY CORNER OF LOT 33 IN ANITA, THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 33 TO THE NORTHWESTERLY CORNER THEREOF, THENCE NORTH ALONG THE WEST LINE OF LOTS 33 AND 34 IN ANITA TO THE SOUTH LINE OF THE ALLEY DEDICATED BY ANITA MCCORMACK BLOHM BY INSTRUMENT RECORDED ON SEPTEMBER 19, 1912 AS DOCUMENT NO. 5049811, THENCE EAST 105.27 FEET ALONG THE SOUTH LINE OF SAID ALLEY TO A POINT, THENCE SOUTH 20.16 FEET TO A POINT ON THE NORTH LINE OF LOT 31 IN ANITA EXTENDED WESTERLY, THENCE EAST TO THE NORTHWEST CORNER OF SAID LOT 31, THENCE CONTINUING EAST ALONG THE NORTH LINES OF LOTS 31 TO 31, BOTH INCLUSIVE, IN ANITA TO THE NORTHEAST CORNER OF SAID LOT 26, THENCE CONTINUING EAST ALONG THE NORTH LINE OF SAID LOT 26 EXTENDED EAST EIGHTY-EIGHT FEET TO THE CENTER LINE OF THE VACATED NORTH AND SOUTH ALLEY LYING EASTERLY OF AND ADJACENT TO SAID LOT 26 (SAID ALLEY HAVING BEEN VACATED BY ORDINANCE ADOPTED BY THE CITY COUNCIL OF THE CITY OF CHICAGO ON NOVEMBER 25, 1958 AND RECORDED ON DECEMBER 10, 1958 AS DOCUMENT NO. 17491501), THENCE SOUTH ALONG CENTER LINE OF AFORESAID VACATED ALLEY TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 26 EXTENDED EAST EIGHTY-EIGHT FEET TO THE CENTER LINE OF SAID VACATED ALLEY, THENCE CONTINUING SOUTH ALONG THE CENTER LINE OF THE AFORESAID VACATED ALLEY, EXTENDED SOUTH, TO THE CENTER LINE OF VACATED WEST GRANT PLACE, (SAID STREET HAVING BEEN VACATED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CHICAGO ADOPTED ON NOVEMBER 25, 1958 AND RECORDED ON DECEMBER 10, 1958 AS DOCUMENT 17491501), THENCE EAST ALONG THE CENTER LINE OF SAID VACATED WEST GRANT PLACE TO A POINT ON THE EAST LINE OF LOT 5 IN ANITA EXTENDED NORTH 33 FEET TO THE CENTER LINE OF SAID STREET, THENCE SOUTH TO THE NORTHEAST CORNER OF SAID LOT 6 AND THENCE SOUTH ALONG THE EAST LINE OF LOTS 6 THROUGH 10, BOTH INCLUSIVE, IN ANITA TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

CONTAINING 441,914 SQUARE FEET OR 10.14 ACRES MORE OR LESS

PARCEL 2

LOTS 30, 36 AND 37 IN ANITA, A SUBDIVISION OF PART OF BLOCK 15 IN CANAL TRUSTEE'S SUBDIVISION, IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

CONTAINING 76,038 SQUARE FEET OR 0.898 ACRES MORE OR LESS

SQUARE FOOTAGE CALCULATIONS

PD GROSS SITE AREA TOTAL 283,506 SQ. FT. OR 6.50 ACRES MORE OR LESS

NET SITE AREA TOTAL 235,694 SQ. FT. OR 5.41 ACRES MORE OR LESS

TOTAL AREA OF ADJOINING RIGHT OF WAY 47,812 SQ. FT. OR 1.09 ACRES MORE OR LESS

GRAPHIC SCALE

0 5 10 20
(IN FEET)
1 inch = 20 ft

LEGEND

- Electric Traffic Control Box
- Electric Hand Hole
- Electric Light Pole
- Electric Light Pole with Traffic Signal
- Electric Ground Light
- Electric Meter on Light Pole
- Electric Meter
- Electric MH
- Electric Manhole
- Utility Pole
- Electric Vault
- Flag Pole
- ⊙ Fire Hydrant
- ⊙ Gas Valve
- Gas Meter
- Gas Meter Building MH
- Gas Meter Outside MH
- Storm CB
- Storm MH
- Tree - Deciduous
- Telephone MH
- Bollard Post
- Unidentified Manhole
- Sign Post
- Water Buffalo Box
- Water Fire Hydrant
- Water MH

W. BELDEN AVENUE

128.78'

PARCEL 2

105.27'

339.98'

W. GRANT PLACE

PARCEL 1

158.00'

N. CLARK STREET

N. LINCOLN PARK WEST

W. WEBSTER AVENUE

437.55'

REVISED MAY 20, 2026 PER EMAIL DATED MAY 19, 2026
REVISED APRIL 13, 2026 PER EMAIL DATED APRIL 10, 2026
ADDITIONAL AREAS ADDED APRIL 1, 2026 PER EMAIL DATED MARCH 31, 2026
REVISED MARCH 30, 2026 PER EMAIL DATED MARCH 29, 2026
REVISED MARCH 27, 2026 PER EMAIL DATED MARCH 26, 2026

GREMLEY & BIEDERMANN
PLCS Corporation

ORDER NO.	SCALE	DATE
2026-33571-001	1 inch = 20 ft.	NOVEMBER 14, 2025

SHEET 1 of 1

STATE OF ILLINOIS
COUNTY OF COOK

TO: SHELLEY J. BIEDERMANN, INC. HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY, CORRECTED TO A TEMPERATURE OF 68° FAHRENHEIT.

FIELD WORK COMPLETED ON NOVEMBER 14, 2025

DATED ON MAY 20, 2026

BY: _____

PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2962
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY