

#22203
INTRO DATE
JUNE 21, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
3701-3759 W. Leland; 4647-4659 N. Hamlin Avenue; 4600-4658 N. Lawndale Avenue; 4601-11 N.
Lawndale Avenue; 3700-3718 W. Wilson Avenue; 3646-56 W. Wilson Avenue

2. Ward Number that property is located in: 35

3. APPLICANT The Chicago Board of Education for the City of Chicago ("BOE")

ADDRESS 42 W Madison CITY Chicago

STATE IL ZIP CODE 60602 PHONE 312-641-7144

EMAIL sborstein@nealanderoy.com CONTACT PERSON Scott 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

50 W. Washington Street Ste 200

ADDRESS _____ CITY Chicago

STATE IL ZIP CODE 60602 PHONE 312-641-7144

EMAIL sborstein@nealanderoy.com CONTACT PERSON Scott 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 - Neal & Leroy, LLC

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? 7/5/2000

8. Has the present owner previously rezoned this property? If yes, when?
Yes, 9/4/2003.

9. Present Zoning District PD878 Proposed Zoning District PD878, As Amended

10. Lot size in square feet (or dimensions) 192,294 sf / 4.41 acres

11. Current Use of the property school use

12. Reason for rezoning the property
To allow a new sign with a dynamic image display within School's courtyard entry area on W. Leland Avenue.

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 sign will face west down W. Leland Avenue. No other changes to the School or its operations are proposed, and the 36 on-site parking spaces will remain.

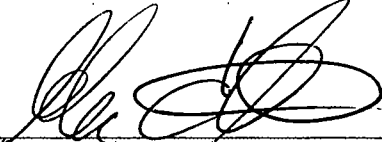
14. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, 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

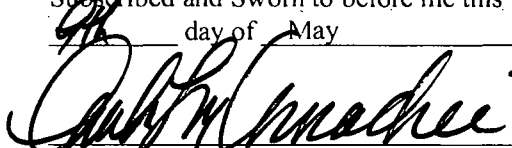
CHICAGO PUBLIC SCAFFOLDS
~~EBEN C. SMITH, DIR OF~~
PLANNING & DESIGN

_____, 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.

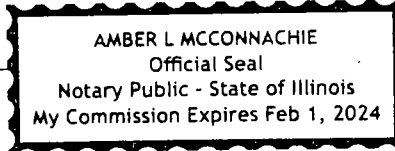


Signature of Applicant

Subscribed and Sworn to before me this
9th day of May, 2023.



Notary Public



For Office Use Only

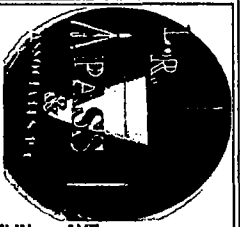
Date of Introduction: _____

File Number: _____

Ward: _____

THE UNIVERSITY OF CHICAGO
DEPARTMENT OF CHEMISTRY
5800 S. UNIVERSITY AVENUE
CHICAGO, ILLINOIS 60637
TEL: 773-936-3700

10/10/2000



ALTAN/S.P.S LAND TITLE SURVEY
L.R. Pass & Associates, P.C.
 (639.00') HEIGE HAWGAN PUBLIC SCHOOL

SURVEYOR'S NOTES:
SCHEMATIC B
NOT PLATTABLE

A. The boundaries shown on this plan are based on the information furnished by the client and the surveyor's field notes. The surveyor has no knowledge of the location of any monuments or markers on the ground and has no knowledge of any other surveys or records of the property.

B. The surveyor has no knowledge of the location of any monuments or markers on the ground and has no knowledge of any other surveys or records of the property.

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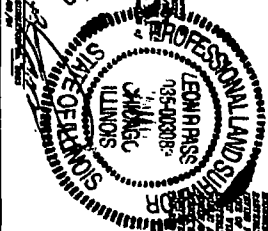
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W. The surveyor has no knowledge of the location of any monuments or markers on the ground and has no knowledge of any other surveys or records of the property.

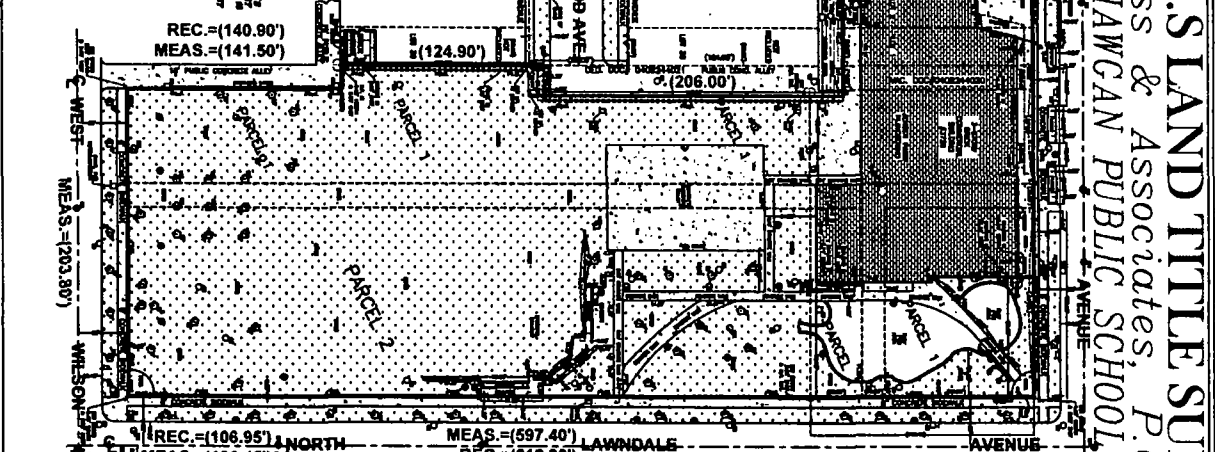
X. The surveyor has no knowledge of the location of any monuments or markers on the ground and has no knowledge of any other surveys or records of the property.

Y. The surveyor has no knowledge of the location of any monuments or markers on the ground and has no knowledge of any other surveys or records of the property.

Z. The surveyor has no knowledge of the location of any monuments or markers on the ground and has no knowledge of any other surveys or records of the property.



STATE OF ILLINOIS
 LEONARD S. PASS
 PROFESSIONAL LAND SURVEYOR
 NO. 085-083882



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 MEAS. = (141.50')

PARCEL 2
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 MEAS. = (612.90')

PARCEL 3
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 MEAS. = (125.31')

PARCEL 4
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BOUNDARY SURVEYS
MONUMENTS
LAND DISPOSITIONS
CONSTRUCTION LAYOUT

SCALE: 1"=50'

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	10/1		

BROOK ARCHITECTURE INC.
 TEL: (773) 778-7700 Fax: (773) 778-8142
 1100 N. LA SALLE ST. CHICAGO, IL 60610
 WWW.BROOKARCH.COM

FILED
 10/1 10/1

June 21, 2023

Chairman Carlos Ramirez-Rosa
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 Committee on Zoning 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 3701-59 W. Leland Avenue, 4647-59 N. Hamlin Avenue, 4600-58 N. Lawndale Avenue, 4601-11 N. Lawndale Avenue, 3700-18 W. Wilson Avenue and 3646-56 W. Wilson Avenue (the "Property") from its current Institutional Planned Development #878 designation to a B1-1 Neighborhood Shopping District and then to an Institutional Planned Development # 878, As Amended, 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.

The undersigned certifies that the notice contains the common street address of the subject property (3729 W. Leland Avenue--North River Elementary School and ASPIRA Haugan Middle School) 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 applications on or about June 1, 2023.

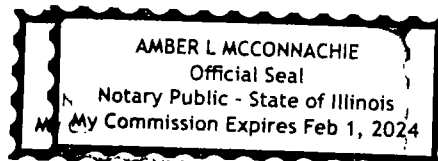
The undersigned certifies that he has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Municipal Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding properties located 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
Scott R. Borstein

Subscribed and sworn to before me
this 21st day of June 2023

Amber L McConnachie



Notary Public

Handwritten text, possibly a signature or date, located at the bottom center of the page. The text is faint and difficult to read, but appears to contain a name and a date.

NOTICE LETTER

June 21, 2023

Dear Property Owner:

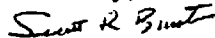
In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about May 24, 2023, the Board of Education for the City of Chicago ("BOE") will file an application to change the zoning for the property located at 3701-59 W. Leland Avenue, 4647-59 N. Hamlin Avenue, 4600-58 N. Lawndale Avenue, 4601-11 N. Lawndale Avenue, 3700-18 W. Wilson Avenue and 3646-56 W. Wilson Avenue ("North River Elementary School and ASPIRA Haugan Middle School" with a common address of 3729 W. Leland Avenue (the "Property" or "School")) from its current Institutional Planned Development #878 (IPD #878) designation to a B1-1 Neighborhood Shopping District and then to Institutional Planned Development #878, As Amended.

The purpose of the application is simply to allow a new sign with a dynamic image display within School's courtyard entry area on W. Leland Avenue. The sign will face west down W. Leland Avenue. No other changes to the School or its operations are proposed, and the 36 on-site parking spaces will remain.

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 SCHOOL AND THE PROPERTY.

Sincerely,



Scott R. Borstein, Esq.
Attorney for the BOE



Public Building Commission
Richard J. Daley Center
50 West Washington Street
Room 200
Chicago, Illinois 60602
(312) 744-3090
pbccchicago.com

Chairman
LORI E. LIGHTFOOT
Mayor
City of Chicago

Executive Director
CARINA E. SÁNCHEZ

AUTHORIZATION

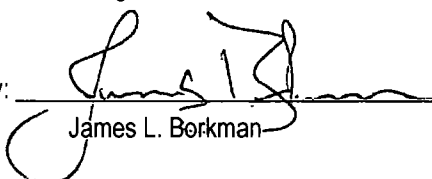
Patrick Murphey
Zoning Administrator
City of Chicago
Department of Planning
121 North LaSalle Street, Room 905
Chicago, Illinois 60602

APPLICANT: Board of Education of the City of Chicago
RE: Planned Development Application
PROPERTY: 3701-59 W. Leland Avenue, 4647-59 N. Hamlin Avenue, 4600-58 N. Lawndale Avenue, 4601-11 N. Lawndale Avenue, 3700-18 W. Wilson Avenue and 3646-56 W. Wilson Avenue (North River ES and ASPIRA Haugan Middle School with a common address of 3729 W. Leland Ave)

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 3701-59 W. Leland Avenue, 4647-59 N. Hamlin Avenue, 4600-58 N. Lawndale Avenue, 4601-11 N. Lawndale Avenue, 3700-18 W. Wilson Avenue and 3646-56 W. Wilson Avenue (North River Elementary School and ASPIRA Haugan Middle School). 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.

Public Building Commission

By: 
James L. Borkman

Its: Director of Procurement