

#22309-T1
INTRO DATE
DEC. 13, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

1035 - 1049 North Orleans Street and 325- 333 West Hill Street

2. Ward Number that property is located in: 27th

3. APPLICANT After School Matters, Inc.

ADDRESS 66 E. Randolph St. CITY Chicago

STATE IL ZIP CODE 60601 PHONE (312) 702-8584

EMAIL mischelle.causey-drake@afterschoolmatters.org CONTACT PERSON Mischelle Causey-Drake

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 1065NOS LLC

ADDRESS 1601 W. Division Street – Suite 202 CITY Chicago

STATE IL ZIP CODE 60622 PHONE _____

EMAIL rbuono@henrystreetpartners.com CONTACT PERSON Rob Buono

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 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 (312) 628-7075 EMAIL sborstein@nealandleroy.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.

The Applicant is a not-for-profit corporation, and no members are legal entities

7. On what date did the owner acquire legal title to the subject property? 11/19/2019

8. Has the present owner previously rezoned this property? If yes, when?
Yes, in on November 13, 2019.

9. Present Zoning District DX-5 (Type I) Proposed Zoning District DX-5 (Type I)

10. Lot size in square feet (or dimensions) 16,800 sq. ft. (Rec.)

11. Current Use of the property Two story brick building used as a retail space

12. Reason for rezoning the property Applicant seeks to rezone the property to allow the renovation and alteration of the existing building for Sports and Recreation, Participant Children's Play Center Use .

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 Applicant is proposing to renovate the existing two-story, former school building that is 14,095 sf into its new City headquarters. The new facility will feature a new entry and possible roof deck and will enhance the Applicant's ability to undertake its mission to provide opportunities and supportive experiences to Chicago high school teens. No loading or parking is provided on-site, but the Property is a transit-served location by virtue of its proximity to the CTA Brown Line Station at North LaSalle Street and West Division Street.

There will be no change in the height of the existing building.

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 X _____

COUNTY OF COOK
STATE OF ILLINOIS

Mischelle Causey-Drake, 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.

Mischelle Causey-Drake
Signature of Applicant

Subscribed and Sworn to before me this
21 day of November, 2023.

Lisa Vandenberg
Notary Public

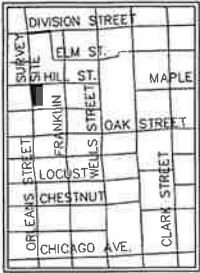


For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____



VICINITY MAP - NOT TO SCALE

GREMLEY & BIEDERMANN

A DIVISION OF
PLCS Corporation

LICENSE NO. 184-005332

PROFESSIONAL LAND SURVEYORS

4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630

TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM

ALTA / NSPS Land Title Survey

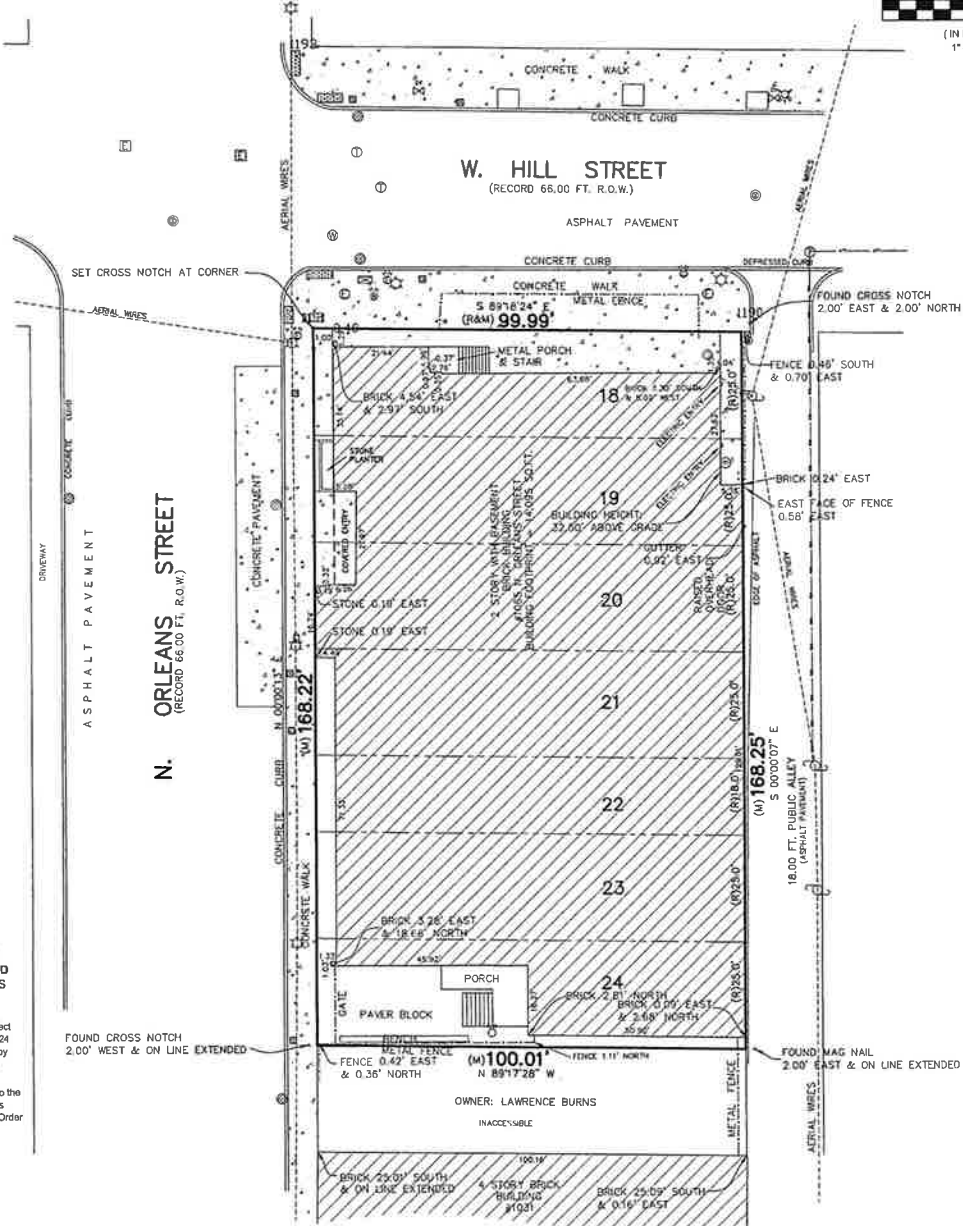
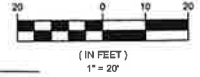
LOTS 18 TO 24, BOTH INCLUSIVE, IN ASSESSOR'S DIVISION OF BLOCK 11 IN JOHNSTON, ROBERTS AND STORRS ADDITION TO CHICAGO, IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA OF PROPERTY = 16,821 SQ. FT. OR 0.385 ACRES MORE OR LESS

LEGEND

- ☉ Storm CB
- ☉ San Storm Combo MH
- ☉ Water MH
- ☉ Water Hand Hole
- ☉ Telephone MH
- ☉ Guy Anchor
- ☉ Electric Vault
- ☉ Electric Hand Hole
- ☉ Electric Light Pole
- ☉ Gas Hand Hole
- ☉ Gas Meter
- ☉ Sign Post
- ☉ Bumper Post
- ☉ San Clean Out

GRAPHIC SCALE



THIS SURVEY WAS PREPARED BASED ON CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT CCHI2304940LD COMMITMENT DATE: SEPTEMBER 12, 2023 AS MATTERS OF RECORD.

D 22. Encroachment of the building and its gutters located mainly on the subject land over and onto the public alley East and adjoining a distance of 0.09 to 0.24 feet (building) and .82 feet (gutter), more or less, as disclosed by the Survey by Gremley & Biedermann dated October 12, 2018, Order No. 2018-25952-001.

E 23. Encroachment of fence located mainly on the subject land over and onto the public alley East and adjoining a distance of 0.58 to 0.70 feet, more or less, as disclosed by the Survey by Gremley & Biedermann dated October 12, 2018, Order No. 2018-25952-001.

FOUND CROSS NOTCH 2.00' WEST & ON LINE EXTENDED

FOUND CROSS NOTCH 2.00' EAST & 2.00' NORTH

FOUND MAG NAIL 2.00' EAST & ON LINE EXTENDED

OWNER: LAWRENCE BURNS

INACCESSIBLE

CERT NAMES ADDED NOVEMBER 10, 2023 PER EMAIL DATED NOVEMBER 9, 2023

ORDERED BY: HENRY STREET PARTNERS	CHECKED: BB	DRAWN: BB
ADDRESS: 1565 N. ORLEANS STREET		
GREMLEY & BIEDERMANN A DIVISION OF PLCS CORPORATION LICENSE NO. 184-005332 PROFESSIONAL LAND SURVEYORS 4505 NORTH ELSTON AVENUE, CHICAGO, IL 60630 TELEPHONE: (773) 685-5102 EMAIL: INFO@PLCS-SURVEY.COM		
ORDER NO. 2023-31613-001	DATE: NOVEMBER 6, 2023	PAGE NO. 1 OF 1
SCALE: 1 INCH = 20 FEET		

PROPERTY APPEARS IN "OTHER AREAS" ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FLOOD INSURANCE RATE MAP COOK COUNTY, ILLINOIS, MAP NO. 17031C04161, EFFECTIVE DATE AUGUST 19, 2005.

REGARDING TABLE A ITEM 20, ITEM 11 IS INCLUDED AS TO OBSERVED EVIDENCE OF UNDERGROUND UTILITIES.

SURVEY NOTES:

SURVEYOR'S LICENSE EXPIRES November 30, 2024

Note (RAM) denotes Record and Measured distances respectively.

Distances are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences BEFORE damage is done.

For easements, building lines and other restrictions not shown on survey plat refer to your abstract, deed, contract, title policy and local building line regulations.

NO dimensions shall be assumed by scale measurement upon this plat.

Unless otherwise noted hereon the Bearing Basis, Elevation Datum and Coordinate Datum if used is ASSUMED.

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TO:
1065NOS LLC, an Illinois limited liability company
After School Matters, Inc., an Illinois not-for-profit corporation
Chicago Title Insurance Company

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 7(A), 7(B)(1), 7(C), 8, 11, 13, 14 AND 20 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON NOVEMBER 6, 2023.

DATE OF PLAT NOVEMBER 10, 2023.

BY:

ROBERT G. BIEDERMANN
PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2802



December 13, 2023

Carlos Ramirez-Rosa, Chairman
Committee on Zoning
Room 304, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

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

Dear Chairman Ramirez-Rosa:

The undersigned, Scott R. Borstein, an attorney with the law firm of Neal & Leroy, LLC, which firm represents the After School Matters, Inc., the applicant for an amendment to the Chicago Zoning Ordinance with respect to property generally located at 1035 - 1049 North Orleans Street and 325- 333 West Hill Street commonly known as 1065 N. Orleans St., 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 applications on or about December 13, 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

Subscribed and sworn to before me
This 13th day of December, 2023



Notary Public



NOTICE OF FILING OF REZONING APPLICATION

December 13, 2023

Dear Sir or Madam:

In accordance with the requirements of Section 17-13-0107 of the Municipal Code of the City of Chicago, please be informed that on or about December 13, 2023, the undersigned will file an application for a change in zoning from DX-5, Downtown Mixed-Use District designation to a new DX-5, Downtown Mixed-Use District on behalf of After School Matters, Inc. (the "Applicant") for the property generally located at 1035 - 1049 North Orleans Street and 325- 333 West Hill Street (commonly known as 1065 North Orleans Street, the "Property").

The Applicant is proposing to renovate the existing two-story, former school building that is 14,095 sf into its new City headquarters to be used as be used as a Sports and Recreation, Participant Children's Play Center. The new facility will feature a new entry and possible roof deck and will enhance the Applicant's ability to undertake its mission to provide opportunities and supportive experiences to Chicago high school teens. No loading or parking is provided on-site, but the Property is a transit-served location by virtue of its proximity to the CTA Brown Line Station at North LaSalle Street and West Division Street. There will be no change in the height of the existing building.

After School Matters, Inc. has offices located at 66 E. Randolph St. Chicago, IL 60601. The Property is owned by 1065NOS LLC, 1601 W. Division Street, Suite 202, Chicago, IL 60622. Questions regarding the proposed Project or the Application may be addressed to Scott R. Borstein, attention Neal & Leroy, LLC, 20 S. Clark Street, Suite 2050, Chicago, IL 60603, 312-641-7144.

PLEASE NOTE: THE APPLICANT IS NOT SEEKING TO REZONE OR PURCHASE YOUR PROPERTY. YOU ARE RECEIVING THIS NOTICE AS REQUIRED BY THE CHICAGO MUNICIPAL CODE BECAUSE COOK COUNTY TAX RECORDS INDICATE YOU OWN PROPERTY WITHIN 250 FEET OF THE BOUNDARIES OF THE SUBJECT PROPERTY.

Very truly yours,



Scott R. Borstein
Neal & Leroy, LLC

AUTHORIZATION

Carlos Ramirez-Rosa, Chairman
Committee on Zoning
City of Chicago
121 North LaSalle Street, Room 200
Chicago, Illinois 60602
Attn: Nicole Wellhausen

APPLICANT: After School Matters
RE: Type I Zoning Application
PROPERTY: 1065 N Orleans, Chicago, Illinois

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 zoning application at 1065 N. Orleans, Chicago, Illinois. The undersigned, being first duly sworn on oath, deposes and says that the undersigned holds that interest for itself and its members. Further, the undersigned hereby authorizes After School Matters and its counsel, Scott R. Borstein and Neal & Leroy, LLC, to file said zoning application, and any other related documents, on its behalf.

1065NOS LLC

By: **1065 Orleans LLC**, a Manager

By:  _____

Name: Lucas Blahnik

Its: Manager

By: **Traverse Management Services LLC**, a Manager

By:  _____

Name: Paul Utigard

Its: Manager

By:  _____

Name: Robert Buono

Its: Manager