



City of Chicago



O2023-54

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 1/18/2023

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 2-H at 2101-2159 W
Monrow St, 100-118 S Hoyne Ave and 101-117 S Leavitt St -
App No. 22072

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

#22072
INTRO DATE
JAN. 18, 2023

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the RM-5 Residential Multi-Unit District and POS-2 Neighborhood Park, Mini-Park or Playlot District symbols and indications as shown on Map 2-H in the area bounded by

West Monroe Street; South Hoyne Avenue; a line 200.5 feet next south of and parallel to West Monroe Street; the alley next east of and parallel to South Leavitt Street; the alley next south of and parallel to West Monroe Street; and South Leavitt Street

to those of an RM-5 Residential Multi-Unit 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.

Common address of property: 2101-2159 West Monroe Street, 100 - 118 South Hoyne Avenue, and 101-117 South Leavitt Street

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? 1997

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

9. Present Zoning District RM-5 and POS-2 Proposed Zoning District RM-5

10. Lot size in square feet (or dimensions) 2.648 Acres or 115,346.88 sq. ft.

11. Current Use of the property School

12. Reason for rezoning the property Applicant seeks to rezone the property to unify the existing split zoning districts of RM-5 and POS-2 to an RM-5 designation so the Property is properly zoned for a school use. To allow construction of a new 1-story addition and renovations to the existing school building.

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 Property is currently zoned RM-5 and POS-2, but School uses are not permitted within the POS-2 Neighborhood Park, Mini-Park or Playlot District. The PBC, on behalf of Chicago Public Schools, intends to construct a new 1-story addition which will be approximately 17,500 square feet. The addition will be linked to the existing school building and will include a new gymnasium with office, storage and new restrooms. The project will also involve some interior and mechanical renovations to the existing building, including landscaping and constructing a new parking lot containing 39 spaces (including 2 ADA). Thus, the purpose of this rezoning is simply to unify the existing split zoning districts of RM-5 and POS-2 to an RM-5 designation so the Property is properly zoned for school use and to allow for these improvements. No residential uses are proposed and the existing building height will remain unchanged.

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?

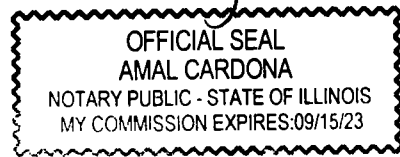
YES _____ NO X _____

COUNTY OF COOK
STATE OF ILLINOIS

Keru Lakshans, 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.

Keru Lakshans 12/30/22
Signature of Applicant

Subscribed and Sworn to before me this
30th day of December, 2022.



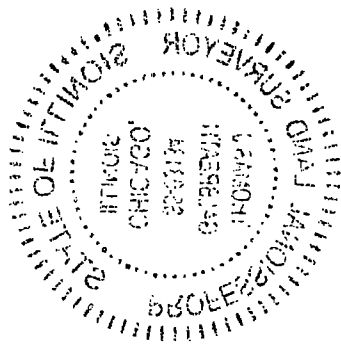
Amal Cardona
Notary Public

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____



January 18, 2023

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

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

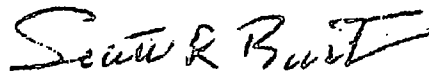
Dear Chairman Tunney:

The undersigned, Scott R. Borstein, an attorney with the law firm of Neal & Leroy, LLC, which firm represents the Public Building Commission of Chicago, the applicant for an amendment to the Chicago Zoning Ordinance with respect to property commonly known as 2101-2159 West Monroe Street, 100-118 South Hoyne Avenue, and 101-117 South Leavitt Street, 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 January 18, 2023.

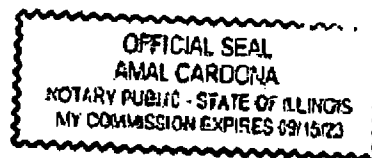
The undersigned certifies that he has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Municipal Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding properties located 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 4th day of January, 2023



NOTARY PUBLIC

NOTICE LETTER

January 18, 2023

Dear Property Owner:

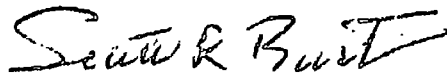
In accordance with the requirements of Section 17-13-0107 of the Municipal Code of the City of Chicago, please be informed that on or about January 18, 2023, the undersigned will file an application to change the RM-5 Residential Multi-Unit District and POS-2 Neighborhood Park, Mini-Park or Playlot District designations to an RM-5 Residential Multi-Unit District on behalf of the Public Building Commission of Chicago (the "PBC or Applicant") for the property commonly known as 2101-2159 West Monroe Street , 100-118 South Hoyne Avenue, and 101-115 South Leavitt Street (the "Property", known as Robert Nathaniel Dett Elementary School with a common address of 2131 W. Monroe St.).

The Property is currently zoned RM-5 and POS-2, but School uses are not permitted within the POS-2 Neighborhood Park, Mini-Park or Playlot District. The PBC, on behalf of Chicago Public Schools, intends to construct a new 1-story addition which will be approximately 17,500 square feet. The addition will be linked to the existing school building and will include a new gymnasium with office, storage and new restrooms. The project will also involve some interior and mechanical renovations to the existing building, including landscaping and constructing a new parking lot containing 39 spaces (including 2 ADA). Thus, the purpose of this rezoning is simply to unify the existing split zoning districts of RM-5 and POS-2 to an RM-5 designation so the Property is properly zoned for school use and to allow for these improvements. No residential uses are proposed and the existing building height will remain unchanged.

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 DETT ELEMENTARY.

Sincerely,



Scott R. Borstein, Esq.
Attorney for the BOE