



City of Chicago



O2023-2005

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	5/24/2023
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 12-G at 4715-4759 S Bishop St and 1412-1424 W 48th St - App No. 22181
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#22181
Intro Date
May 15, 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 RT-4 Residential Two Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map 12-G in the area bounded by

South Bishop Street; the alley next north of and parallel to W. 48th Street; the alley next east of and parallel to South Bishop Street; and West 48th Street

to those of an RM 4.5 Residential Multi-Unit District and a corresponding use district is hereby established in the area described above.

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

Common address of property: 4715-4759 S. Bishop Street; 1412-1424 W. 48th Street

#22181
Intro Date
May 15, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

4715-4759 S. Bishop Street; 1412-1424 W. 48th Street

2. Ward Number that property is located in: 20

3. APPLICANT The 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 and The City of Chicago

.50 W. Washington Street Ste 200 & 121 N LaSalle Street

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? 2/25/1997

8. Has the present owner previously rezoned this property? If yes, when?

No

9. Present Zoning District RT-4 Proposed Zoning District RM-4.5

10. Lot size in square feet (or dimensions) 362+99.96'=461.96' x 124.25'=57,398.53 sq. ft.

11. Current Use of the property school use

12. Reason for rezoning the property The property is currently non-conforming relative to its floor area ratio and the school building is being slightly enlarged to add an elevator. Thus, the purpose of the rezoning is to increase the bulk and density requirements of the zoning district to accommodate the size of the existing and enlarged school building.

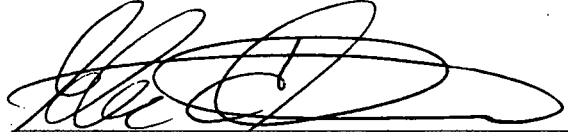
13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)
The proposed use of the site will remain a public elementary school. The applicant is undertaking the several improvements at the school including adding an elevator to comply with ADA requirements, adding new recreation space and a new parking area with 17 spaces (including 2 ADA stalls). 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 XX

COUNTY OF COOK
STATE OF ILLINOIS

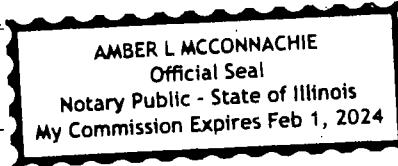
CHICAGO PUBLIC SCHOOLS,
EDEN C. SMITH, DIR OF, being first duly sworn on oath, states that all of the above
statements and the statements contained in the documents submitted herewith are true and correct.
PLANNING & DESIGN



Signature of Applicant

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


Notary Public



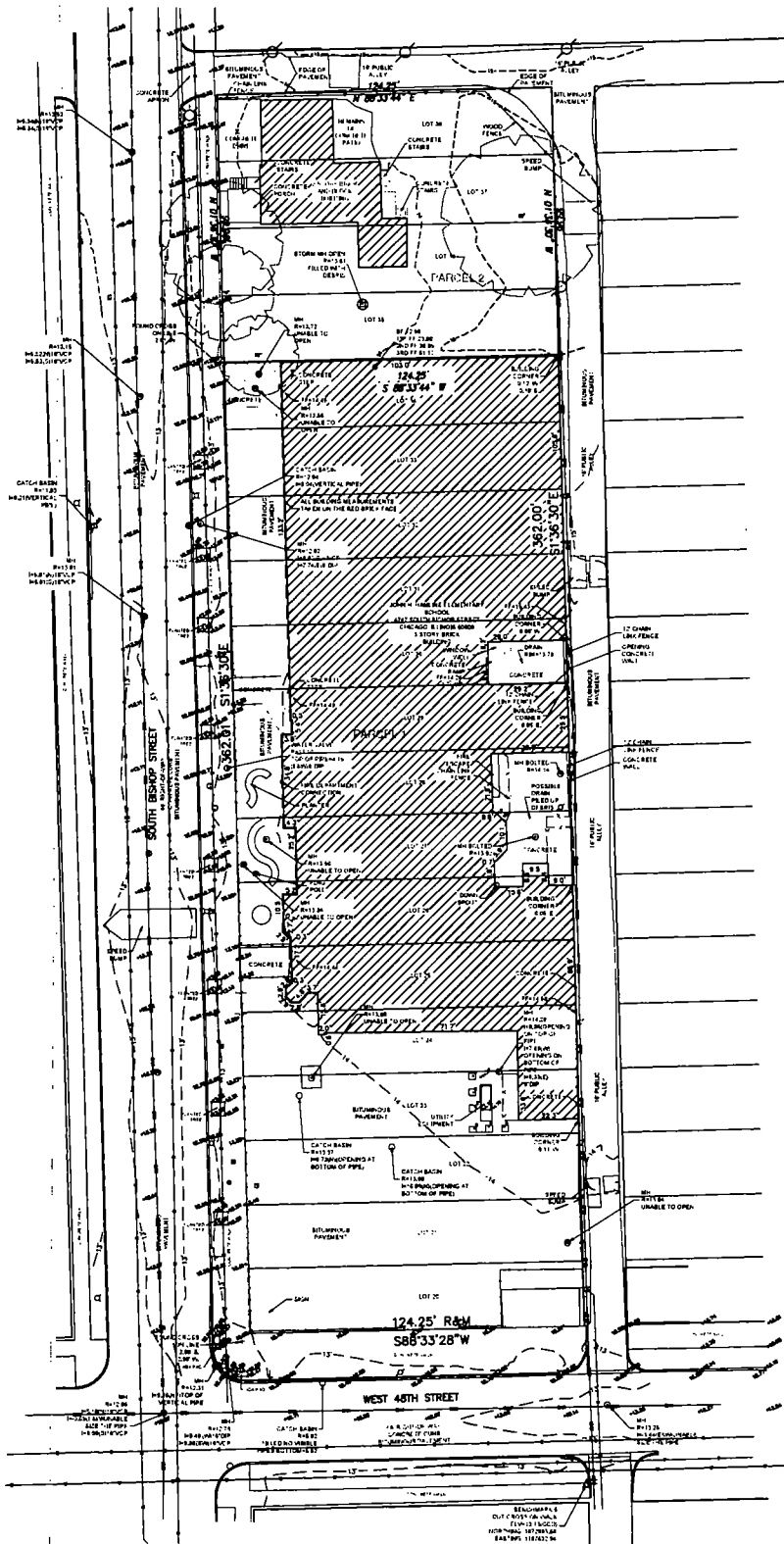
For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

PLAT OF SURVEY



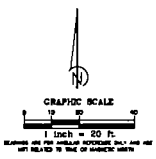
LOT 25 TO 32 IN PAT'S SUBDIVISION OF THE EAST HALF OF THE NORTH-EAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8 TOWNSHIP 38 NORTH RANGE 14 EAST OF THE 4TH PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS (PARCEL 2) 19H 20-06-103-011-0000

JOHN H. HAMBERT ELEMENTARY SCHOOL
4717 SOUTH BISHOP STREET
CHICAGO, ILLINOIS 60609

AND ALSO

LOTS 25 TO 32 IN KAY'S SUBDIVISION OF THE EAST HALF OF THE NORTH-EAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 8 TOWNSHIP 38 NORTH RANGE 14 EAST OF THE 4TH PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS (PARCEL 2) 20-06-103-011-0000

4718-4721 SOUTH BISHOP STREET
CHICAGO, ILLINOIS 60609



LEGEND & ABBREVIATIONS

Symbol	Description	Symbol	Description
...

- SURVEYOR'S NOTES**
- 1 DIMENSIONS SHOWN PLUS OR MINUS ANGLES FEET AND DECIMAL PARTS THEREOF AND ANGLES IN A SHOWN IN 30" ANGLES DEGREES MINUTES AND SECONDS
 - 2 NORTH ARROW AND BEARINGS BASED ON THE ILLINOIS STATE PLAN COORDINATE SYSTEM
 - 3 IMPROVEMENT LOCATIONS ARE BASED ON A FIELD SURVEY BY J.L.H. AND SURVEYING INC. (1993)
 - 4 COMPARE YOUR POINTS BEFORE USING SAME AND REPORT ANY DIFFERENCES
 - 5 CHECK LEGAL DESCRIPTION WITH DEED OR TITLE POLICY AND REPORT ANY DISCREPANCY. BUILDING LINES AND EASEMENTS IN ANY SHOWN HEREON ARE AS SHOWN ON THE RECORDS AND SHOULD BE AS INDICATED
 - 6 T&E RECORDS AND ISSUES INFORMATION TO 30" RECORD INFORMATION (C&O) + METRIC INFORMATION
 - 7 BENCHMARK - REFERENCE INFORMATION CHICAGO CITY BENCHMARK 85 17.5 FEET W. OF E. LINE OF WABASH AVENUE 20.5 FEET N. OF N. LINE OF S. 53RD STREET ELEVATION 21.08 (C&O)

JLH

JOHN E. HANCOCK (P.E.)
1830 Professional Land Surveyor No. 028-3122
Expires 11-30-2024
1515 S. ROCKLAND ST. CHICAGO, IL 60607
JLH SURVEYING INC. 312-462-7200
312-462-7201

1 OF 1 SHEET	PLAT OF SURVEY 4715-4721 S. BISHOP STREET CHICAGO, ILLINOIS	DATE: _____ BY: _____ CHECKED BY: _____		JLH LAND SURVEYING INC. Illinois Professional Land Surveyor No. 184 001700 910 Geneva Street, Skokie, Illinois 60076 815 729 4000 www.jlhsurvey.com
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**Public Building Commission
Richard J. Daley Center
50 West Washington Street
Room 200**

**Chicago, Illinois 60602
(312) 744-3090
pbcchicago.com**

**Chairman
LORI E. LIGHTFOOT
Mayor
City of Chicago**

**Executive Director
CARINA E. SÁNCHEZ**

May 3, 2023

Chairman Thomas Tunney
Committee on Zoning, Landmark and Building Standards
Chairman Brian Sanchez
Zoning Board of Appeals
121 N. LaSalle St., Room 304, 905
Chicago, IL 60602

Re: Owner's Consent to file Zoning Amendment and Variation Applications for
4715-4759 S. Bishop Street; 1412-1424 W. 48th Street (Hamline
Elementary School), PIN 20-08-103-012; 20-08-103-013

Dear Chairman Tunney and Sanchez,

This letter serves to inform you that the Public Building Commission of Chicago, which owns the property at 4715-4759 S. Bishop Street; 1412-1424 W. 48th Street ("Subject Property") on behalf of the Board of Education of the City of Chicago (BOE), hereby consents to the filing by the BOE or its representative ("Applicant") of an amendment application to change the zoning designation of the Subject Property and any variation applications or any other related documents required to obtain any entitlements required for the Subject Property.

Sincerely,

A handwritten signature in black ink, appearing to read "James Borkman". The signature is fluid and cursive, with a large initial "J" and "B".

James Borkman
Director of Procurement
Public Building Commission of Chicago

May 15, 2023

The Honorable Chairman
City of Chicago
Committee on Zoning
City Hall
121 North LaSalle Street
Chicago, Illinois 60602

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

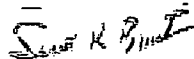
Dear Chairman:

The undersigned, Scott R. Borstein, an attorney with the law firm of Neal & Leroy, I.I.C, on behalf of The Board of Education for the City of Chicago, the applicant to change the zoning for the property located at 4715-4759 S. Bishop Street; 1412-1424 W. 48th Street – John Hamline Elementary School (with a common address of 4747 S. Bishop St., the “Property”) from its current RT-4 designation to an RM-4.5 designation, certifies that we have 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 and John Hamline Elementary 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 May 15, 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,

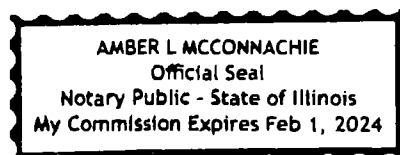


Scott R. Borstein

Subscribed and sworn to before me
this 15th day of May 2023.



Notary Public



NOTICE LETTER

May 15, 2023

Dear Property Owner:

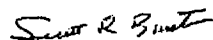
In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about May 15, 2023, The Board of Education for the City of Chicago ("BOE") will file an application to change the zoning for the property located at 4715-4759 S. Bishop Street; 1412-1424 W. 48th Street – John Hamline Elementary School. (with a common address of 4747 S. Bishop St., the "Property") from its current RT-4 Residential Two Flat, Townhouse and Multi-Unit District to those of an RM 4.5 Residential Multi-Unit District.

The BOE is undertaking several improvements at the school including enlarging the campus, adding an elevator to comply with federal accessibility requirements, adding new recreation space at the south end of the campus and a new parking area with 17 spaces (including 2 ADA stalls) at the new north end. The BOE needs to change the RT-4 district in which the School is located to a higher zoning district in order to increase the bulk and density requirements of the zoning district to accommodate the size of the existing and enlarged structure. The building height will remain unchanged. These improvements will greatly enhance the School's appearance and operations.

The BOE is located at 42 W Madison Street Chicago Illinois 60602. The owner of a portion of the Property is the Public Building Commission of Chicago, 50 W. Washington St., Chicago, Illinois 60602. A portion of the Property is owned by the City of Chicago In Trust for the Use of Schools, 121 N. LaSalle Street, Chicago Illinois 60602. The BOE is located at 42 W. Madison Street 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 JOHN HAMLINE ELEMENTARY SCHOOL AND THE PROPERTY.

Sincerely,



Scott R. Borstein, Esq.
Attorney for the BOE