



# City of Chicago



O2022-3875

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	12/14/2022
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 13-I at 3131-3149 W. Bryn Mawr Ave and 5421-5543 W Kedzie Ave - App No. 22037
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#22037  
INTRO DATE  
DEC 14, 2022

## ORDINANCE

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

**SECTION 1.** That the Chicago Zoning Ordinance be amended by changing all the Institutional Planned Development # 666 and RS-1 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 13-I in the area bounded by:

West Bryn Mawr Avenue: a line along the southerly right of way line of West Bryn Mawr Avenue beginning at a point 387.25 feet east of North Kedzie Avenue and running southeasterly to a point 548 feet east of North Kedzie Avenue (Point 1); a line running 15 feet northeasterly and perpendicular from said Point 1; a line running southeasterly 419.40 feet to a point 649.06 feet east of North Kedzie Avenue; a line 1,174.97 feet south of and parallel to West Bryn Mawr Avenue; a line 124 feet east of and parallel to North Kedzie Avenue; a line 1,050 feet south of and parallel to West Bryn Mawr Avenue; North Kedzie Avenue; a line 127 feet south of and parallel to West Bryn Mawr Avenue; a line 124 feet east of and parallel to North Kedzie Avenue: and West Bryn Mawr Avenue (point of beginning) ("Property").

to those of an RS-2 Residential Single-Unit (Detached House) District which is hereby established in the area above.

**SECTION 2.** That the Chicago Zoning Ordinance be amended by changing all the RS-2 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 13-I in the area bounded by:

West Bryn Mawr Avenue; a line along the southerly right of way line of West Bryn Mawr Avenue beginning at a point 387.25 feet east of North Kedzie Avenue and running southeasterly to a point 548 feet east of North Kedzie Avenue (Point 1); a line running 15 feet northeasterly and perpendicular from said Point 1; a line running southeasterly 419.40 feet to a point 649.06 feet east of North Kedzie Avenue; a line 1,174.97 feet south of and parallel to West Bryn Mawr Avenue; a line 124 feet east of and parallel to North Kedzie Avenue; a line 1,050 feet south of and parallel to West Bryn Mawr Avenue; North Kedzie Avenue; a line 127 feet south of and parallel to West Bryn Mawr Avenue; a line 124 feet east of and parallel to North Kedzie Avenue: and West Bryn Mawr Avenue (point of beginning) ("Property").

To those of an Institutional Planned Development # 666, As Amended, which is hereby established in the area above described, subject to such Use and Bulk Regulations as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

**SECTION 3.** This ordinance shall be in full force and effect from and after its passage and due publication.

Address of property: 3131-3149 W. Bryn Mawr Avenue; 5421-5543 N. Kedzie Avenue

*Institutional Planned Development Number 666, As Amended  
Plan Of Development Statements.*

1. The area delineated herein as an Institutional Planned Development # 666, As Amended consists of approximately 573,402 square feet (13.16 acres) net site area which is depicted on the attached Planned Development Boundary and Property Line Map.

2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders, and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder, and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications, or changes (administrative, legislative, or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees, or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assign or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans.

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Planning and Development (DPD) and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

All work proposed in the public way must be designed and constructed in accordance with the Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the City's Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by CDOT's Division of Infrastructure Management:

Applicant:	Chicago Board of Education for the City of Chicago
Address:	3131-3149 W. Bryn Mawr Avenue; 5421-5543 W. Kedzie Avenue
Introduced:	December <u>14</u> , 2022
Plan Commission:	[            ], 2022

Full width of street

Full width of alleys

Curb and gutter

Pavement markings

Sidewalks

ADA crosswalk ramps

Parkway & landscaping

The Perimeter Restoration Agreement shall be executed prior to any CDOT and Planned Development Part II review permitting. The Agreement reflects that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the CDOT Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the CDOT Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by CDOT.

4. This planned development consists of fifteen (15) statements; a Bulk Regulations and Data Table; and an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site/Landscape Plan; and Building Elevations prepared by Site Design dated November 4, 2022. Full-size sets of the Site/Landscape Plan and Building Elevations are on file with the DPD. The planned development is applicable to the area delineated herein and these and no other zoning controls shall apply. In any instance where a provision of the planned development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. The uses permitted within the area delineated herein as "Institutional Planned Development # 666, As Amended," shall be educational and recreational facilities, offices, accessory and non-accessory parking, and related uses incidental thereto.

6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the DPD. Off-Premise signs are prohibited within the boundary of the Planned Development.

Applicant: Chicago Board of Education for the City of Chicago  
Address: 3131-3149 W. Bryn Mawr Avenue; 5421-5543 W. Kedzie Avenue  
Introduced: December 14, 2022  
Plan Commission: [ ] , 2022

7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.

8. The maximum permitted Floor Area Ratio (“FAR”) for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 573,402 square feet (13.16 acres).

9. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

10. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.

11. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders, and any ground lessors.

12. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor’s Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

13. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs, and conserves energy and natural resources. Any new construction must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the DPD.

14. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. If the project involves a City funding, the Applicant is required to achieve the following standards, at a minimum: 26% MBE and 6% WBE participation (measured against the total construction budget for the project or any phase thereof), and (ii) 50% City resident hiring (measured against the total construction work hours for the project or any phase thereof). Furthermore, to assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at two points in the city approval process. First, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof,

Applicant: Chicago Board of Education for the City of Chicago  
Address: 3131-3149 W. Bryn Mawr Avenue; 5421-5543 W. Kedzie Avenue  
Introduced: December 14, 2022  
Plan Commission: [ ], 2022

the Applicant must submit to DPD (a) the Applicant's outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof (c) responses to the Applicant's outreach efforts, and (d) the applicant's M/WBE and city resident participation goals. Second, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

15. Unless substantial construction has commenced within six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire and automatically revert back to Institutional Planned Development # 666.

Applicant: Chicago Board of Education for the City of Chicago  
Address: 3131-3149 W. Bryn Mawr Avenue; 5421-5543 W. Kedzie Avenue  
Introduced: December 14, 2022  
Plan Commission: [            ], 2022

**Bulk Regulations and Data Table referred to in these Plan of Development  
Statements reads as follows:**

**Institutional Planned Development Number 666, As Amended  
Planned of Development Bulk Regulations and Data Table.**

**Gross Site Area (612,545 square feet/ 14.06 acres) = Net Site Area (573,402 square feet/13.16acres) + Area Remaining in Public Right-of-Way (39,143 square feet/ 0.89 acres)**

**Net Site Area: 573,402 square feet (13.16 acres)**

**Maximum Permitted F.A.R.  
for Net Site Area: 0.5**

**Minimum Number of  
Off-Street Parking Spaces: 144  
(See Footnote 1 below)**

**Minimum Number of  
Off-Street Loading Spaces: 1**

**Maximum Building Height: 70 feet**

**Minimum Setbacks: As per the Site/Landscape Plan**

**Footnote <sup>1</sup>**

---

<sup>1</sup> An additional one hundred twenty (100) off-site parking spaces will be provided within three hundred (300) feet of the site. Loading docks shall be enclosed with decorative garage doors and/ or screened from view by fencing or landscaping.

**Applicant:** Chicago Board of Education for the City of Chicago  
**Address:** 3131-3149 W. Bryn Mawr Avenue; 5421-5543 W. Kedzie Avenue  
**Introduced:** December 14, 2022  
**Plan Commission:** [ ], 2022









NORTHSIDE COLLEGE PREP  
HIGH SCHOOL  
3200 NORTH DEARBORN AVENUE  
CHICAGO, ILLINOIS 60642  
PROJECT NO. 2022-46081-LUF

NO.	DATE	DESCRIPTION
1	10/20/2022	ISSUE FOR PERMITS
2	11/15/2022	ISSUE FOR CONSTRUCTION

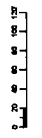
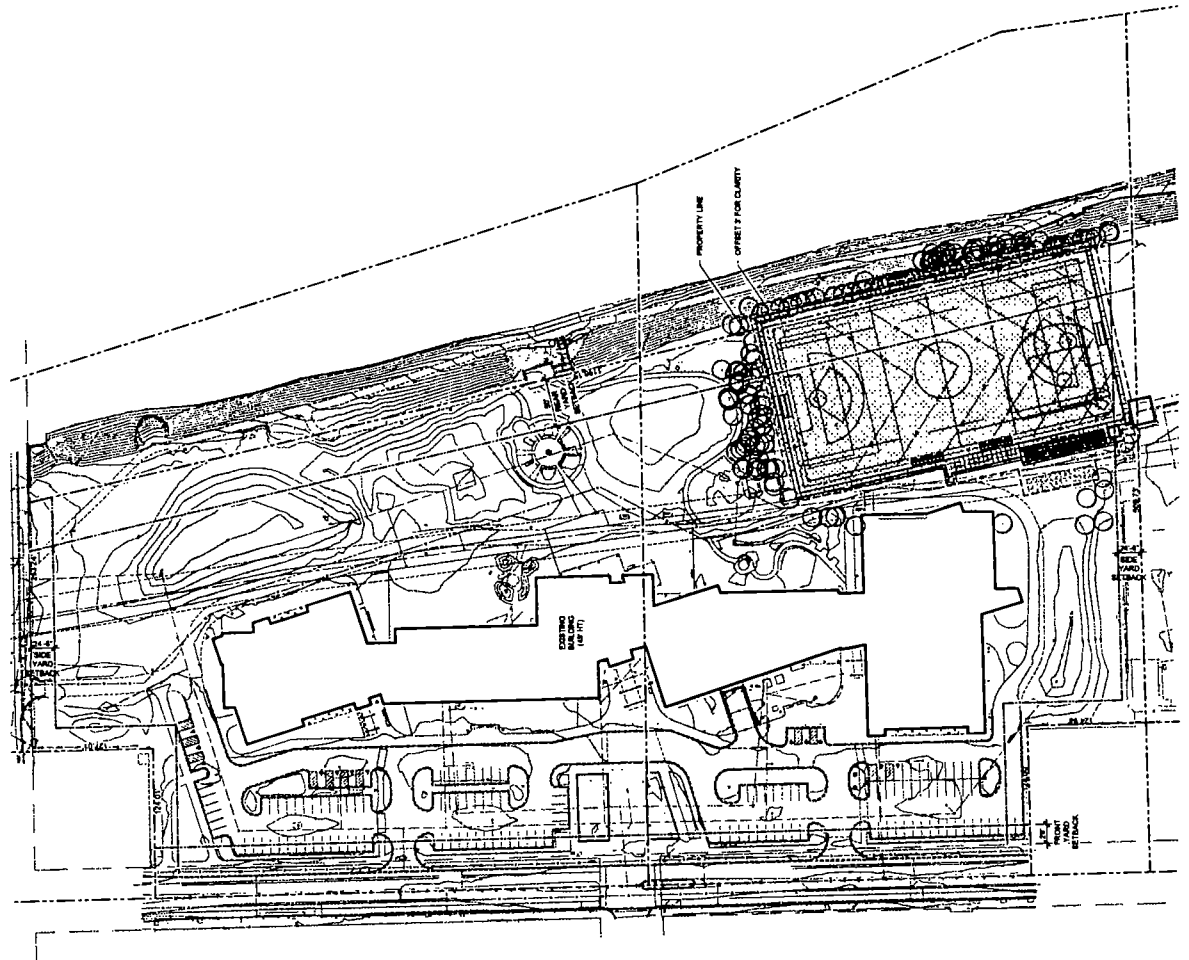
DESIGNED BY: AC  
CHECKED BY: AS, S, CHOWN  
SCALE: AS SHOWN  
P.L. 9/12/24, 10:14 AM



OVERALL SITE PLAN

**G-001**

- LEGEND**
- PROPERTY LINE
  - - - - - PROJECT LIMIT LINE (OFFSET 7' FOR CLARITY)
  - EXISTING CHAIN LINK FENCE TO REMAIN
  - RELOCATED EXISTING SATTING CHAGE
  - 6" CHAIN LINK FENCE
  - 20" SPORTS NETTING
  - FIBERGLASS CONCRETE PAVING
  - ARTIFICIAL TURF
  - EXPANSION JOINT
  - CONTROL JOINT
  - THICKENED EDGE AT FIBERGLASS CONCRETE PAVING
  - SPORTS LIGHTING REFER TO ELEC
  - SOCCER GOAL
  - SCORE BOARD
  - TEAM BENCH W/ COVER
  - EXISTING TREE TO REMAIN
  - POD



1 OVERALL SITE PLAN  
1" = 60'-0"



**LEGEND**

	INSTITUTIONAL
	INDUSTRIAL
	COMMERCIAL
	RESIDENTIAL
	OPEN SPACE
	PROPERTY LINE

**Chicago Public Schools**  
DEPARTMENT OF CAPITAL PLANNING AND CONSTRUCTION

**site**  
400 North Dearborn St.  
Chicago, IL 60610  
Tel: 312.743.1100

**TERRA**  
ENGINEERING LTD  
222 N. Wabash St.  
Chicago, IL 60601  
Tel: 312.786.1100

**AGI**  
222 N. Wabash St.  
Chicago, IL 60601  
Tel: 312.786.1100

NORTHSHORE COLLEGE PREP HIGH SCHOOL  
5501 NORTH WEDGE AVENUE  
CHICAGO, ILLINOIS 60630  
PROJECT NO. 2022-15061-UMF

NO.	DATE	DESCRIPTION
1	1/1/2022	ISSUED FOR PERMITS

DESIGNED BY: SV  
CHECKED BY: JR  
DATE: 1/1/2022  
FILE: 2022-15061-UMF

SCALE: 1" = 30'-0"

EXISTING LAND USE

**P1.0**

1 EXISTING LAND USE  
1" = 30'-0"





DEPARTMENT OF CURRICULAR PLANNING AND CONSTRUCTION



13-12-100-000  
13-12-100-000  
13-12-100-000



13-12-100-000  
13-12-100-000  
13-12-100-000



13-12-100-000  
13-12-100-000  
13-12-100-000

NORTHSIDE COLLEGE PREP  
HIGH SCHOOL  
5501 NORTH MEDINE AVENUE  
CHICAGO, ILLINOIS 60625

PROJECT NO 2022-6081-14F

NO	DATE	DESCRIPTION
1	10/20/22	ISSUED FOR CONSTRUCTION
2		
3		
4		
5		
6		
7		
8		
9		
10		

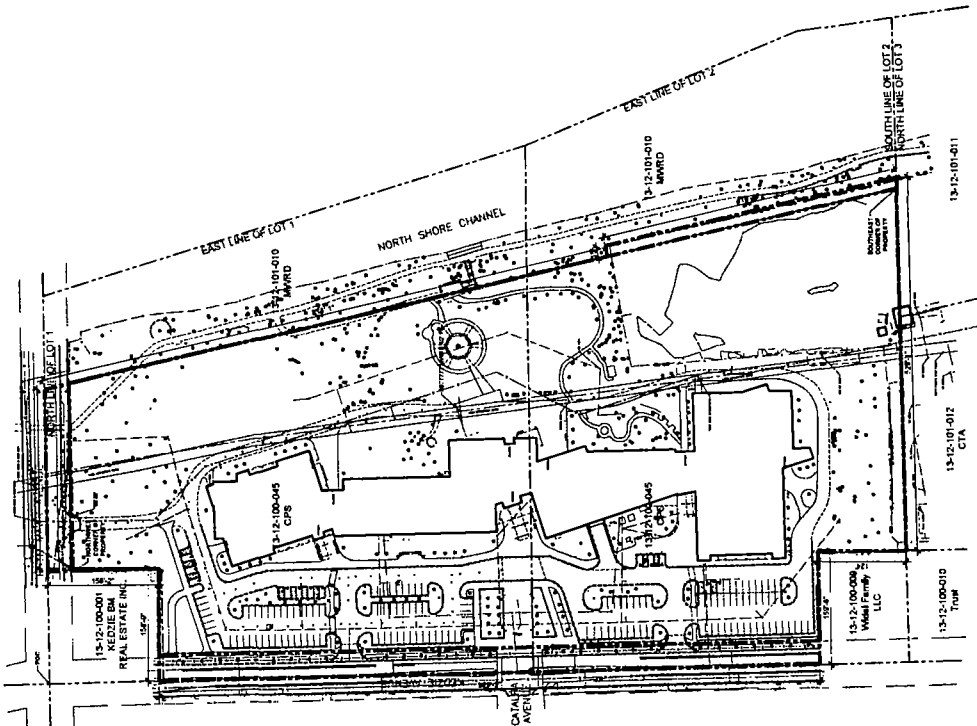
OWNER: CPS  
 DESIGNED BY: JR  
 SCALE: AS SHOWN  
 TEL: 952.212.0000

8/17/22

PD BOUNDARY AND PROPERTY LINE MAP

P3.0

--- PROPERTY LINE  
 --- PROJECT DEVELOPMENT BOUNDARY



0 50 100  
Feet

1 PD BOUNDARY AND PROPERTY LINE MAP  
1" = 80'-0"



DEPARTMENT OF CAPITAL PLANNING AND CONSTRUCTION



1100 North Dearborn Street, Suite 1100 Chicago, IL 60610



225 W. Van Dyke Street, Suite 200 Chicago, IL 60604



1100 North Dearborn Street, Suite 1100 Chicago, IL 60610

NORTHSIDE COLLEGE PREP HIGH SCHOOL  
5501 NORTH MEDIE AVENUE  
CHICAGO, ILLINOIS 60625  
PROJECT NO. 2022-46081-14F

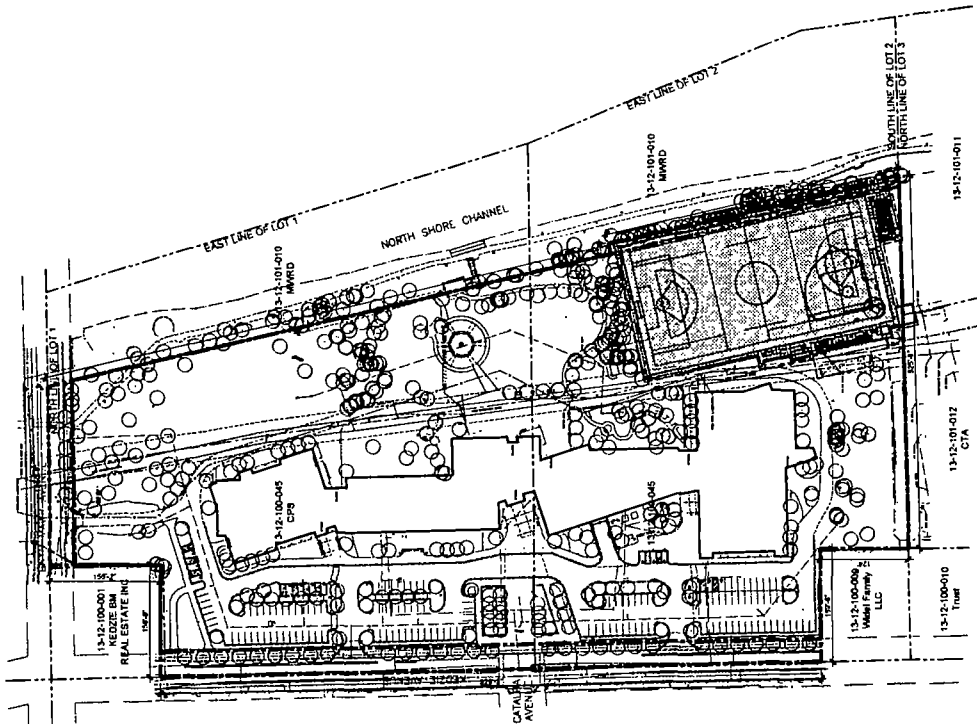
NO.	DATE	DESCRIPTION
1	11/14/2023	FOR CONSTRUCTION

DESIGNED BY: SV  
CHECKED BY: JR  
SCALE: AS SHOWN  
FILE: 9.924\_LPD\_0149

OVERALL SITE LANDSCAPE

P4.0

- PROPERTY LINE
- PROJECT SITE/COMPANY BOUNDARY
- EXISTING CURB LINE (OFFSET 3' FOR CLARITY)
- EXISTING TREES TO REMAIN
- EXISTING TREES TO REMOVE
- ARTIFICIAL TURF
- EXISTING CHANNEL FENCE TO REMAIN
- NEW CHANNEL FENCE
- 20" HPIOR'S METTING FENCE
- PERGOLA
- PERGOLA WITH CONCRETE PAVING
- SMALL LIGHTING
- SEWER TO ELEC
- SEWER DUAL
- SCORE BOARD
- TEAM BENCH/W COVER
- MOB
- EXPANSION JOINT
- CONTROL JOINT
- THICKENED EDGE AT PERGOLA/TEAM BENCH
- CONCRETE PAVING
- RELOCATED EXISTING BATTING EDGE

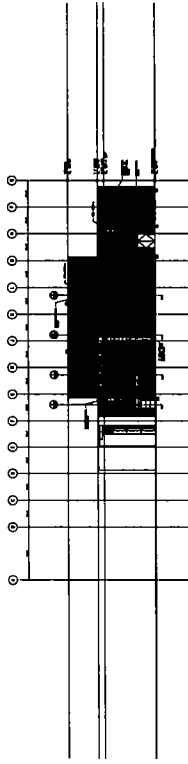


1 OVERALL SITE LANDSCAPE  
1" = 80'-0"

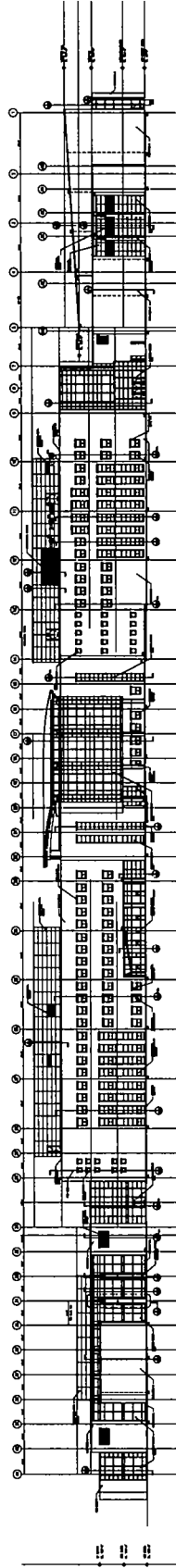


NO.	DATE	DESCRIPTION
1	1/19/2022	FOR EXAMINATION

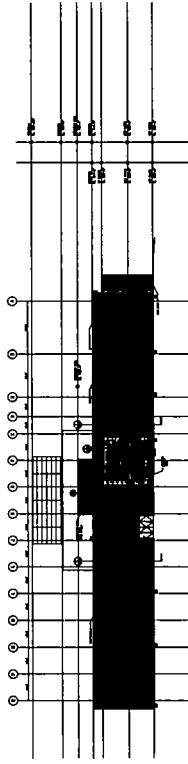
DESIGN BY	SV
CHECKED BY	JR
SCALE	AS SHOWN
REF.	93271_PD.dwg



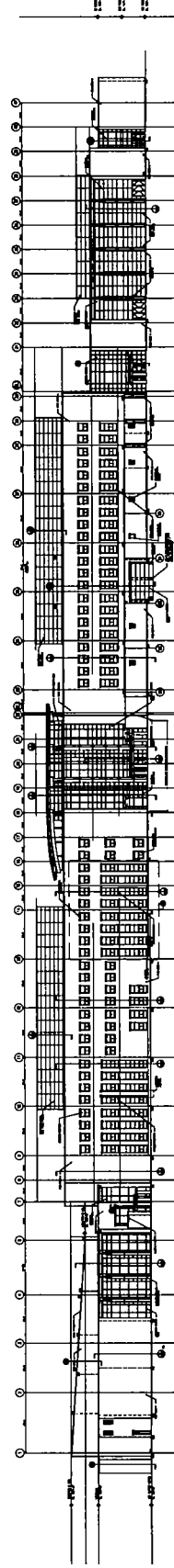
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

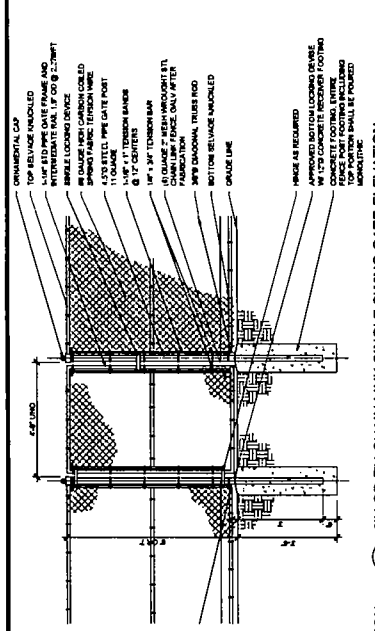


WEST ELEVATION

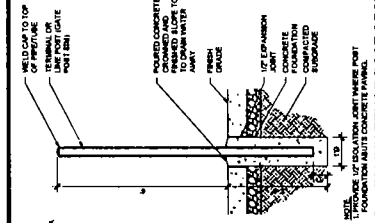


REVISIONS		
NO.	DATE	DESCRIPTION
1	11/20/23	ISSUED
2	11/20/23	ISSUED
3	11/20/23	ISSUED
4	11/20/23	ISSUED
5	11/20/23	ISSUED
6	11/20/23	ISSUED
7	11/20/23	ISSUED
8	11/20/23	ISSUED
9	11/20/23	ISSUED
10	11/20/23	ISSUED

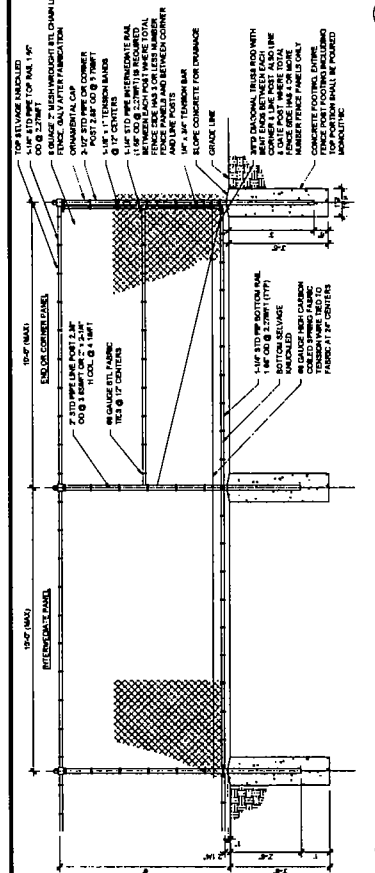
Drawn By: SV  
 Checked By: JR  
 Scale: AS SHOWN  
 File: 9331\_PD.dwg



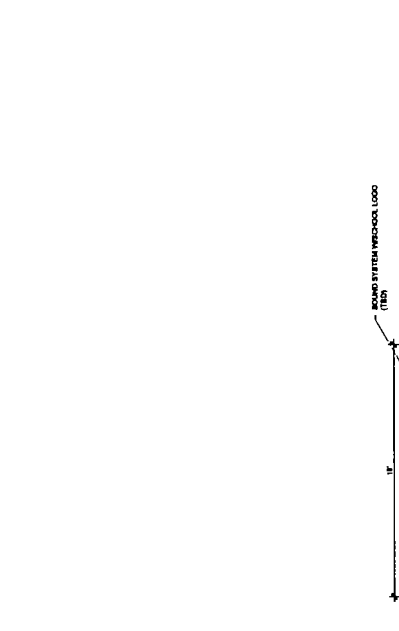
**1 6H CHAIN LINK FENCE ELEVATION**  
 1/2" = 1'-0"



**2 CHAIN LINK FENCE POST SECTION**  
 1/2" = 1'-0"



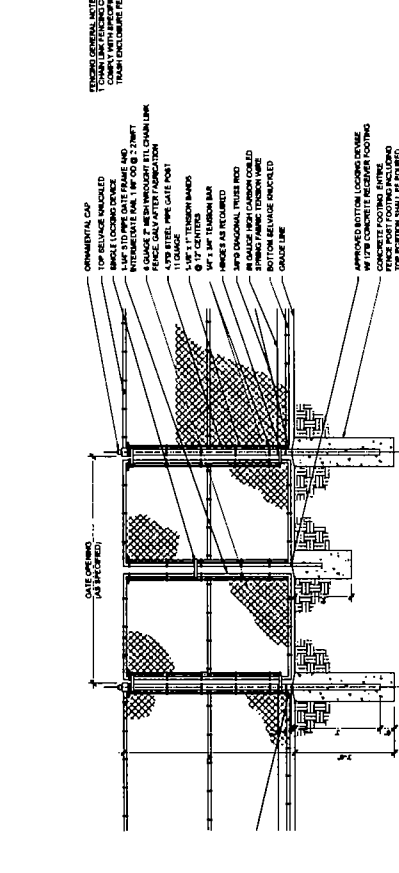
**3 6H OR 7H CHAIN LINK SINGLE SWING GATE ELEVATION**  
 1/2" = 1'-0"



**4 6H CHAIN LINK DOUBLE SWING GATE ELEVATION**  
 1/2" = 1'-0"



**5 SPORTS NETTING FENCE DETAIL**  
 1/8" = 1'-0"



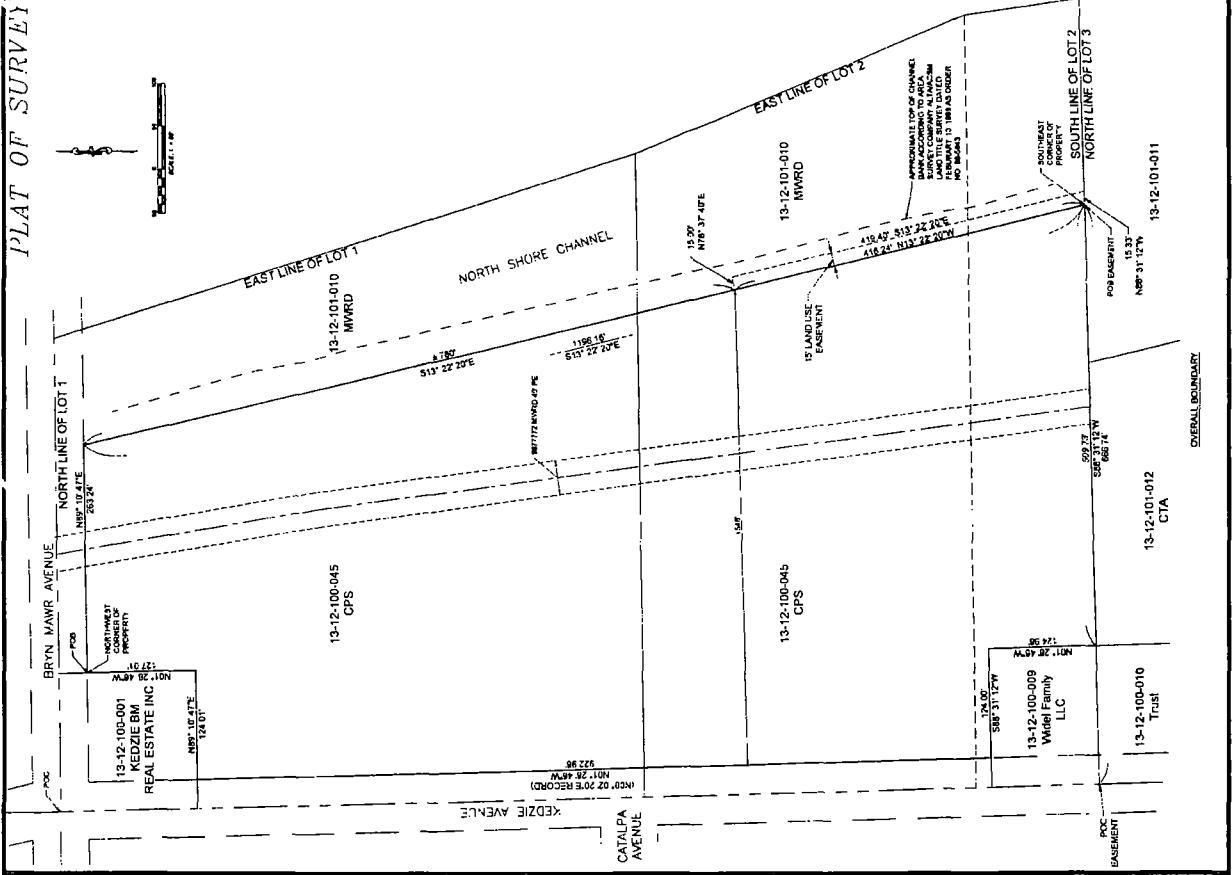
**6 SCORE BOARD DETAIL**  
 1/8" = 1'-0"

**GENERAL NOTES:**  
 1. ALL ELEMENTS SHALL BE MANUFACTURED IN THE U.S.A.  
 2. ALL ELEMENTS SHALL BE MANUFACTURED TO PROVIDE ALL  
 BASES OF DESIGN. CALCULATIONS AND DRAWINGS SHALL BE SUBMITTED FOR A  
 PROFESSIONAL ENGINEER'S REVIEW AND SEAL. THE RESPONSIBILITY FOR THE  
 CALCULATIONS SHALL BE STAMPED AND SEALED BY AN LICENSED REGISTERED  
 PROFESSIONAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE  
 CONTRACTOR SHALL PROVIDE FULL SHOP DRAWINGS OF SETTING AND CHAIN LINK.  
 3. SPECIFICATION IS TO 1/2\"/>

**GENERAL NOTES:**  
 1. ALL ELEMENTS SHALL BE MANUFACTURED IN THE U.S.A.  
 2. ALL ELEMENTS SHALL BE MANUFACTURED TO PROVIDE ALL  
 BASES OF DESIGN. CALCULATIONS AND DRAWINGS SHALL BE SUBMITTED FOR A  
 PROFESSIONAL ENGINEER'S REVIEW AND SEAL. THE RESPONSIBILITY FOR THE  
 CALCULATIONS SHALL BE STAMPED AND SEALED BY AN LICENSED REGISTERED  
 PROFESSIONAL ENGINEER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE  
 CONTRACTOR SHALL PROVIDE FULL SHOP DRAWINGS OF SETTING AND CHAIN LINK.  
 3. SPECIFICATION IS TO 1/2\"/>



# PLAT OF SURVEY



SECTION	TOWNSHIP	RANGE	SECTION	AREA	OWNER	REMARKS
13-12-100-001	13-12-100-001	13-12-100-001	13-12-100-001	13-12-100-001	KEDZIE BM REAL ESTATE INC.	NO IMPROVEMENTS, UTILITIES, ETC.
13-12-100-045	13-12-100-045	13-12-100-045	13-12-100-045	13-12-100-045	CPS	NO IMPROVEMENTS, UTILITIES, ETC.
13-12-100-046	13-12-100-046	13-12-100-046	13-12-100-046	13-12-100-046	CPS	NO IMPROVEMENTS, UTILITIES, ETC.
13-12-101-010	13-12-101-010	13-12-101-010	13-12-101-010	13-12-101-010	INVRD	NO IMPROVEMENTS, UTILITIES, ETC.
13-12-101-011	13-12-101-011	13-12-101-011	13-12-101-011	13-12-101-011	CTA	NO IMPROVEMENTS, UTILITIES, ETC.
13-12-100-009	13-12-100-009	13-12-100-009	13-12-100-009	13-12-100-009	White Family LLC	NO IMPROVEMENTS, UTILITIES, ETC.
13-12-100-010	13-12-100-010	13-12-100-010	13-12-100-010	13-12-100-010	Trust	NO IMPROVEMENTS, UTILITIES, ETC.

**STATE OF ILLINOIS**  
**DEPARTMENT OF LAND SURVEY**  
**PLAT OF SURVEY**  
**13-12-100-001 THROUGH 13-12-101-011**

**SECRETARY'S CERTIFICATION**

I, the Secretary of the Department of Land Survey, do hereby certify that the above plat of survey was filed for record in the office of the County Clerk of Cook County, Illinois, on the 15th day of November, 2022.

**NOTARY PUBLIC**  
 [Signature]  
 Notary Public for Cook County, Illinois

**PLAT OF SURVEY**  
 13-12-100-001 THROUGH 13-12-101-011  
 DEPARTMENT OF LAND SURVEY  
 13-12-100-001 THROUGH 13-12-101-011

**SECRETARY'S CERTIFICATION**

I, the Secretary of the Department of Land Survey, do hereby certify that the above plat of survey was filed for record in the office of the County Clerk of Cook County, Illinois, on the 15th day of November, 2022.

#22037  
INTRO DATE  
DEC 14, 2022

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

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

3131-3149 W. Bryn Mawr Avenue; 5421-5543 W. Kedzie Avenue

2. Ward number that Property is located: 40

3. APPLICANT Chicago Board of Education for the City of Chicago

ADDRESS 42 W. Madison Street CITY Chicago

STATE IL ZIP CODE 60602 PHONE 773-553-1000

EMAIL sborstein@nealandleroy.com CONTACT PERSON Scott R. 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 City of Chicago in Trust for the Chicago Board of Education

ADDRESS 42 W Madison Street CITY Chicago

STATE IL ZIP CODE 60602 PHONE 773 553 1000

EMAIL sborstein@nealandleroy.com CONTACT PERSON Scott R. 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

ADDRESS 20 S. Clark Street Ste 2050

CITY Chicago STATE IL ZIP CODE 60603

PHONE 312-641-7144 FAX 312-641-5137 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.

N/A

---

---

---

---

---

7. On what date did the owner acquire legal title to the subject property? 1/25/1999

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

3/11/98

---

---

9. Present Zoning District PD# 666 & RS-1 Proposed Zoning District RS-2 then to PD#666, As Amended

10. Lot size in square feet (or dimensions) 573,402 sq ft. 13.16 acres

11. Current Use of the property School

12. Reason for rezoning the property To replace the school's existing grass athletic field with a new slightly expanded synthetic turf field. The boundaries of IPD#666 are being slightly enlarged along the North Branch of the Chicago River to accommodate the new turf field.

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 new field will also include new bleachers, but no other changes to the School or its operations are planned.

---


---

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](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO?

YES \_\_\_\_\_ NO xx \_\_\_\_\_

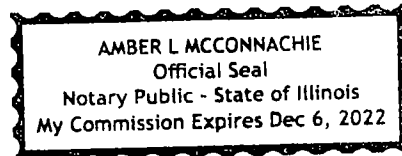
COUNTY OF COOK  
STATE OF ILLINOIS

Eben Smith, 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  
22 day of November, 2022.

  
Notary Public



**For Office Use Only**

Date of Introduction: \_\_\_\_\_

File Number: \_\_\_\_\_

Ward: \_\_\_\_\_

*Protecting Our Water Environment*

**BOARD OF COMMISSIONERS**

Kari K. Steele  
*President*  
Barbara J. McGowan  
*Vice President*  
Marcelino Garcia  
*Chairman of Finance*  
Cameron Davis  
Kimberly Du Buclet  
Josina Morita  
Chakena D. Perry  
Eira L. Corral Sepúlveda  
Mariyana T. Spyropoulos

**Metropolitan Water Reclamation District of Greater Chicago**

100 EAST ERIE STREET

CHICAGO, ILLINOIS 60611-3154

312.751.5600

**Brian A. Perkovich, P.E.**  
Executive Director

312.751.7900 f: 312.751.7926  
Brian.perkovich@mwrdd.org

October 18, 2022

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

**RE:** Planned Development Application  
**APPLICANT:** Board of Education of the City of Chicago  
**PROPERTY:** 3131 West Bryn Mawr Avenue in Chicago, Illinois

Dear Mr. Murphey:

Available records indicate that the Metropolitan Water Reclamation District of Greater Chicago ("MWRD") holds an interest in the subject property. MWRD has no objection to the applicant the Board of Education of the City of Chicago, by and through Scott R. Borstein and Neal & Leroy, LLC, filing a Planned Development Application, permit documents, and other related documents with regard to this property.

Sincerely,

*Brian Perkovich*  
Brian A. Perkovich

cc: Susan T. Morakalis  
General Counsel, MWRD

December 1, 2022

Thomas M. Tunney, Chairman  
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 Chairman Tunney 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 3131-3149 W. Bryn Mawr Avenue; 5421-5543 W. Kedzie Avenue (Northside College Prep or the "Property" with a common address of 5501 N. Kedzie Avenue) from its current Institutional Planned Development # 666 (IPD # 666) and RS-1 Residential Single-Unit (Detached House) District designations to an RS-2 Residential Single-Unit (Detached House) District and then to Institutional Planned Development # 666, As Amended and 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.

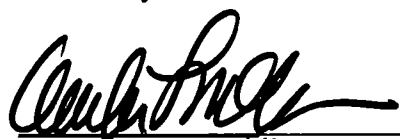
The undersigned certifies that the notice contains the common street address of the subject property, a description of the nature, scope and purpose of the application; the name and address of the Applicant; the name and address of the owner; the date the Applicant intends to file the application on or about December 1, 2022.

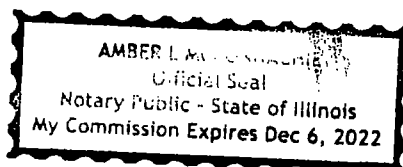
The undersigned certifies that he has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Municipal Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding properties located 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 1<sup>st</sup> day of December 2022

  
Notary Public





## NOTICE LETTER

December \_\_, 2022

Dear Property Owner:

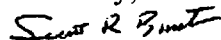
In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about December 1, 2022, the Board of Education for the City of Chicago ("BOE") will file an application to change the zoning for the property located at 3131-3149 W. Bryn Mawr Avenue; 5421-5543 W. Kedzie Avenue (Northside College Prep or the "Property" with a common address of 5501 N. Kedzie Avenue) from its current Institutional Planned Development # 666 (IPD # 666) and RS-1 Residential Single-Unit (Detached House) District designations to an RS-2 Residential Single-Unit (Detached House) District and then to Institutional Planned Development # 666, As Amended.

The purpose of the application is to allow the BOE to replace the School's existing grass athletic field with a new and slightly expanded synthetic turf athletic field. The boundaries of IPD # 666 are being slightly enlarged along the North Branch of the Chicago River to accommodate the new turf field, which requires amending IPD # 666. The new field will also include new bleachers, but no other changes to the School or its operations are planned. The School will retain its 144 on-site and 100 off-site parking spaces.

The BOE is located at 42 W Madison Street Chicago Illinois 60602. The owner of the Property is the City of Chicago in Trust for the Use of Schools, 121 N. LaSalle Street, Chicago, Illinois 60602 and the Metropolitan Water Reclamation District of Greater Chicago, 100 E. Erie St., Chicago, Illinois 60611. 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 ABOVE-DESCRIBED PROPERTY (NORTHSIDE COLLEGE PREP GENERALLY LOCATED AT 5501 N KEDZIE AVENUE CHICAGO ILLINOIS).**

Sincerely,



Scott R. Borstein, Esq.  
Attorney for the BOE