



City of Chicago



O2014-6801

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/10/2014
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-L at 2231 N Central Ave - App No. 18160
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

BE IT ORDINANED BY THE CITY COUNCIL OF THE CITY OF CHICAGO

Section 1. That the Chicago Zoning Ordinance be amended by changing all of the Institutional Planned Development No. 1105 and RS-3 Single Unit Detached House District symbols and indications as shown in Map 5-L in the area bounded by:

North Central Avenue; a line 730 feet south of and parallel to West Fullerton Avenue; a line 526 feet east of and parallel to North Central Avenue; a line 850.5 feet south of and parallel to West Fullerton Avenue; a line 628 feet east of and parallel to North Central Avenue; a line 1,303 feet south of and parallel to West Fullerton Avenue; a line 100 feet east of and parallel to North Central Avenue; and a line 1,156 feet south of and parallel to West Fullerton Avenue.

to Institutional Planned Development No. 1105, 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 2. This Ordinance shall be in full force and effect from and after its passage and due publication.

INSTITUTIONAL PLANNED DEVELOPMENT NO. 1105, AS AMENDED
PLAN OF DEVELOPMENT STATEMENTS

1. The area delineated herein as Residential Business Planned Development No. 1105, As Amended consists of property commonly known as 2231 North Central Avenue, Chicago Illinois (“the Property”). The Property consists of approximately 332,853 square feet (7.64 acres), which is depicted on the attached Planned Development Boundary and Property Line Map. The Chicago Board of Education is the Applicant (the “Applicant”) and controls the Property.
2. 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 easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees and approval by the City Council. Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans, and subject to review and approval by the Department of Business Affairs and Consumer Protection.
3. 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 then to the owners of record title to all of the Property and to any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Zoning Ordinance, the Property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the Property.
4. This Plan of Development consists of sixteen (16) Statements; Bulk Regulations and Data Table; Existing Zoning Map; Existing Land Use Map; Planned Development Boundary & Property Line Map; Site and Landscape Plan, and Building Elevations prepared by Wallin Gomez Architects, Ltd., and dated September 10, 2014. Full size sets of the Site and Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply.

APPLICANT: Chicago Board of Education
ADDRESS: 2231 North Central Avenue
FILING DATE: September 10, 2014
PLAN COMMISSION DATE: TBD

5. The following uses shall be permitted within the Planned Development: schools and all other uses permitted in the RS-3 Single Unit Detached House District.
6. On premise Business Identification signs shall be permitted within the Planned Development provided such signage conforms with the requirements of the RS-3 Single Unit Detached House District and subject to the review and approval of the Department of Planning and Development. Temporary signs, such as construction and marketing signs shall be permitted, subject to the review and approval of the Department of Planning and Development. No off premise signs shall be permitted.
7. Ingress and egress shall be subject to the review and approval of the Department of Transportation Bureau of Traffic, and the Department of Planning and Development. 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. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Department of Transportation.
8. For the purposes of measuring height, the definition in the Zoning Ordinance shall apply. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations approved by the Federal Aviation Administration.
9. 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 332,853 square feet and a base FAR of 0.9.
10. The Applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of the Streets and Sanitation, the Commissioner of the Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code or any other provision of that Code.
11. The City of Chicago established a Part II Review Fee in the amount of Zero and 25/100 Dollars (\$0.25) per square foot of the total buildable square footage (floor area). Unless otherwise exempt, the Part II Review Fee will be assessed by the Department of Planning and Development during the actual Part II Review of each sub-area. Unless otherwise exempt, the fee as determined by the Department of Planning and Development staff at that time is final and binding on the Applicant and must be paid to the Department of Planning and Development prior to the issuance of the Part II approval of each sub-area.

APPLICANT: Chicago Board of Education
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12. The improvements on the property shall be designed, installed and maintained in substantial conformance with the Site and Landscape Plan and Building Elevations and in accordance with the parkway tree provisions of the Zoning Ordinance and corresponding regulations and guidelines.

Notwithstanding any statement to the contrary, this Planned Development shall be subject to the provisions of Chapter 17-11 of the Zoning Ordinance governing landscaping and screening. In any instance where a provision of this Planned Development conflicts with landscape and screening provisions of the Zoning Ordinance, the Zoning Ordinance shall control. Nothing in this Planned Development is intended to waive the applicability of the landscape and screening provisions of the Zoning Ordinance.

13. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively pursuant to Section 17-13-0611 of the Zoning Ordinance by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the Applicant and after a determination by the Commissioner of the Department of Planning and Development that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Zoning Ordinance.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The Applicant shall use best and reasonable efforts to construct the building under the Leadership in Energy and Environmental Design (LEED) Green Building Rating System.
15. 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 new buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities (MOPD) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 17-13-0610 of the Zoning Ordinance until the Director of MOPD has approved detailed construction drawings for each building or improvement.
16. 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. If this Planned Development expires under the provisions of this section, then the zoning of the property within the Planned Development

APPLICANT: Chicago Board of Education
ADDRESS: 2231 North Central Avenue
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shall automatically convert to that of the Institutional Planned Development Number 1105 and RS-3 Single Unit Detached House Districts.

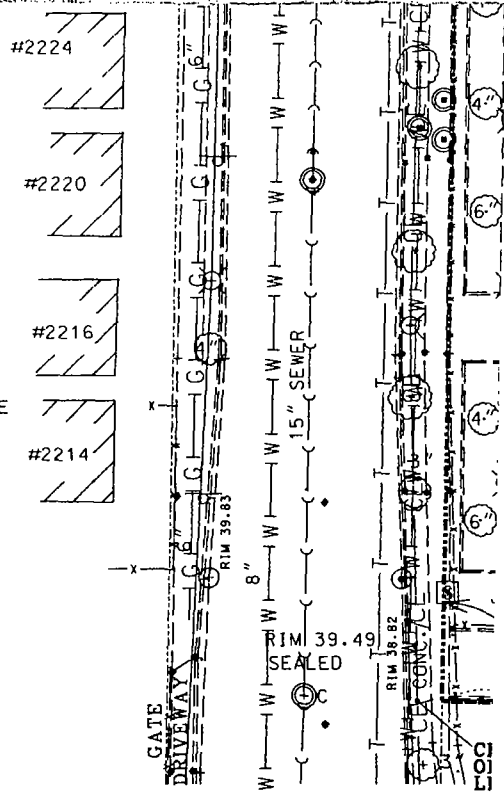
APPLICANT: Chicago Board of Education
ADDRESS: 2231 North Central Avenue
FILING DATE: September 10, 2014
PLAN COMMISSION DATE: TBD

**Institutional Planned Development Number 1105, As Amended
Prieto Math and Science Academy
Bulk Regulation and Data Table**

Gross Site Area:	346,9111 square feet (7.96 acres)
Net Site Area:	332,853 square feet (7.64 acres)
Maximum Floor Area:	0.9
Minimum Number of Off-Street Loading Spaces:	0
Minimum Number of Off-Street Parking Spaces:	219
Minimum Number of Bicycle Parking Spaces:	32
Maximum Building Height:	60 feet (excluding mechanical equipment, such as wind turbines)
Minimum Required Setback:	In accordance with the Site Plan
Maximum Percent of Site Coverage:	In accordance with the Site Plan

Applicant: Chicago Board of Education
Address: 2231 North Central Avenue, Chicago, IL
Filing Date: September 10, 2014

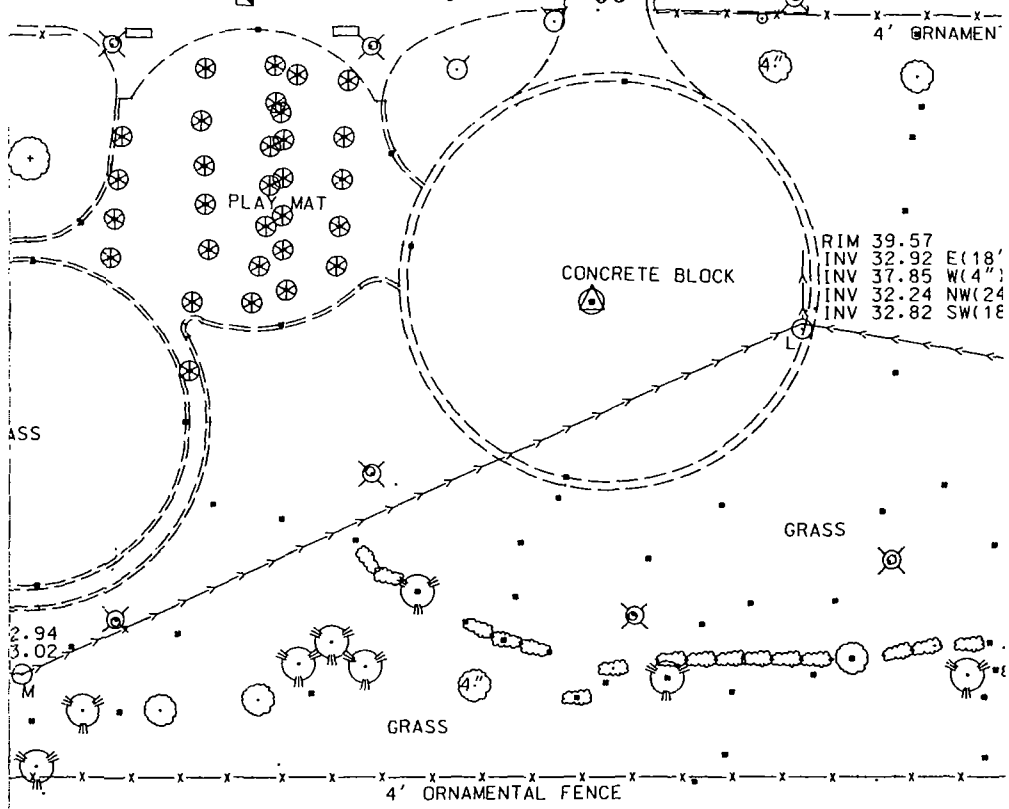
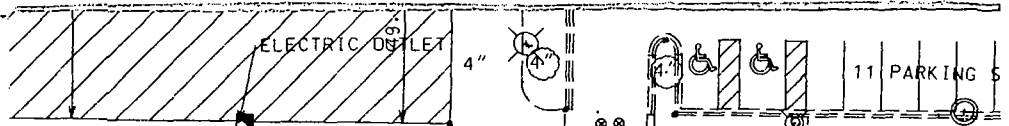
- CE ELECTRIC LINE
- X — FENCE LINE
- FIRE HYDRANT
- ⊕ FLAG POLE
- ⊠ GAS BOX
- ⊗ GAS METER
- ⊙ GAS MANHOLE
- ▨ GRATING
- HANDHOLE
- ○ — HANDRAIL
- ⊠ W IRRIGATION CONTROL VALVE
- INLET
- LIGHT POLE
- ⊠ MAIL BOX
- OHU OVERHEAD UTILITY LINE
- ⊗ POLE
- ⊙ POWER POLE
- S SANITARY SEWER LINE
- ⊙ SEWER MANHOLE
- T TELEPHONE LINE
- ⊙ TELEPHONE MANHOLE
- ⊠ TRAFFIC BOX
- ← TRAFFIC DIRECTION
- ⊠ TRAFFIC SIGNAL POLE
- TREE (DECIDUOUS)
- ⊙ TREE (CONIFEROUS)
- UPM UNKNOWN UTILITY PAINT MARK
- ⊙ UNKNOWN STRUCTURE
- ⊙ WATER BUFFALO BOX
- ⊙ WATER METER
- ⊙ WATER MANHOLE
- ⊙ WATER SPRINKLER
- XX.XX BACK OF CURB
- XX.XX FLOW LINE



NOTES:

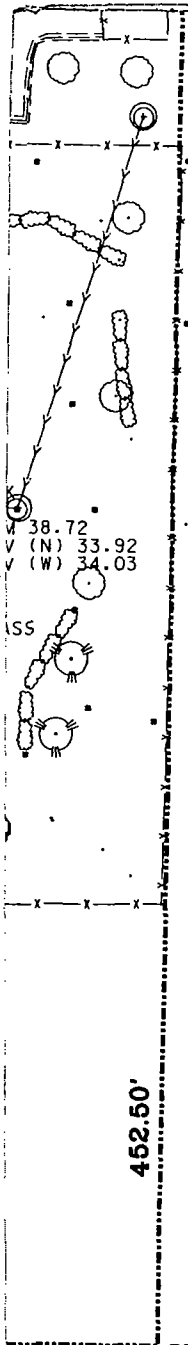
- A. UTILITY DATA OTHER THAN PHYSICAL THE GROUND IS SHOWN AS PER RECORDS AND PUBLIC SOURCES AS INDICATED AND TO BE APPROXIMATE.
- B. COMPARE ALL POINTS BEFORE BUILDING ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN TO YOUR ABSTRACT, DEED CONTRACT OR RECORDS.
- C. PROPERTY DESCRIPTION NOT PROVIDED.

FIELD WORK REDONE: 08-19-2014
 FIELD WORK REDONE: 06-04-2014
 REORDERED BY : CPS
 FIELD WORK DONE : 11-06-2007
 ORDERED BY : PBC, CHICAGO



RIM	39.57
INV	32.92 E(18')
INV	37.85 W(4')
INV	32.24 NW(24')
INV	32.82 SW(18')

528.00'



INV 32.52 E(10")
 INV 37.85 W(4")
 INV 32.24 NW(24")
 INV 32.82 SW(18")
 MRIM 38.87
 INV (E) 32.94
 INV (W) 33.02
 NRIM 39.60
 INV (E) 33.66
 INV (W) 33.39
 ORIM 39.87
 INV (E) 33.90
 INV (W) 33.72
 PRIM 38.77
 INV (E) 33.77
 INV (N) 34.04
 ORIM 38.38
 INV 35.18 NE (TOP)
 INV 34.88 W
 RRIM 40.05
 INV 34.29 E(12")
 INV 33.90 W(6")
 SRIM 39.68
 INV 32.63 N(12")
 INV 34.52 W(8")

BENCH MARKS:

CITY BENCH MARK # 4973 ELEVATION 43.48
 BM IS LOCATED AT NORTHWEST CORNER OF
 N. CENTRAL AVE. AND W. GRAND AVE.
 TBM # 1 ELEVATION 41.65
 "X" MARK ON THE SIDEWALK IS LOCATED AT
 NORTHEAST CORNER OF N. CENTRAL AVE. AND
 W. GRAND AVE.
 TBM # 2 ELEVATION 39.27
 "X" MARK ON THE SIDEWALK IS LOCATED AT
 SOUTHEAST CORNER OF N. CENTRAL AVE.
 W. PALMER ST.

STATE OF ILLINOIS) s.s.
 COUNTY OF COOK)



I, MANUEL E. PALMA a Illinois Professional Land
 Surveyor, hereby certify that a survey has been
 made, at and under my direction, of the property
 described above, that the survey hereon drawn is a
 correct representation of said survey and conforms
 to the current Illinois minimum standards for a
 topographic survey.

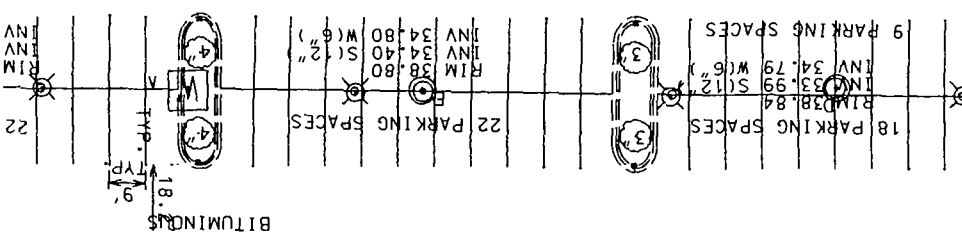
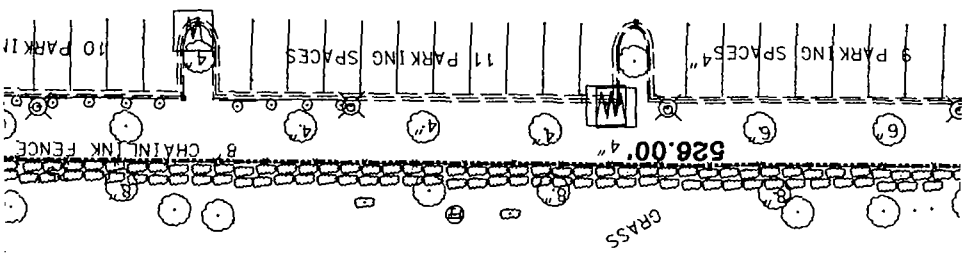
Chicago, Illinois, August 19, A.D. 2014

By [Signature]
 Illinois Professional Land Surveyor
 Certificate No. 2135
 Expiration date: 11-30-2014

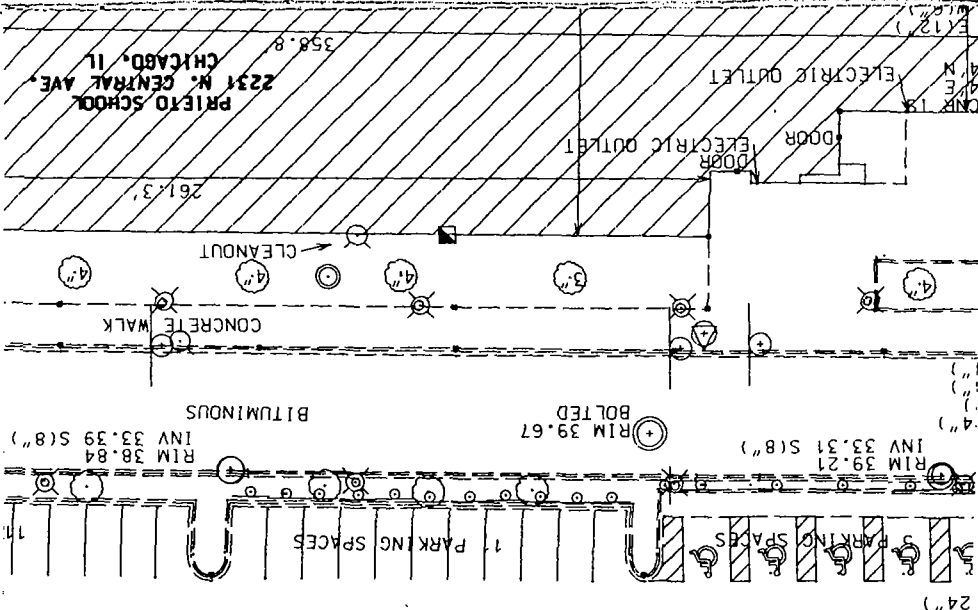
REBAR @ CNR.

PROFESSIONAL DESIGN FIRM
PLATS
of

QUARTER, LYING NORTH OF GRAND AVENUE, OF SECTION 33, TOWNSHIP 40 NORTH, RANGE
 JUNT ON THE EASTLINE OF N. CENTRAL AVE. 1156.31 FEET SOUTH OF SOUTHLINE OF W.
 TO A POINT; THENCE EASTERLY AT RIGHT ANGLE FROM THE PREVIOUSLY DESCRIBED LIN
 ENCE EASTERLY AT RIGHT ANGLE FROM THE PREVIOUSLY DESCRIBED LINE A DISTANCE OF
 STERLY AT RIGHT ANGLE FROM THE PREVIOUSLY DESCRIBED LINE A DISTANCE OF 528.0
 OF 147.0 FEET; THENCE CONTINUING WESTERLY ALONG THE NORTHLINE OF SAID WIDENE



BITUMINOUS PARKING LOT





TECMA ASSOCIATES, INC.

ENGINEERS / SURVEYORS / CONSTRUCTION MANAGERS

5519 N. CUMBERLAND AVENUE, SUITE 1010

CHICAGO, ILLINOIS 60656

PHONE: 773-763-5555

FAX: 773-763-5577

THAT PART OF THE WEST HALF OF
BEING DESCRIBED AS FOLLOWS: BEG
ALONG SAID EASTLINE A DISTANCE
LINE A DISTANCE OF 120.5 FEET
DISTANCE OF 452.5 FEET TO A PO
LINE OF WIDENED N. CENTRAL AVENUE

CROSS 2' WEST
ON PROPERTY
LINE EXTENDED

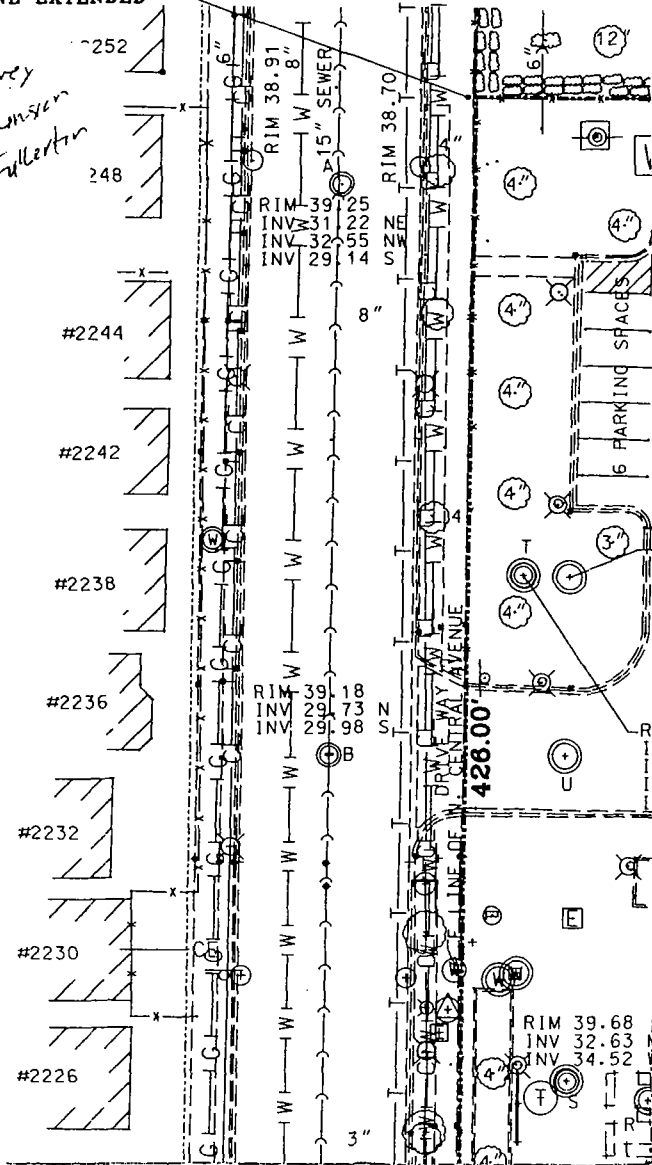


SCALE 1 INCH
DISTANCES ARE MARKED

*8 1/2 x 11 survey
Add dimensions
from Fullerton*

LEGEND

- BENCH
- BOLLARD
- BORING
- BIKE RACK
- BUSH
- BRICK PATTERN
- CABLE TV MH
- CATCH BASIN
- COMED MANHOLE
- COMED LINE
- CONTROL POINT
- CLEANOUT
- DOWNSPOUT
- DRAIN
- ELECTRIC BOX
- ELECTRIC HANDHOLE
- ELECTRIC MANHOLE
- GUARDRAIL
- HANDICAP SIGN
- HOSE BIB
- PARKING METER
- SIGN
- STORM SEWER LINE
- WATER LINE
- GAS LINE

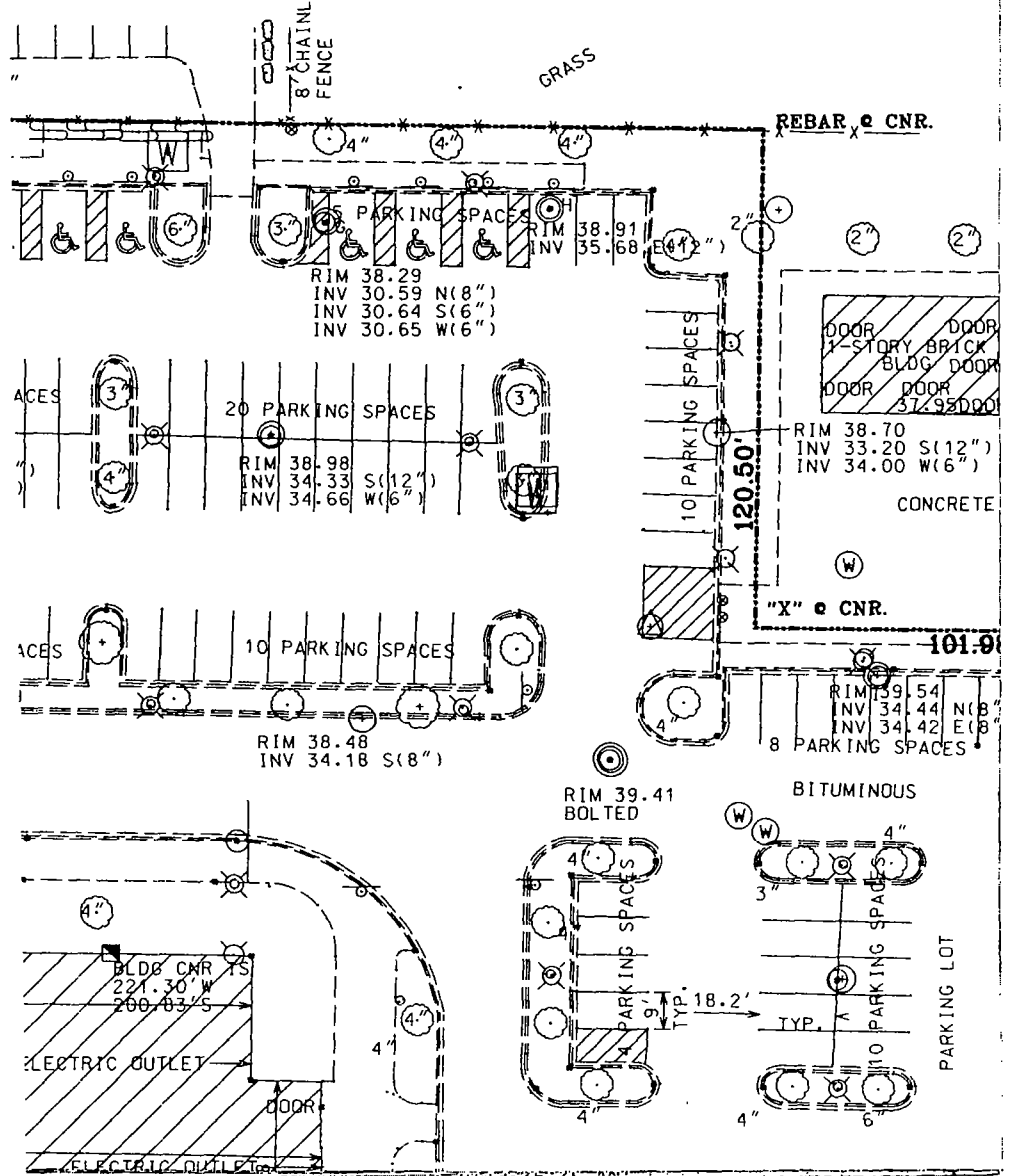


RIM 39.68
INV 32.63
INV 34.52

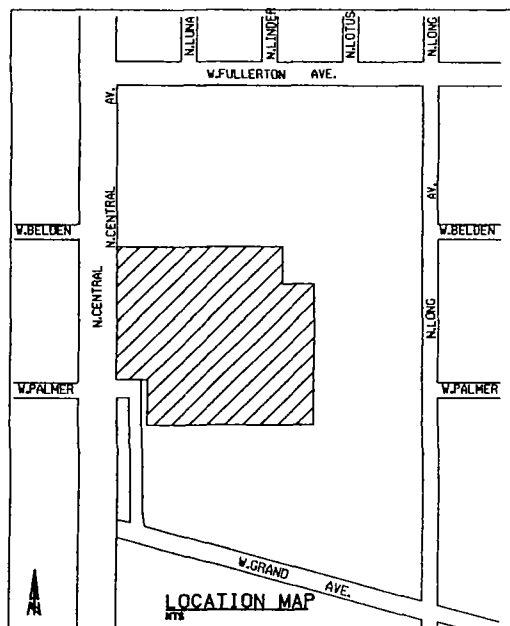
NO. 184-001537

Y

THE THIRD PRINCIPAL MERIDIAN, (EXCEPT RAILROAD AND EXCEPT PARTS TAKEN FOR STREET WIDENING; SAID POINT ALSO BEING ON THE NORTHLINE OF A STREET WIDENING; THENCE NORTH 526.0 FEET TO A POINT; THENCE SOUTHERLY AT RIGHT ANGLE FROM PREVIOUSLY DESCRIBED LINE TO A POINT; THENCE SOUTHERLY AT RIGHT ANGLE FROM THE PREVIOUSLY DESCRIBED LINE TO A POINT ON THE EASTLINE OF WIDENED N. CENTRAL AVENUE; THENCE NORTHERLY ALONG SAID AVENUE A DISTANCE OF 100.0 FEET TO THE POINT OF BEGINNING ALL IN COOK COUNTY,

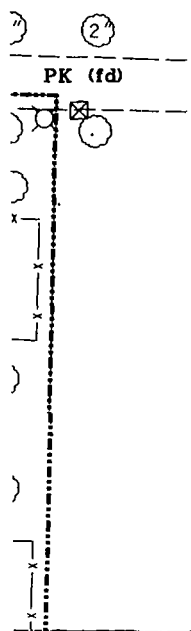


AREA: 332.853 SQ. FT.
 7.641 ACRES
 PIN #: 13-33-100-002



LOCATION MAP

A RIM 39.25	T RIM 41.43
INV 31.22 NE	INV 10.24 E(24")
INV 32.55 NW	INV 29.51 W(?)
INV 29.14 S	INV 38.81 W(8")
	INV 36.15 S(4")
B RIM 39.18	U RIM 39.87
INV 29.73 N	INV 32.77 S(12")
INV 29.98 S	INV 32.82 NE(12")
C RIM 39.49	V RIM 39.62
SEALED	INV 36.72 S(6")
DRIM 38.84	INV 34.67 W(8")
INV 33.99 S(12")	INV 34.37 SW(12")
INV 34.79 W(6")	
ERIM 38.80	
INV 34.40 S(12")	
INV 34.80 W(6")	
FRIM 38.82	
INV 34.32 S(12")	
INV 34.77 W(6")	
GRIM 38.29	
INV 30.59 N(8")	
INV 30.64 S(6")	
INV 30.65 W(6")	
HRIM 38.91	
INV 35.68 E(12")	
IRIM 39.54	
INV 34.44 N(8")	
INV 34.42 E(8")	
JRIM 38.97	
INV (S) 33.78	
KRIM 38.72	
INV (N) 33.92	
INV (W) 34.03	
LRIM 39.57	



CHICAGO BUILDS GREEN

Project Name:

Prieto Math & Science Academy

Project Location:

* Street Number (if the address only includes one street number, please fill only the cell "From"):

<small>From*</small>	<small>To*</small>	<small>Direction:</small>	<small>Street Name.</small>	<small>Select Street Type:</small>
2231		N	Central	Ave

Ward No. Community Area No.

37	19
----	----

Project Type:

Check applicable:
 Planned Development Redevelopment Agreement Zoning Change
 Public project Landmark
↳ PD No: ↳ RDA No: ↳ From: To:

Project Size:

<small>Total land area in sq.ft.:</small>	<small>Total building(s) footprint in sq.ft.:</small>	<small>Total vehicular use area in sq.ft.:</small>
332,853	50,425	97,955

DPD Project Manager:

Enter First Name Last Name

BG/GR Matrix:

Select project category:

Financial Incentives:

Check applicable:
 TIF Empowerment Zone Grant Class L
 GRIF Ind. Dev. Revenue Bonds Class 6b
 SBIF Bank Participation Loan DOH
 Land Sale Write Down

Density Bonus:

Check applicable:
 Public plaza & pocket park Water features in a plaza or pocket park
 Chicago Riverwalk improvements Setbacks above the ground floor
 Winter gardens Lower level planting terrace
 Indoor through-block connection Green roof
 Sidewalk widening Underground parking and loading
 Arcades Concealed above-ground parking

Required per Zoning Code or Green Roof/Building Green Matrix

To be Provided by the development:

Please fill, if applicable

Landscaping:

7' Landscape Setback
 Interior Landscape Area
 No. of Interior Trees
 No. of Parkway Trees

Square footage:	910	910
Square footage:	8,972	23,290
	72	72
	11	11

Open Space:

River Setback
 Private Open Space
 Privately developed Public Open Space

Square footage:	0	0
Square footage:	0	0
Square footage:	0	0

Stormwater Management (At-grade volume control):

Permeable paving
 Raingarden
 Filter strip
 Bioswale
 Detention pond
 Native landscaping
 Rain-water collection cistern/barrel
 Total impervious area reduction

Square footage:	5,026
Check applicable:	<input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/>
Square footage:	27,528
Gallons:	0
Square footage:	0

Other sustainable surface treatments:

Green roof
 Energy Star roof
 High-albedo pavement

Square footage:	0	10,885
Square footage:	0	0
Square footage:		0

Transportation:

No. of accessory parking spaces
 Total no. of parking spaces (Accessory + Non- Acc.)
 No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)
 No. of bicycle parking
 Within 600 ft of CTA or Metra station entrance

	34	219
		219
	0	0
	22	32
Check if applicable:	<input type="checkbox"/>	

Building Certification:

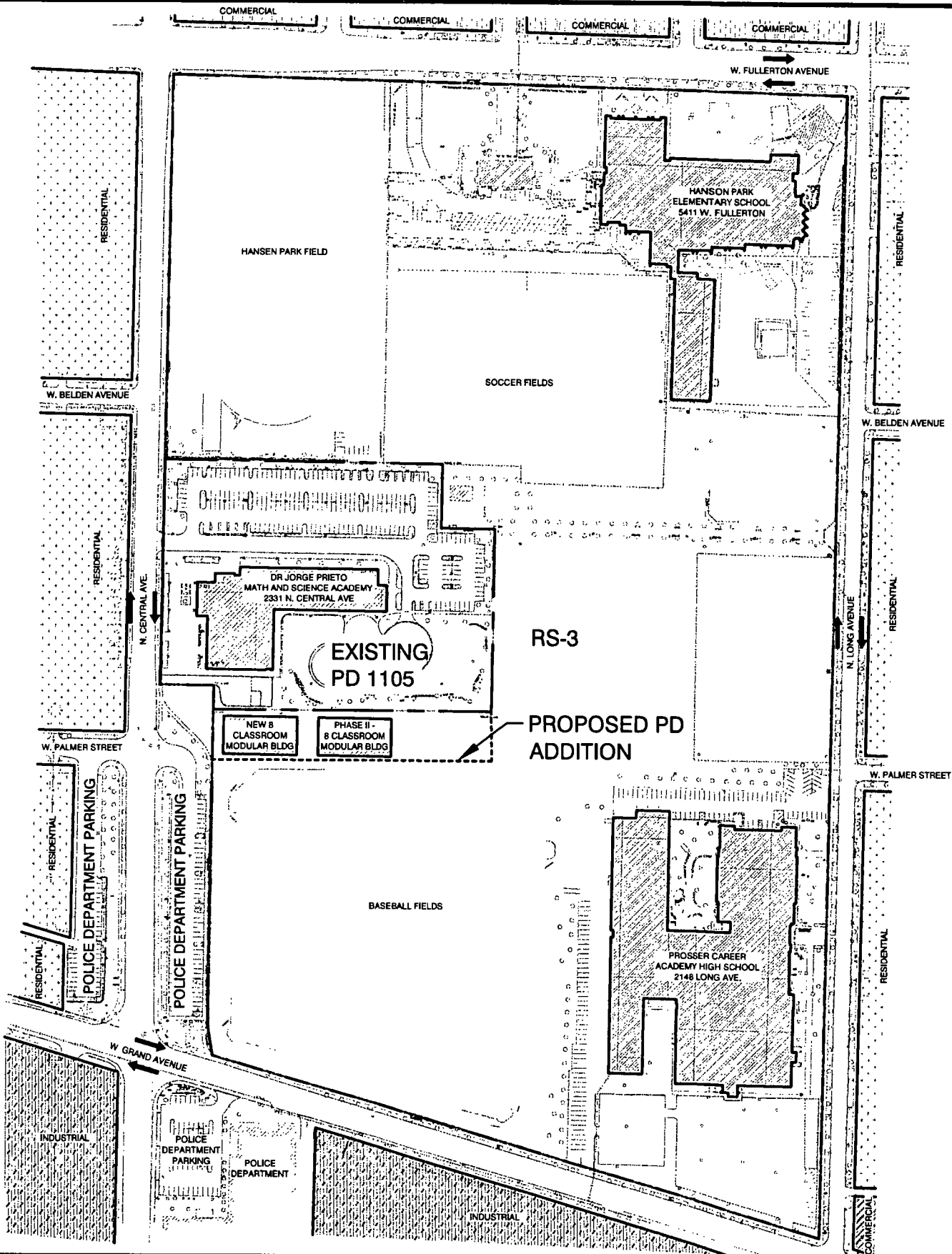
- Energy Star building
- LEED certification
 - LEED Certified
 - LEED Silver
 - LEED Gold
 - LEED Platinum
- Chicago Green Homes
 - Chicago Green Homes [one-star]
 - Chicago Green Homes [two-star]
 - Chicago Green Homes [three-star]

<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input checked="" type="checkbox"/>
	<input type="checkbox"/>
<input type="checkbox"/>	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>
	<input type="checkbox"/>

Energy efficiency strategies not captured above:

-IE: Other than Energy Star Roof – or Energy Star Building Certification-

Other sustainable strategies and/or Project Notes:



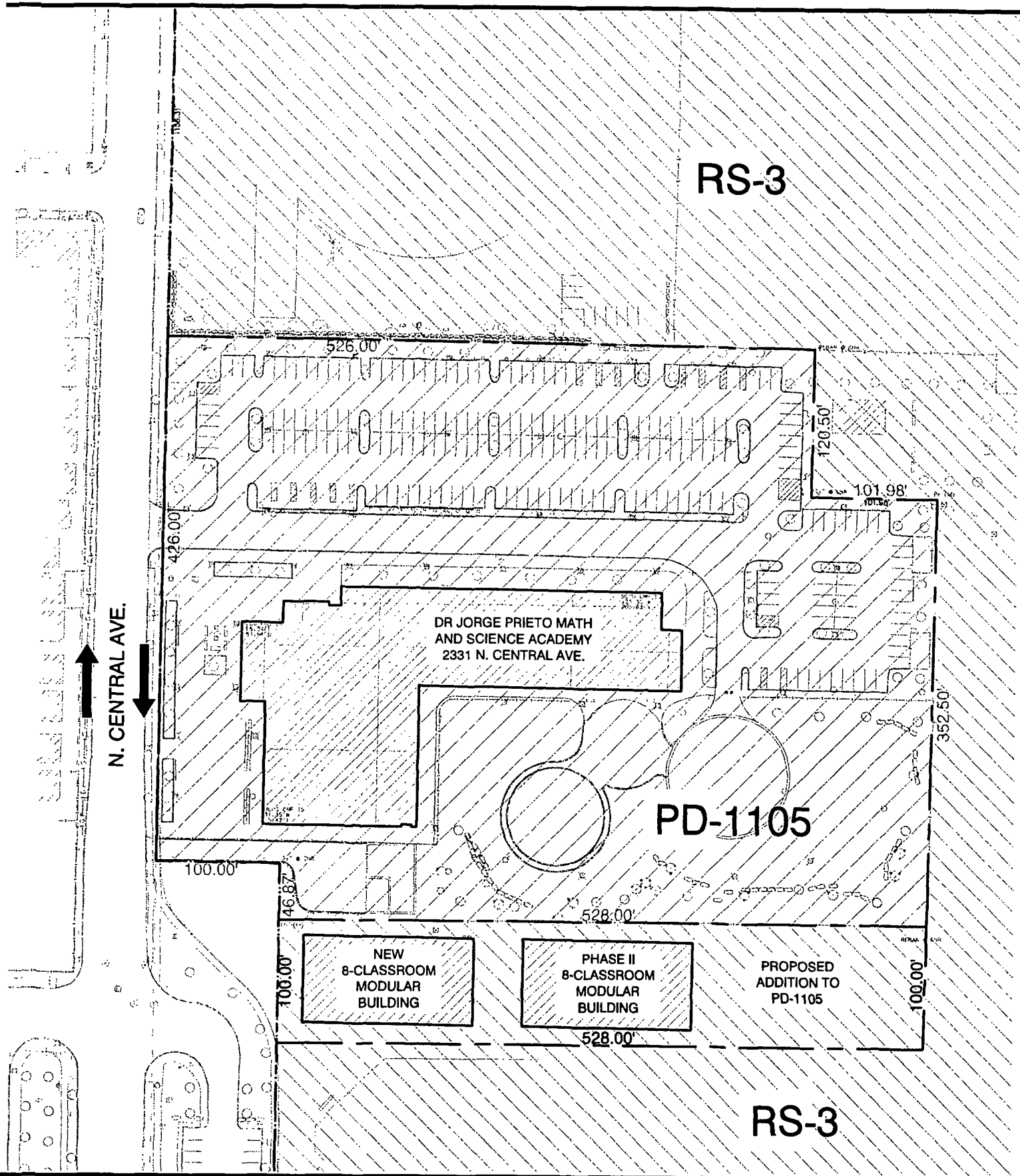
Wallin • Gomez
 ARCHITECTS LTD
 711 South Dearborn Street, Suite 606
 Chicago, Illinois 60605-1827
 P: 312-427-4702 ■ F: 312-427-6611
 DATE: SEPTEMBER 10, 2014



LAND USE MAP

**PRIETO MODULAR
 BUILDING**
 2231 N. CENTRAL AVE
 CHICAGO, IL 60638

SHEET TITLE:
**LAND USE
 MAP**
 SHEET NUMBER:
Z-3



Wallin • Gomez
 ARCHITECTS LTD
 711 South Dearborn Street, Suite 606
 Chicago, Illinois 60605-1827
 P: 312-427-4702 ■ F: 312-427-6611
 DATE: SEPTEMBER 10, 2014

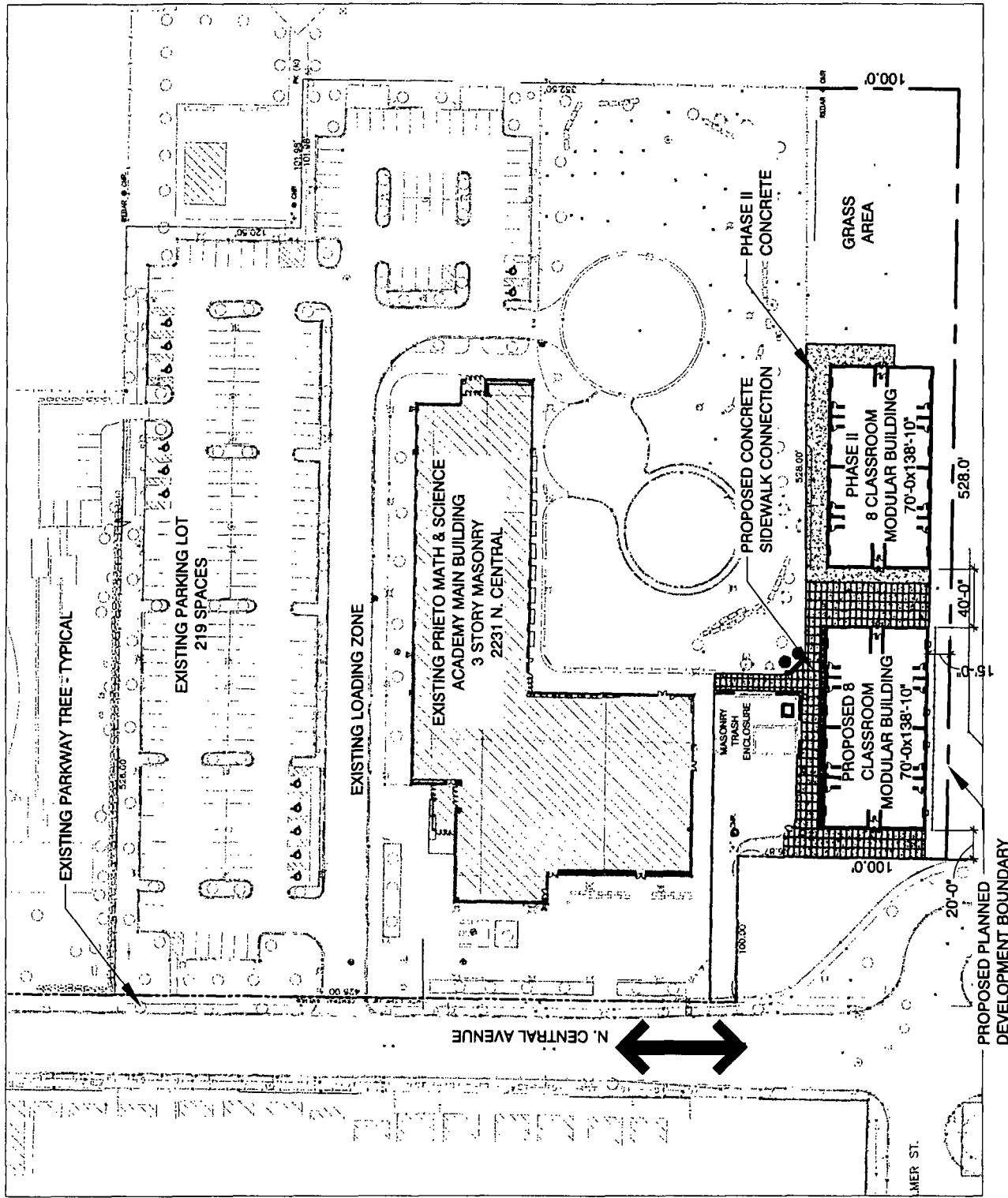


01

PD PLAN
 SCALE: 1" = 100'

PRIETO MODULAR BUILDING
 2231 N. CENTRAL AVE
 CHICAGO, IL 60638

SHEET TITLE:
BOUNDARY LINE MAP
 SHEET NUMBER:
Z-2



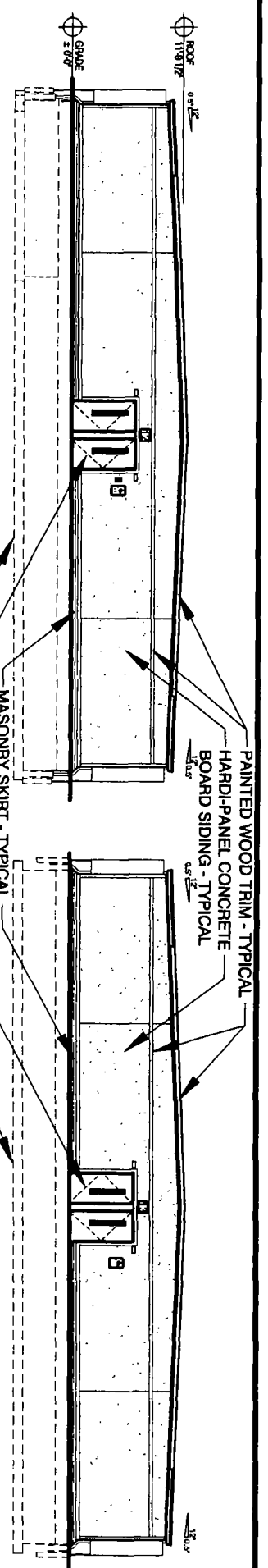
SHEET TITLE
PRIETO MODULAR BUILDING
SITE PLAN -
LANDSCAPING
 SHEET NUMBER
Z-4

2231 N. CENTRAL AVE
 CHICAGO, IL 60638

PROPOSED PLANNED DEVELOPMENT BOUNDARY

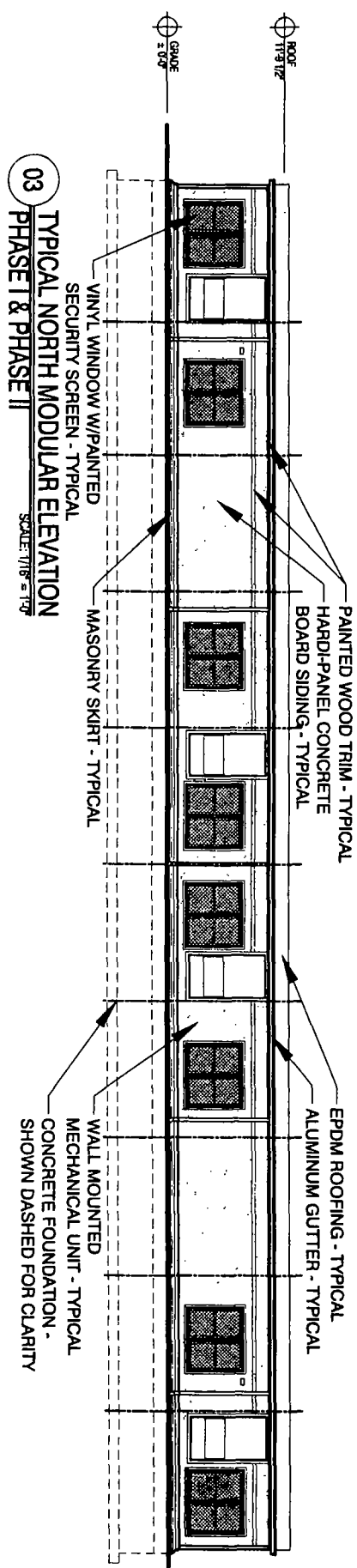
Wallin - Gomez
 ARCHITECTS LTD
 711 South Dearborn Street, Suite 606
 Chicago, Illinois 60605-1827
 P: 312-427-4702 ■ F: 312-427-6611
 DATE: SEPTEMBER 10, 2014

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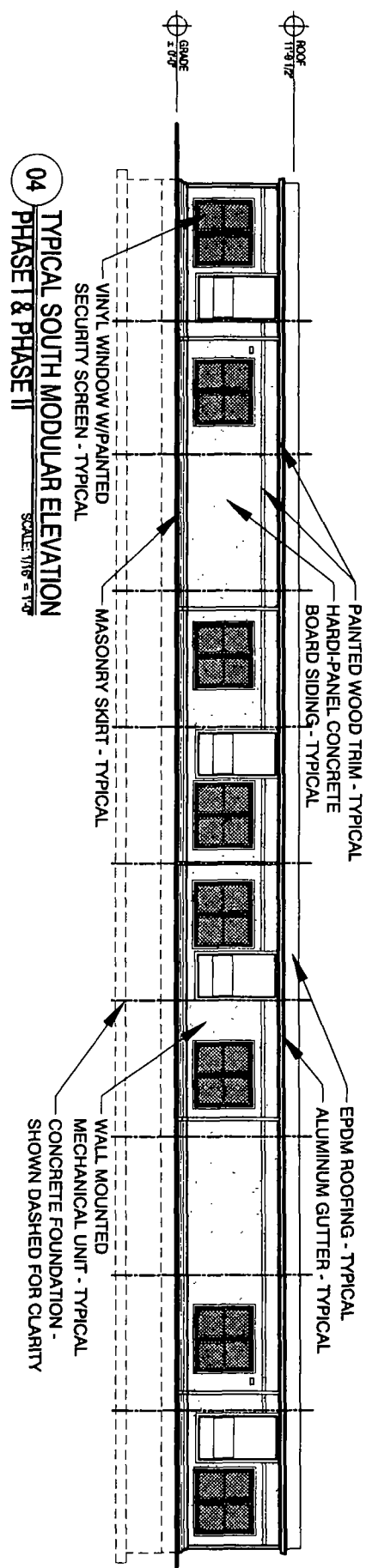


01 TYPICAL EAST MODULAR ELEVATION
 PHASE I & PHASE II
 SCALE: 1/8" = 1'-0"

02 TYPICAL WEST MODULAR ELEVATION
 PHASE I & PHASE II
 SCALE: 1/8" = 1'-0"



03 TYPICAL NORTH MODULAR ELEVATION
 PHASE I & PHASE II
 SCALE: 1/8" = 1'-0"



04 TYPICAL SOUTH MODULAR ELEVATION
 PHASE I & PHASE II
 SCALE: 1/8" = 1'-0"

Wallin - Gomez

ARCHITECTS LTD
 711 South Dearborn Street, Suite 606
 Chicago, Illinois 60605-1827
 P: 312-427-4702 ■ F: 312-427-6611
 DATE: SEPTEMBER 10, 2014

PRIETO MODULAR BUILDING

SHEET TITLE:
MODULAR ELEVATIONS

2231 N. CENTRAL AVE
 CHICAGO, IL 60638

SHEET NUMBER:
Z-5

NOTICE OF FILING OF APPLICATION FOR REZONING

September 10, 2014

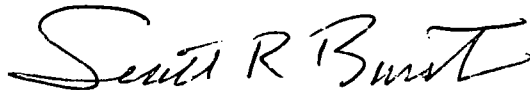
Dear Sir or Madam:

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 September 10, 2014, the Applicant, Chicago Board of Education, will file an application to change the zoning of the property commonly known as 2231 N. Central Avenue (Prieto Math and Science Academy), from its current Institutional Planned Development No. 1105 District and RS-3 Single Unit Detached House District designations to Institutional Planned Development No. 1105, As Amended. The purpose of the rezoning is to increase the size of the site to accommodate an eight classroom modular building which will help alleviate overcrowding at the school.

No changes to the existing school building or grounds are proposed.

The Chicago Board of Education is located at 125 S. Clark Street, Chicago, Illinois 60603. The Public Building Commission of Chicago, which owns the property, is located at 50 West Washington Street, Chicago, Illinois 60602. Questions regarding this notice may be addressed to Scott R. Borstein at Neal & Leroy, LLC, 203 North LaSalle Street, Suite 2300, Chicago, Illinois 60601 (312) 641-7144.

Very truly yours,



Scott R. Borstein

PLEASE NOTE: ONLY THE PRIETRO SCHOOL PROPERTY IS BEING REZONED. IF YOU OWN PROPERTY WITHIN 250 FEET OF THE SCHOOL, THE LAW REQUIRES YOU RECEIVE NOTICE OF THE REZONING, BUT YOUR PROPERTY IS NOT BEING REZONED.

AFFIDAVIT

Daniel Solis, Chairman
Committee on Zoning
Room 304, City Hall
121 North La Salle Street
Chicago, Illinois 60602

Martin Cabrera, Jr., Chairman
Chicago Plan Commission
City Hall
121 N. LaSalle Street
Chicago, Illinois 60602

APPLICANT: Chicago Board of Education

RE: 2231 North Central Avenue

Dear Chairman Solis and Chairman Cabrera:

The undersigned, Scott Borstein, acting on behalf of the Applicant, being first duly sworn on oath, deposes and states the following:

That the undersigned certifies that he has complied with the requirements of Section 17-13-0107 and 17-13-0604-B of the Chicago Zoning Ordinance of the City of Chicago Municipal Code by sending the attached notices by United States Postal Service First Class Mail to the owners of all property within 250 feet in each direction of the property to be rezoned, as determined by the most recent Cook County tax records of Cook County, commonly known as 2231 North Central Avenue exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet; and that the notice contained the address of the subject property, a description of the nature, scope and purpose of the application or proposal; the name and address of the Applicant and owner of the property; the date the Applicant intends to file the application to rezone the Property (i.e. on September 10, 2014); that the Applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 and 17-13-0604-B of the Chicago Zoning Ordinance, that the Applicant certifies that the accompanying list of names and addresses of surrounding properties located within 250 feet of the subject property (excluding public roads, streets and alleys), is a complete list containing the names and last known addresses of the owners of the property required to be served, and that the Applicant has furnished, in addition, a list of the persons so served.

By: Scott R Borstein
Scott R. Borstein, Attorney

Subscribed and sworn to before me
this 10th day of September, 2014.

Hillie M. Sempritt
Notary Public



#18160

INTRO DATE:

9-10-14

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO THE CHICAGO ZONING ORDINANCE

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

2231 North Central Avenue

2. Ward Number that property is located in: 37th Ward

3. APPLICANT Chicago Board of Education

ADDRESS 125 S. Clark Street CITY Chicago

STATE IL ZIP CODE 60603 PHONE 773-553-1000

c/o sborstein@nealandleroy.com
EMAIL CONTACT PERSON Grace Rappe

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

ADDRESS 50 West Washington Street CITY Chicago

STATE IL ZIP CODE 60602 PHONE c/o 312-641-7144

c/o sborstein@nealandleroy.com
EMAIL CONTACT PERSON c/o Scott R. Borstein

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, Esq. / Neal & Leroy, LLC

ADDRESS 120 N. LaSalle Street, Suite 2600

CITY Chicago STATE IL ZIP CODE 60602

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? January 29, 1992

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

Yes, 2008

9. Present Zoning District Institutional Planned Development #1105 and RS-3 Single Unit Detached House District Proposed Zoning District Institutional Planned Development #1105, as Amended

10. Lot size in square feet (or dimensions) 332, 853 sq. ft.

11. Current Use of the property Prieto Math and Science Academy

12. Reason for rezoning the property The Applicant intends to add a temporary modular classroom building to relieve overcrowding at the school, thereby expanding the boundaries of the site.

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 intends to add a temporary modular building on the property with eight additional classrooms to relieve overcrowding at the school.

14. On May 14th, 2007, the Chicago City Council passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See Fact Sheet for more information)

YES _____ NO X _____

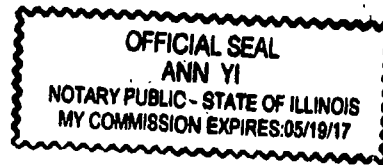
COUNTY OF COOK
STATE OF ILLINOIS

PATRICIA L. TAYLOR, 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.

Patricia L. Taylor
Signature of Applicant

Subscribed and Sworn to before me this
2nd day of September, 2014.

[Signature]
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____