Office of the Chicago City Clerk

O2012-29

Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date:	1/18/2012
Sponsor(s):	Mendoza, Susana A. (Clerk)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 28-E
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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 B3-2 Community Shopping District symbols and indications as shown on Map No. 28-E in the area bounded by

> East 114th Place; the alley immediately east of and parallel to South State Street; East 115th Street; and South State Street

to those of an RM-5 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: 32 East 115th Street (2-36 East 115th Street; 11431-55 South State Street; 1-35 East 114th Place)

Curtis Elementary School

#17410
INT DATE:
01-18-12

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

32 East 115th Street (2-36 East 115th Street; 11431-55 South State Street; 1-35 East 114th Place)

2. Ward Number that property is located in: 9th, Alderman Anthony Beale

3. APPLICANT Board of Education of City of Chicago

ADDRESS 125 S. Clark Street CITY Chicago

STATE IL ZIP CODE 60603 PHONE c/o (312) 641-7144

EMAIL _____ CONTACT PERSON c/o Scott R. Borstein, Esq.

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 (312) 744-2528

EMAIL _____ CONTACT PERSON Erin Lavin-Cabonargi

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 of Neal & Leroy, LLC

ADDRESS 203 N. LaSalle Street, Suite 2300

CITY Chicago STATE IL ZIP CODE 60606

PHONE (312) 641-7144 FAX (312) 628-7046 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 Applicant is a Body Politic and Corporate.

7. On what date did the owner acquire legal title to the subject property? 1993

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

9. Present Zoning District B3-2 Proposed Zoning District RM-5

10. Lot size in square feet (or dimensions) 96,555 square feet

11. Current Use of the property Curtis School

12. Reason for rezoning the property The Applicant is simply correcting the non-conforming status of the school use at this site. No changes to the school or site are proposed at this time.

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 site will remain unchanged - elementary school building and use with 46 on-site parking spaces.

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

I, Liza Balistreri, 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
6 day of JANUARY, 20 12.

Notary Public

NOTARY PUBLIC OFFICIAL SEAL STATE OF ILLINOIS
JULISSA DAVILA
MY COMMISSION EXPIRES
APRIL 27, 2014

For Office Use Only

Date of Introduction:_____

File Number:_____

Ward:_____

PUBLIC BUILDING COMMISSION OF CHICAGO

Richard J. Daley Center
50 W. Washington Street
Room 200
Chicago, Illinois 60602
(312) 744-3090
Fax: (312) 744-8005
www.pbcchicago.com

Chairman
RAHM EMANUEL
Mayor
City of Chicago

Executive Director
ERIN LAVIN CABONARGI

January 3, 2012

The Honorable Daniel S. Solis
Chairman, Committee on Zoning
Room 304- City Hall
121 N. LaSalle Street
Chicago, Illinois 60602

Ms. Patricia A. Scudiero
Zoning Administator
City of Chicago
Department of Housing and Economic Dev.
Chicago, Illinois 60602

RE: Amendment to the Chicago Zoning Ordinance for
Curtis Elementary School: 32 East 115th Street

Dear Chairman Solis and Ms. Scudiero:

The Public Building Commission of Chicago currently holds title to the above referenced property known as Curtis Elementary School. This letter shall serve as formal written authorization for the Chicago Board of Education to file an application to rezone the above referenced property from its current designation to an RM-5 Multi-Unit District.

Please do not hesitate to contact me with any questions.

Sincerely,

Erin Lavin Cabonargi
Executive Director
Public Building Commission of Chicago

File Code: 00000-03-05-01

NOTICE OF FILING AND HEARING OF AMENDMENT FOR REZONING

APPLICANT: The Board of Education of the City of Chicago

PROPERTY: Commonly known as 32 East 115th Street (2-36 East 11th Street; 11431 South State Street; 1-35 East 114th Place)

PROJECT: Curtis School

DATE: January 18 , 2012

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 January 18, 2012, the undersigned, on behalf of the Chicago Board of Education ("BOE"), will file an application to change the zoning of the Property commonly known as 32 East 115th Street, Chicago, Illinois, (Curtis School, see above for the full range of addresses of this site) from its current B3-2 Community Shopping District to an RM-5 Multi-Unit District.

School uses are not permitted in the B3-2 zoning district. The purpose of this zoning amendment is simply a land planning measure which will rezone the Property to a zoning district which permits school uses. No changes to the school or the Property are proposed at this time.

The Property is owned by the Public Building Commission of Chicago. The PBC's address is Richard J. Daley Center, Room 200, Chicago, Illinois 60602. The BOE's address is 125 S. Clark Street, 8th Floor, Chicago, Illinois 60603.

Questions regarding this notice may be addressed to Scott Borstein at Neal & Leroy, LLC 203 North LaSalle Street, Suite 2300, Chicago, Illinois 60601 (312) 641-7144.

PLEASE NOTE: THE APPLICANT IS NOT SEEKING TO REZONE YOUR PROPERTY. THE BOE IS SEEKING TO REZONE THE PROPERTY COMMONLY KNOWN AS 32 EAST 115TH STREET. THIS NOTICE IS BEING SENT TO YOU BECAUSE YOU OWN PROPERTY WITHIN 250 FEET OF THE BOUNDARIES OF CURTIS SCHOOL.

Very truly yours,

Scott R Borst

Scott Borstein

AFFIDAVIT

Daniel S. Solis, Chairman
Committee on Zoning
City Hall
121 N. LaSalle Street - Room 304
Chicago, Illinois 60602

APPLICANT: Chicago Board of Education

PROPERTY: Commonly known as 32 East 115th Street (2-36 East 11th Street; 11431 South State Street; 1-35 East 114th Place)

PROJECT: Curtis School

DATE: January 11, 2012

Dear Chairman Solis:

The undersigned, Scott Borstein, an attorney for the Board of Education, 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 of the Chicago Zoning Ordinance of the City of Chicago Municipal Code by sending the attached letters 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, the boundaries of which are commonly know as 32 East 115th Street (See above for the full range of addresses of this site) exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet; and that the notice contained the common street 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; the date the Applicant intends to file the application to rezone the Property (i.e. on January 18, 2012); that the Applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 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 11th day of January, 2012.

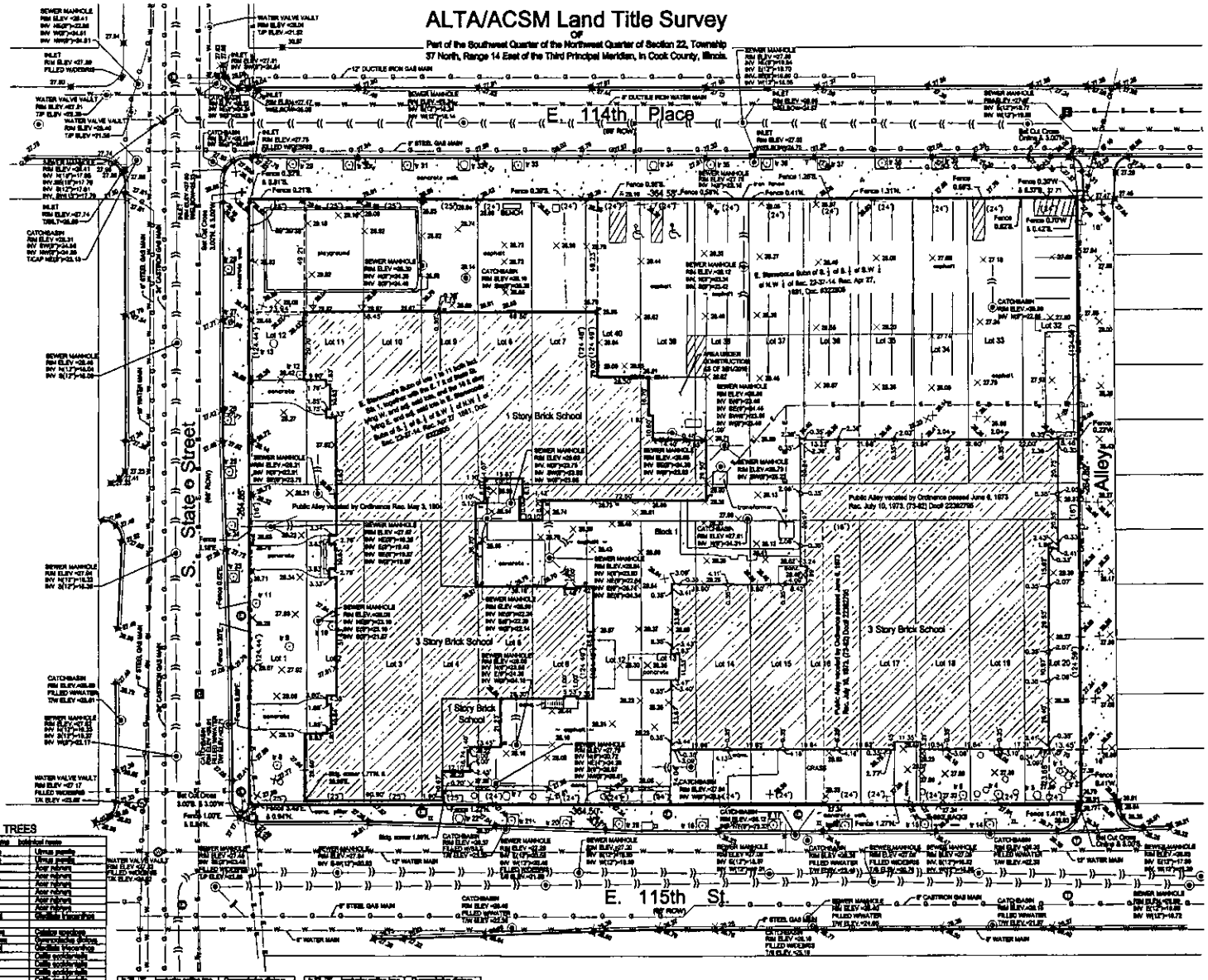
Hillie M. Semprit
Notary Public

OFFICIAL SEAL
HILLIE M SEMPRIT
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES.05/08/13

ALTA/ACSM Land Title Survey

OF

Part of the Southwest Quarter of the Northwest Quarter of Section 22, Township 37 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.


E. 114th Place
E. 115th St.
S. State Street
Alley
1 Story Brick School
3 Story Brick School
Block 1
Lot 1
Lot 2
Lot 3
Lot 4
Lot 5
Lot 6
Lot 7
Lot 8
Lot 9
Lot 10
Lot 11
Lot 12
Lot 13
Lot 14
Lot 15
Lot 16
Lot 17
Lot 18
Lot 19
Lot 20
Lot 32
Lot 33
Lot 34
Lot 35
Lot 36
Lot 37
Lot 38
Lot 39
Lot 40
364.54'
264.85'
Public Alley vacated by Ordinance Rec. May 3, 1904
Public Alley vacated by Ordinance passed June 6, 1973 Rec. July 10, 1973, (73-62) Doc# 22362755
E. Stanwood's Subdivision of Lots 1 to 11 both inclusive, together with the E. 7 ft. of State St. lying East of and adjoining said lots and the 16 ft. alley lying East of and adjoining said Lots, all in E. Stanwood's Subdivision of the South Half of the South Half of the Southwest Quarter of the Northwest Quarter of Section 22, Township 37 North, Range 14 East of the Third Principal Meridian, and Lots 12 through 20, both inclusive, and Lots 32 through 40, both inclusive, and the 16 feet vacated alley lying between said Lots in Block 1, all in E. Stanwood's Subdivision of the South Half of the South Half of the Southwest Quarter of the Northwest Quarter of Section 22, Township 37 North, Range 14 East of the Third Principal Meridian, and Lots 12 through 20, both inclusive, in Cook County, Illinois.
Area under construction as of 10/1/2010
Fence 0.32'N.
Fence 0.27'N.
Fence 0.32'S.
Fence 0.41'N.
Fence 1.31'N.
Fence 0.32'W.
Fence 0.70'W.
Fence 0.22'W.
Fence 1.07'E.
Fence 1.27'N.
Fence 1.47'N.
Fence 0.41'W.
Bld Out Cross Drive & 3.00'N.
Bld Out Cross Drive & 3.00'S.
Bldg. corner 1.00'N.
Bldg. corner 1.00'W.
Bldg. corner 1.00'E.
Bldg. corner 1.00'S