



# City of Chicago



O2023-1239

Office of the City Clerk

## Document Tracking Sheet

|                                 |  |
|---------------------------------|--|
| <b>Meeting Date:</b>            | 3/15/2023  |
| <b>Sponsor(s):</b>              | Misc. Transmittal  |
| <b>Type:</b>                    | Ordinance  |
| <b>Title:</b>                   | Zoning Reclassification Map No. 8-E at 3505-3547 S Giles Ave and 301-311 E 35th St - App No. 22106 |
| <b>Committee(s) Assignment:</b> | Committee on Zoning, Landmarks and Building Standards  |

#22106  
INTRO DATE  
MARCH 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 B1-3 Neighborhood Shopping District and RM-5 Residential Multi-Unit District symbols and indications as shown on Map 8-E in the area bounded by

East 35th Street; a line 133 feet east of and parallel to South Giles Avenue; a line 100 feet south of and parallel to East 35th Street; the alley next east of and parallel to South Giles Avenue; a line 429 feet south of and parallel to East 35th Street; and South Giles Avenue.

to those of an RM-6 Residential Multi-Unit District and a corresponding use district is hereby established in the area above described.

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

Common address of property: 3505 - 3547 South Giles Avenue and 301 - 311 East 35th Street

#22106  
INTRO DATE  
MARCH 15, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

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

3505 - 3547 South Giles Avenue and 301 - 311 East 35th Street

2. Ward Number that property is located in: 3rd

3. APPLICANT Chicago Board of Education

ADDRESS 42 W. Madison St., 9th Fl. CITY Chicago

STATE IL ZIP CODE 60602 PHONE 773-553-3220

EMAIL esmith78@cps.edu CONTACT PERSON Eben C. Smith

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, in trust for the use of schools

ADDRESS 50 W. Washington, Room 200 CITY Chicago

STATE IL ZIP CODE \_\_\_\_\_ PHONE 312-744-3090

EMAIL carina.sanchez@cityofchicago.org CONTACT PERSON Carina Sanchez

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 c/o Neal and Leroy, LLC

ADDRESS 20 S. Clark St., Ste. 2050

CITY Chicago STATE IL ZIP CODE 60603

PHONE (312) 641-7144 FAX (312) 628-7075 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? 1999

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

9. Present Zoning District B1-3 and RM-5 Proposed Zoning District RM-6

10. Lot size in square feet (or dimensions) 58,450 sq. ft.

11. Current Use of the property School

12. Reason for rezoning the property Applicant seeks to rezone the property to unify the existing split zoning districts of B1-3 and RM-5 to an RM-6 designation to unify the split zones to allow for the increase of the proposed bulk and density requirements of the B1-3, and allow renovations to the existing school building.

13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)

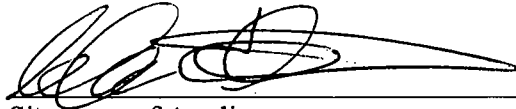
The BOE intends to replace the school's roof and undertake some mechanical renovations and cannot obtain their permits for this work while a portion of the Property is zoned B1-3 without additional zoning relief. Thus, the purpose of this rezoning is simply to unify the existing split zoning districts of B1-3 and RM-5 to an RM-6 designation so the Property can be used for school purposes without a special use and to increase the bulk and density requirements of the current zoning districts to accommodate the size of the existing school building. The existing parking lot will be renovated to include 16 parking spaces and 1 ADA parking space. No residential 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](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO?

YES \_\_\_\_\_ NO X

COUNTY OF COOK  
STATE OF ILLINOIS

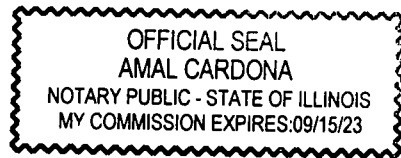
EBEN L. SMITH, CPS DIR OF PLANNING & DESIGN, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.



Signature of Applicant

Subscribed and Sworn to before me this  
21<sup>st</sup> day of January, 2023.

Amal Cardona  
Notary Public



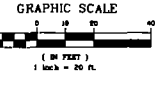
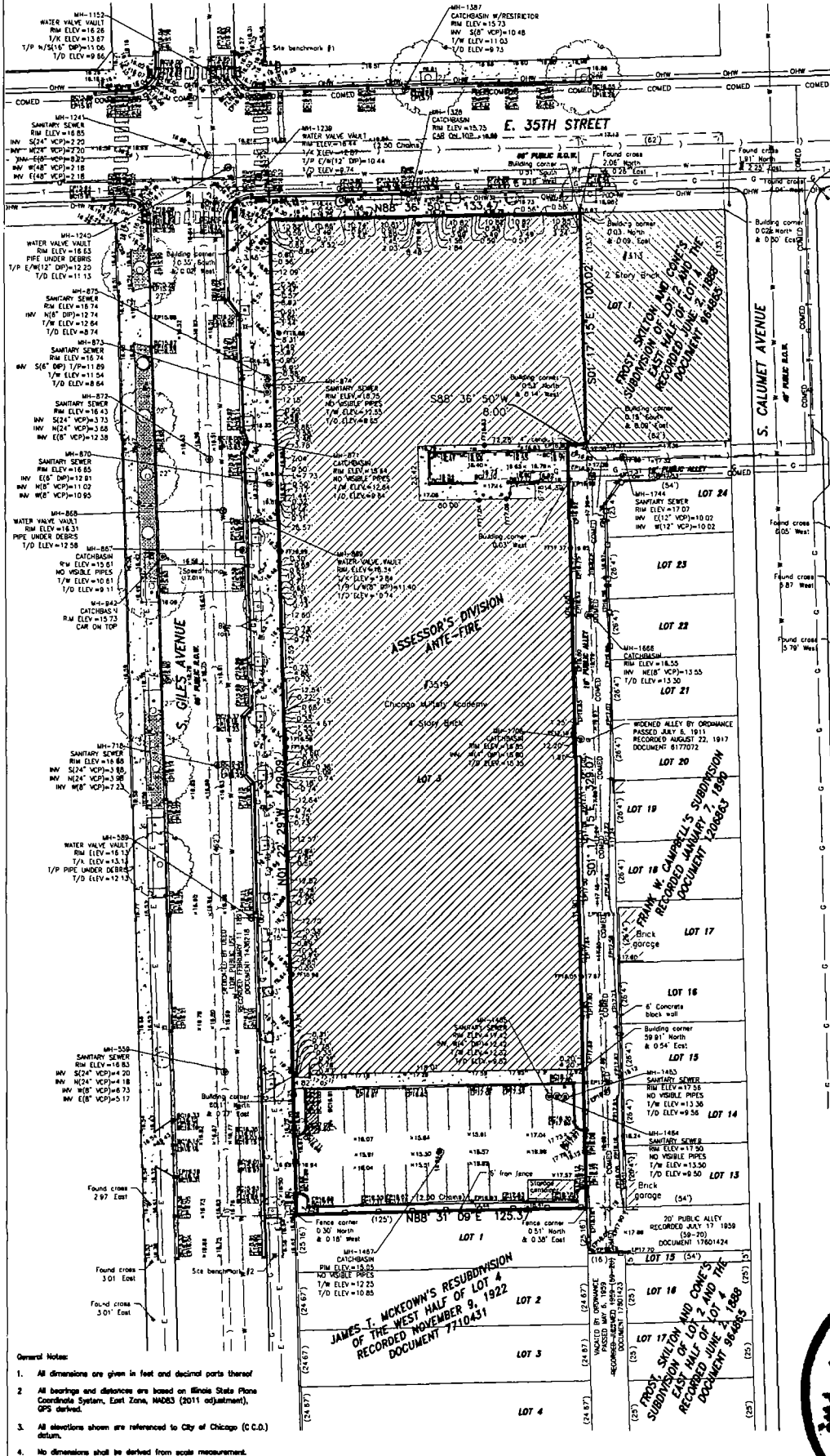
**For Office Use Only**

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

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

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

# PLAT OF SURVEY



### LEGEND AND ABBREVIATIONS

- PROPERTY LINE
- BUILDING
- CONCRETE
- ASPHALT
- GRAVEL
- DEPRESSED CURB
- CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- GUARDRAIL
- FOUND PK NAIL
- FOUND REBAR
- SET IRON ROD/PIPE
- SET MAG NAIL
- SET/FOUND CUT CROSS
- COMMUNICATION SEWER
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- GAS LINE
- COMMUNICATION LINE
- TELEPHONE LINE
- ATT LINE
- OVERHEAD WIRE LINE
- COMED ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- BACK OF CURB ELEVATION
- FLOW LINE ELEVATION
- EDGE OF PAVEMENT ELEVATION
- FRESH FLOOR ELEVATION
- MANHOLE
- WATER MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- CURB INLET
- CATCH BASIN
- AREA DRAIN
- UTILITY POLL
- POWER POLE W/LIGHT
- POWER POLE W/TRANSFORMER
- LIGHT POLE
- FIRE HYDRANT
- GAS VALVE
- GAS METER
- ELECTRIC METER
- BUFFALO BOX
- WATER VALVE
- TREE-DECIDUOUS
- TREE-EVERGREEN
- BUSH
- POST
- SCN
- BOLLARD
- SPRINKLER

CITY OF CHICAGO BENCHMARK NUMBER 291  
 10.5' North of North line of E. 35th Street  
 330.5' East of East line of S. Dr. Martin Luther King Drive  
 Elevation = 17.807'  
 Site Benchmark #1  
 Chain bolt on fire hydrant at Northeast corner of E. 35th Street & S. Giles Avenue  
 Elevation = 17.25'  
 Site Benchmark #2  
 Northeast bolt on light pole base 430' South of South line of E. 35th Street on east side of S. Giles Avenue  
 Elevation = 16.78'

### LEGAL DESCRIPTION

Lot 3 (except the North 33 feet and the West 33 feet thereof) except part taken or used as a public alley by Assessor's Division of the Northwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 24, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, containing 54,468 square feet, or 1.251 acres, more or less.

STATE OF ILLINOIS  
 COUNTY OF COOK

This is to certify that I, Thomas E. Baumgartner, an Illinois Professional Land Surveyor, have surveyed the property described in the caption above, and that this Professional service conforms to the current Illinois Minimum Standards for a Boundary & Plat.

Given under my hand and the Great Seal of the State of Illinois, this 24th day of October, 2022.

THOMAS E. BAUMGARTNER  
 35-3142  
 ILLINOIS PROFESSIONAL LAND SURVEYOR  
 LICENSE NUMBER 11-30-2024

Field work completed October 24, 2022.

THOMAS E. BAUMGARTNER  
 35-3142  
 ILLINOIS PROFESSIONAL LAND SURVEYOR  
 LICENSE NUMBER 11-30-2024

- General Notes:
- All dimensions are given in feet and decimal parts thereof.
  - All bearings and distances are based on Illinois State Plane Coordinate System, East Zone, NAD83 (2011 adjustment), GPS derived.
  - All elevations shown are referenced to City of Chicago (C.C.O.) datum.
  - No dimensions shall be derived from scale measurement.
  - Legal description shown hereon is referenced from Trustee's Deed recorded September 18, 1995 as document 90824080.

I FURTHER STATE that the accompanying plat is a scaled representation of the physical situation which I found in the field and shows the location of visible evidence of utility which I found at the time of my survey of these premises, and underground based on supplied plans. No attempt has been made as part of the survey to locate, uncover or expose those facilities to field check the existence, size, depth, condition, capacity or exact location of those facilities. For more information concerning those utilities, please contact the appropriate public agencies or utility company.

| # | Date     | Description         |
|---|----------|---------------------|
| 1 | 11-02-22 | Issued              |
| 2 | 11-30-22 | Add OUC (IR-119236) |

**TERRA**  
 ENGINEERING LTD.  
 225 W Ohio Street  
 4th Floor  
 Chicago, IL 60654  
 TEL (312) 487-0123  
 FAX (312) 487-0220  
 www.terraengineering.com  
 ILLINOIS PROFESSIONAL DESIGN FIRM 184-002810

Project Information  
 PROJECT # 22-20  
 DRAWN BY JAWV  
 CHECKED BY LAG  
 APPROVED BY TEB  
 CLIENT  
 SANKU LTD  
 843 W SUPERIOR STREET  
 CHICAGO, IL 60642



**Public Building Commission  
Richard J. Daley Center  
50 West Washington Street  
Room 200  
Chicago, Illinois 60602  
(312) 744-3090  
[pbcchicago.com](http://pbcchicago.com)**

Chairman  
**LORI E. LIGHTFOOT**  
Mayor  
City of Chicago  
Executive Director  
**CARINA E. SÁNCHEZ**

January 30, 2023

Chairman Thomas Tunney  
Committee on Zoning, Landmarks and Building Standards  
121 N. LaSalle St., Room 304  
Chicago, IL 60602

Re: Owner's Consent to file Zoning Change Map Amendment  
3505 - 3547 South Giles Avenue and 301 - 311 East 35th Street  
PIN 17-34-311-001 and 002

Dear Chairman Tunney,

This letter serves to inform you that the Public Building Commission of Chicago, in trust for the use of schools, owns the above referenced property at 3505 - 3547 South Giles Avenue and 301 - 311 East 35th Street ("Subject Property"), and hereby consents to the filing by the Board of Education of the City of Chicago or its representative ("Applicant") of an amendment to change the B1-3 Neighborhood Shopping District and RM-5 Residential Multi-Unit District designations to an RM-6 Residential Multi-Unit District and any other related documents.

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

March 15, 2023

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

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

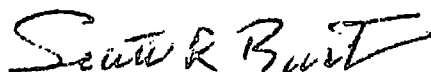
Dear Chairman Tunney:

The undersigned, Scott R. Borstein, an attorney with the law firm of Neal & Leroy, LLC, which firm represents the Chicago Board of Education, the applicant for an amendment to the Chicago Zoning Ordinance with respect to property commonly known as 3505 - 3547 South Giles Avenue and 301 - 311 East 35th Street, certifies that he has complied with the requirements of Section 17-13-0107 of the Municipal Code of the City of Chicago by sending the attached letter by United States Postal Service First Class Mail to the owners of all property within 250 feet in each direction of the subject property, as determined by the most recent Cook County tax records of Cook County, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet.

The undersigned certifies that the notice contains the common street address of the subject property, a description of the nature, scope and purpose of the application; the name and address of the Applicant; the name and address of the owner; the date the Applicant intends to file the applications on or about March 15, 2023.

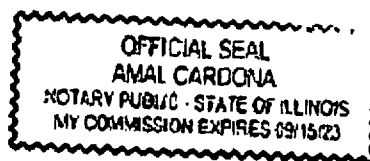
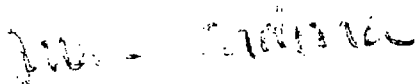
The undersigned certifies that he has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Municipal Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding properties located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



\_\_\_\_\_  
NOTARY PUBLIC



## NOTICE LETTER

March 15, 2023

Dear Property Owner:

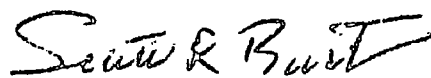
In accordance with the requirements of Section 17-13-0107 of the Municipal Code of the City of Chicago, please be informed that on or about March 15, 2023, the undersigned will file an application to change the B1-3 Neighborhood Shopping District and RM-5 Residential Multi-Unit District designations to an RM-6 Residential Multi-Unit District on behalf of the Board of Education for the City of Chicago (the "Applicant or Board") for the property commonly known as 3505 - 3547 South Giles Avenue and 301 - 311 East 35th Street (the "Property", known as Chicago Military Academy-Bronzeville with a common address of 3519 S. Giles Ave.).

The BOE intends to replace the school's roof and undertake some mechanical renovations and cannot obtain their permits for this work while a portion of the Property is zoned B1-3 without additional zoning relief. Thus, the purpose of this rezoning is simply to unify the existing split zoning districts of B1-3 and RM-5 to an RM-6 designation so the Property can be used for school purposes without a special use and to increase the bulk and density requirements of the current zoning districts to accommodate the size of the existing school building. The existing parking lot will be renovated to include 16 parking spaces and 1 ADA parking space. No residential; Building Height will remain unchanged.

The Board of Education is located at 42 W Madison Street Chicago Illinois 60602. The owner of the Property is the Public Building Commission of Chicago, 50 W. Washington St., Chicago, Illinois 60602. The contact person for this application is Scott R. Borstein, Esq., Neal & Leroy, LLC, 20 South Clark Street, Suite 2050, Chicago, Illinois 60602, 312-641-7144.

**PLEASE NOTE THAT THE APPLICANT IS NOT SEEKING TO REZONE OR PURCHASE YOUR PROPERTY. THE APPLICANT IS REQUIRED BY LAW TO SEND THIS NOTICE BECAUSE YOU OWN PROPERTY WITHIN 250 FEET OF SUBJECT PROPERTY.**

Sincerely,



Scott R. Borstein, Esq.  
Attorney for the BOE