



Office of Chicago City Clerk



O2011-1478

Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date:	3/9/2011
Sponsor(s):	Clerk Del Valle
Type:	Ordinance
Title:	Zoning Reclassification of App. No. 17229
Committee(s) Assignment:	Committee on Zoning

#17229
INT. DATE:
3-9-11

CITY OF CHICAGO

**APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE**

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

5620-26 South Lowe Avenue

2. **Ward Number that property is located in:** 3rd Ward, Alderman Pat Dowell

3. **APPLICANT** City of Chicago Board of Education

ADDRESS 125 S. Clark Street

CITY Chicago **STATE** IL **ZIP CODE** 60603

PHONE 312-883-3177 **CONTACT PERSON** c/o Scott R. Borstein

4. **Is the applicant the owner of the property?** YES X NO
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 [REDACTED]

ADDRESS [REDACTED]

CITY Chicago **STATE** IL **ZIP CODE** [REDACTED]

PHONE [REDACTED] **CONTACT PERSON** Scott R. Borstein

5. **If the Applicant/Owner of the property has obtained a lawyer as their representative for the reasoning, please provide the following information:**

ATTORNEY Scott R. Borstein / Neal & Leroy, LLC

ADDRESS [REDACTED] **CITY** [REDACTED]

CITY [REDACTED] **STATE** [REDACTED] **ZIP CODE** [REDACTED]

PHONE [REDACTED] **FAX** [REDACTED]

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 **RS-3 Single-Unit Detached House District** symbols and indications as shown on Map No. 14-F in the area bounded by

A line 50 feet south of and parallel to the alley immediately south of West Garfield Boulevard; South Lowe Avenue; a line 125.08 feet south of and parallel to the alley immediately south of West Garfield Boulevard and the alley immediately west of and parallel to South Lowe Avenue

to those of a **RT-4 Residential Two-Flat, Townhouse and 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: 5520-26 South Lowe Avenue
Off-Site Lot for Hope College Prep High School

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? 2008

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

No

9. Present Zoning District RS-3 Single Unit Detached House District _____ Proposed Zoning District RT-4 Residential Two Flat, Townhouse and Multi-Unit District, as amended

10. Lot size in square feet (or dimensions) 9,378 square feet

11. Current Use of the property Vacant

12. Reason for rezoning the property Applicant is required to re-zone the subject property to allow for the construction of an off-site parking lot serving the Hope College Prep High School.

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 purpose of the re-zoning is to allow the construction of an off-site parking lot containing 25 parking stalls which will serve the Hope College Prep High 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

Penny Varnava, 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.

Penny Varnava
Signature of Applicant

Subscribed and Sworn to before me this
2ND day of March, 2011.

Hille M. Sempit
Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

PROPERTY OWNER NOTICE LETTER

March 9, 2011

Dear Property Owner or Residence:

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 March 9, 2011, the undersigned will file an application on behalf of the City of Chicago Board of Education for a change in zoning from RS-3 Single Unit Detached House District to a RT-4, Residential Two-Flat, Townhouse and Multi-Unit District for the property located at 5520-26 South Lowe Avenue, Chicago, Illinois.

The purpose of this application is to allow for the construction of a new off-site parking lot at the property which will serve the Hope College Prep High School. The lot will contain 26 parking stalls and will be fully landscaped and fenced, thereby enhancing the appearance of the area.

The property is owned by the City of Chicago in Trust for the Use of Schools, 121 N. LaSalle Street, Chicago, Illinois 60601. The Board of Education's address is 125 S. Clark Street, Chicago, Illinois 60603. The contact person for this application is Scott R. Borstein, Esq., Neal & Leroy, LLC, 203 North LaSalle Street, Suite 2300, Chicago, Illinois 60601, 312-641-7144.

PLEASE NOTE THAT THE BOARD OF EDUCATION IS NOT SEEKING TO REZONE OR PURCHASE YOUR PROPERTY. THE BOARD OF EDUCATION IS REQUIRED BY LAW TO SEND THIS NOTICE BECAUSE YOU OWN PROPERTY WITHIN 250 FEET OF THE PROPERTY AT 5520-26 SOUTH LOWE AVENUE.

Sincerely,

A handwritten signature in cursive script that reads "Scott R Borstein".

Scott R. Borstein, Esq.
Attorney for Applicant/Owner

WRITTEN NOTICE
FORM OF AFFIDAVIT

March 9, 2011

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

Chairman Solis:

The undersigned, Scott R. Borstein, Esq., of Neal & Leroy, LLC, 203 N. LaSalle St., Site 2300, Chicago, Illinois 60601, attorney for Applicant/Owner being first duly sworn, deposes and states the following:

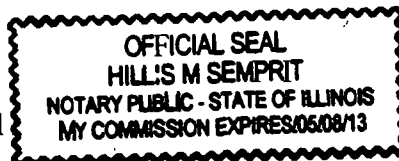
The undersigned certifies that it has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance, by sending written notice to such property owners who appear to be the owners of property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of public roads, streets and alleys and other public ways, or a total distance limited to 400 feet. Said "written notice" was sent First Class U.S. Mail, no more than 30 days before filing the application.

The undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of the intended use of the property; the name and address of the applicant; the name and address of the owner; and a statement that the applicant intends to file the application for a change in zoning on approximately March 9, 2011.

The undersigned certifies 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, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people required to be served.

By: Scott R Borstein
Scott R. Borstein, Esq.
Neal & Leroy, LLC
Attorneys for Owner/Applicant

Subscribed and sworn to before me
this 9th day of March, 2011
Hill's M. Sempit
NOTARY PUBLIC



AFFIDAVIT OF AUTHORIZATION

Daniel Solis, Chainnan
Committee on Zoning
Room 304, City Hall
121 North LaSalle Street
Cbicago, Illinois 60602

APPLICANT: City of Chicago Board of Education
RE: Amendment to Chicago Zoning Ordinance
PROPERTY: 5520-26 South Lowe Avenue, Chicago, Illinois
DATE: March 2, 2011

Dear Chainnan Solis:

Please be advised that the undersigned understands that a sworn affidavit has been filed identifying the undersigned as having an interest in land subject to the proposed application for an amendment to the Chicago Zoning Ordinance for the property located at 5520-26 South Lowe Avenue, Chicago, Illinois. The undersigned, being first duly sworn on oath, deposes and says that the undersigned holds that interest for itself and for no other person or entity. Further, the undersigned hereby authorizes Neal & Leroy, LLC and Scott R. Borstein to file said application and any other related documents, on its behalf.

City of Chicago Board of Education

By: *[Signature]*

Its: Managing Architect

STATE OF ILLINOIS)
)
COUNTY OF COOK)

Subscribed to before me, this 2nd day
of March, 2011.

Heidi M. Sempert
Notary Public

