



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Details (With Text)

File #: O2011-1478
Type: Ordinance
File created: 3/9/2011
Status: Passed
In control: City Council
Final action: 5/4/2011
Title: Zoning Reclassification Map No. 14-F at 5520-5526 S Lowe Ave - App No. 17229
Sponsors: Misc. Transmittal
Indexes: Map No. 14-F
Attachments: 1. O2011-1478.pdf

Date	Ver.	Action By	Action	Result
5/4/2011	1	City Council	Passed	Pass
4/26/2011	1	Committee on Zoning	Recommended to Pass	Pass
3/9/2011	1	City Council	Referred	

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO THE CHICAGO ZONING ORDINANCE

2, 3.

5.

ADDRESS of the property Applicant is seeking to name:

BB20.26 South Lowe Avenue

Ward Number Oat property is located im 3rd Ward. Alderman Pat Powell APPLICANT City of

Chicago Board of Education

ADDRESS 125 S. Clark Street CITY

Chicago

PHONE 312-883-3177

STATE_n.

.ZIP CODE

60603

CONTACT PERSON c/o Scott R. Borstein

4. Ht!>a^<^1^ovmerot1tsptc^a^ YES.

NO^

If the applicant is not the owner of the property, please provide the fbllewhig jnJ&aiiation regfading fta owner and proceed.

OWNER ADDRESS CTTY Chicago

PHONE

STATE IL ZIP CODE

CONTACT PERSON Scott R. Borstein

If the AppljwaiiirOwner of tike property has obtained a lawyer as their representative forthe rezop?ng|,pfease prjvido me foSiomj^^fyiiPB^^^

ATTORNEY Scott R. Borstein / Neal & Lerov. LLC

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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.

7. Owner's name: _____

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

9. _____

10. _____ RT-4 Residential Two Flat, Townhouse

11. _____, _____, _____ RS-3 Single Unit Detached _____ and Multi-Unit District, as amended

12. _____ Timing District _____ House District _____ Proposed Zoning District _____

13. Lot size in square feet for the subject property: 8,375 square feet _____

II. Current Use of the Property

12. Reason for learning 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 existing use of the property: _____

units; number of parking spaces; approximate square footage of any existing parking space; and other information (if SPECIFIC)

The purpose of the rezoning is to allow the construction of an off-site parking lot-

containing 26 parking stalls which will serve the Hope College Prep High School.

14. On May 14th, 2007, the Chicago City Council passed the Affordable Housing Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential development is proposed on the lot size of

the property in question and the proposed zoning classification, is the project subject to the Affordable Housing Ordinance (See Fact Sheet for more information)

Y/N _____ NO _____

Y/N _____ NO _____

Y/N _____ NO _____

CX) COUNTY OF COOK STATE OF ILLINOIS

I, _____, 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: _____

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,

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.

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

Subscribed and sworn to before me

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AFFIDAVIT OF AUTHORIZATION

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

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 Chairman 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

Bv: &U/rf>0t^^

STATE OF ILLINOIS)

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COUNTY OF COOK)

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