



City of Chicago



O2023-2282

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 6/21/2023

Sponsor(s): Misc. Transmittal

Type: Ordinance

Title: Zoning Reclassification Map No. 11-J at 3701-3759 W
Leland Ave, 4647-4659 N Hamlin Ave, 4600-4658 N
Lawndale Ave, 4601-4611 N Lawndale Ave, 3700-3718 W
Wilson Ave and 3646-3656 W Wilson Ave - App No. 22203

Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

#22203
INTRO DATE
JUNE 21, 2023

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all Institutional Planned Development # 878 symbols and indications as shown on Map Number 11-J in the area bounded by:

West Leland Avenue; North Lawndale Avenue; a line 106'10" north of and parallel to West Wilson Avenue; the alley next east of North Lawndale Avenue; West Wilson Avenue; the alley next west of North Lawndale Avenue; a line 379.5' east of and parallel to North Hamlin Avenue; the alley next east of North Hamlin Avenue; the alley next south of West Leland Avenue; and North Hamlin Avenue

to those of a B1-1 Neighborhood Shopping District which is hereby established in the area above.

SECTION 2. That the Chicago Zoning Ordinance be amended by changing all of the B1-1 Neighborhood Shopping District symbols and indications as shown on Map Number 11-J in the area bounded by:

West Leland Avenue; North Lawndale Avenue; a line 106'10" north of and parallel to West Wilson Avenue; the alley next east of North Lawndale Avenue; West Wilson Avenue; the alley next west of North Lawndale Avenue; a line 379.5' east of and parallel to North Hamlin Avenue; the alley next east of North Hamlin Avenue; the alley next south of West Leland Avenue; and North Hamlin Avenue

to those of Institutional Planned Development # 878, 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 3. This ordinance shall be in full force and effect from and after its passage and due publication.

Common address of property: 3729 W. Leland Ave

*Institutional Planned Development Number 878, As Amended.
Plan Of Development Statements.*

1. The area delineated herein as an Institutional Planned Development # 878, As Amended, consists of approximately 192,249 square feet (4.41 acres) net site area which is depicted on the attached Planned Development Boundary and Property Line Map.

2. 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 than the Applicant, the legal title holder, and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications, or changes (administrative, legislative, or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.

3. 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 grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assign or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans.

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Departments of Planning and Development (DPD) and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

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 of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the City's Department of Transportation's Division of Infrastructure Management and the Applicant, the Applicant shall provide improvements and restoration of all public way adjacent to the property, which may include, but not be limited to, the following as shall be reviewed and determined by CDOT's Division of Infrastructure Management:

Applicant: The Chicago Board of Education for the City of Chicago ("BOE")
Address: 3701-3759 W. Leland; 4647-4659 N. Hamlin Avenue; 4600-4658 N. Lawndale Avenue; 4601-11 N. Lawndale Avenue; 3700-3718 W. Wilson Avenue; 3646-56 W. Wilson Avenue

Introduced: [] 2023

Plan Commission: [] 2023

Full width of street

Full width of alleys

Curb and gutter

Pavement markings

Sidewalks

ADA crosswalk ramps

Parkway & landscaping

The Perimeter Restoration Agreement was executed prior to any CDOT and Planned Development Part II review permitting. The Agreement reflects that all work must comply with current Rules and Regulations and must be designed and constructed in accordance with the CDOT Construction Standards for work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of said improvements should follow the CDOT Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by CDOT.

4. This planned development consists of fifteen (15) statements; a Bulk Regulations and Data Table; and an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; a Site/Landscape Plan; and Building Elevations prepared by Brook Architecture, dated April 19, 2023. Full-size sets of the Site/Landscape Plan and Building Elevations are on file with the DPD. The planned development is applicable to the area delineated herein and these and no other zoning controls shall apply. In any instance where a provision of the planned development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. The uses permitted within the area delineated herein as "Institutional Planned Development # 878, As Amended," shall be educational and recreational facilities, offices, accessory and non-accessory parking, and related uses incidental thereto.

6. On-Premise signs, including dynamic image displays, and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the DPD. Off-Premise signs are prohibited within the boundary of the Planned Development.

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Introduced: [] 2023

Plan Commission: [] 2023

7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.

8. 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 192,249 square feet.

9. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by the DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.

10. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Environment and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.

11. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders, and any ground lessors.

12. 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 buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.

13. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs, and conserves energy and natural resources. Any new construction must be in substantial compliance with the current City of Chicago Sustainable Development Policy set forth by the DPD.

14. The Applicant acknowledges that it is the policy of the City to maximize opportunities for Minority and Women-owned Business Enterprises ("M/WBEs") and city residents to compete for contracts and jobs on construction projects approved through the planned development process. If the project involves a City funding, the Applicant is required to achieve the following standards, at a minimum: 26% MBE and 6% WBE participation (measured against the total construction budget for

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Introduced: [] 2023

Plan Commission: [] 2023

the project or any phase thereof), and (ii) 50% City resident hiring (measured against the total construction work hours for the project or any phase thereof). Furthermore, to assist the City in promoting and tracking such M/WBE and city resident participation, an applicant for planned development approval shall provide information at two points in the city approval process. First, at the time of the Applicant's submission for Part II permit review for the project or any phase thereof, the Applicant must submit to DPD (a) the Applicant's outreach plan, (b) a description of the Applicant's outreach efforts and evidence of such outreach, including, without limitation, copies of certified letters to M/WBE contractor associations and the ward office of the alderman in which the project is located and receipts thereof (c) responses to the Applicant's outreach efforts, and (d) the applicant's M/WBE and city resident participation goals. Second, prior to issuance of a Certificate of Occupancy for the project or any phase thereof, the Applicant must provide DPD with the actual level of M/WBE and city resident participation in the project or any phase thereof, and evidence of such participation. In addition to the forgoing, DPD may request such additional information as the department determines may be necessary or useful in evaluating the extent to which M/WBEs and city residents are informed of and utilized in planned development projects. All such information will be provided in a form acceptable to the Zoning Administrator. DPD will report the data it collects regarding projected and actual employment of M/WBEs and city residents in planned development projects twice yearly to the Chicago Plan Commission and annually to the Chicago City Council and the Mayor.

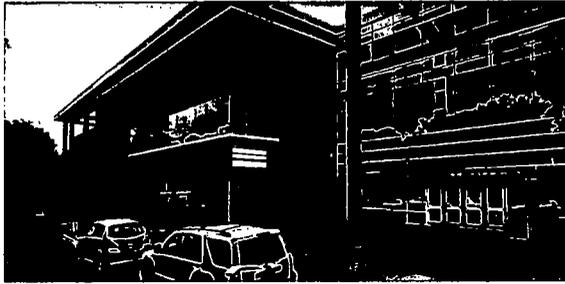
15. Unless substantial construction has commenced within six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire and automatically revert back to Institutional Planned Development # 878.

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Introduced: [] 2023
Plan Commission: [] 2023

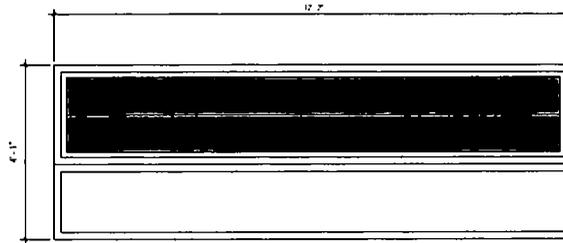
**Institutional Planned Development Number 878, As Amended
Planned Of Development Bulk Regulations and Data Table.**

Gross Site Area (258,471 square feet/5.93 acres) = Net Site Area (192,249 square feet/4.41 acres) + Area Remaining in Public Right-of-Way (66,222 square feet/1.52 acres)

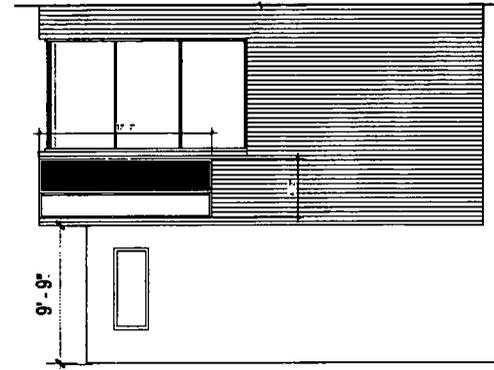
| | |
|---|---------------------------------------|
| Net Site Area: | 192,249 sq ft. (4.41) acres |
| Maximum Permitted F.A.R. for Net Site Area: | 0.75 |
| Minimum Number of Off-Street Parking Spaces: | 36 |
| Minimum Number of Off-Street Loading Spaces: | 1 |
| Maximum Building Height: | 52 feet, 0 inches |
| Minimum Setbacks: | As per the Site/Landscape Plan |



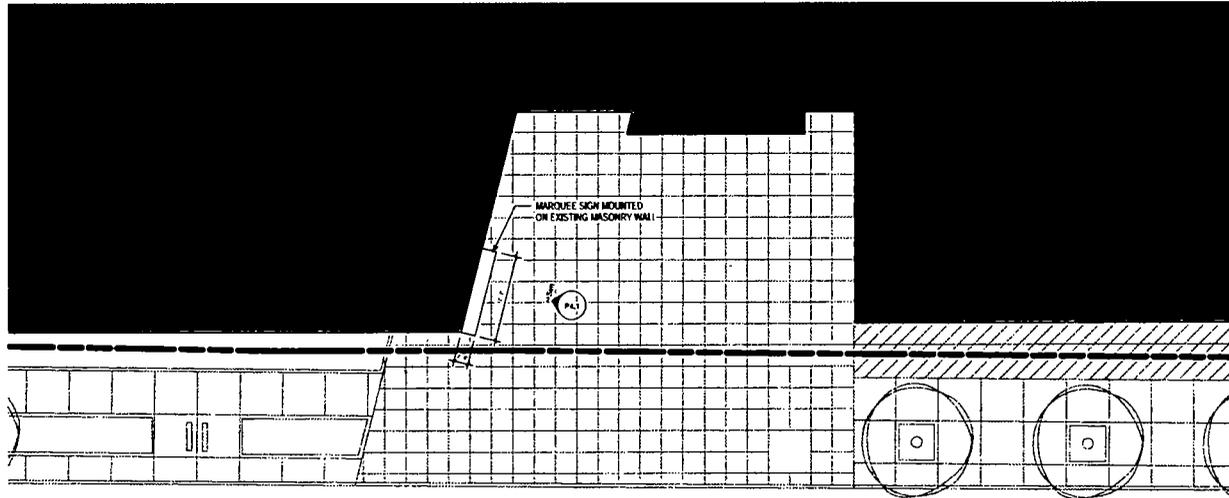
1 PD PROPOSED REFERENCE
1/8" = 1'-0"



2 PD - DIGITAL MARQUEE SIGN ELEVATION
3/4" = 1'-0"



3 PD - MARQUEE ELEVATION
1/4" = 1'-0"



1 PD - ENLARGED LANDSCAPE PLAN - SIGNAGE
1/8" = 1'-0"

| LEGEND | |
|--------|---------------|
| — | PROPERTY LINE |



DEPARTMENT OF FACILITIES
CAPITAL IMPROVEMENT PROGRAM

BROOK ARCHITECTURE
ARCHITECTS OF RECORD
735 S. MICHIGAN AVE., SUITE 900
CHICAGO, IL 60605
P. 312.426.8888

BAILEY EDWARD
MECHANICAL ENGINEER
160 BROADVIEW ST. 5TH FLOOR
CHICAGO, IL 60607
P. 847.574.8882

KZNCREST
STRUCTURAL ENGINEER
1800 STATE ROAD, SUITE 200
CHICAGO, IL 60613
P. 630.904.0000



PROF. EXAMINER OF RECORD STAMP

NORTH RIVER ES/ ASPIRA HAUGEN ES
3720 W. LELAND AVE.
CHICAGO, ILLINOIS 60642
PROJECT NO. 2023-001-001

| REVISIONS | |
|-----------|-------------|
| NO. | DESCRIPTION |
| | |
| | |
| | |
| | |
| | |

DRAWN BY
SCALE
JOB
P&T



TRUE NORTH
PROJECT NORTH

SHEET TITLE
MARQUEE SIGN AND LANDSCAPE PLAN

DWINGING NO.

P4.1

#22203
INTRO DATE
JUNE 21, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
3701-3759 W. Leland; 4647-4659 N. Hamlin Avenue; 4600-4658 N. Lawndale Avenue; 4601-11 N.
Lawndale Avenue; 3700-3718 W. Wilson Avenue; 3646-56 W. Wilson Avenue

2. Ward Number that property is located in: 35

3. APPLICANT The Chicago Board of Education for the City of Chicago ("BOE")

ADDRESS 42 W Madison CITY Chicago

STATE IL ZIP CODE 60602 PHONE 312-641-7144

EMAIL sborstein@nealandleroy.com CONTACT PERSON Scott Borstein, attorney for applicant

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

50 W. Washington Street Ste 200

ADDRESS _____ CITY Chicago

STATE IL ZIP CODE 60602 PHONE 312-641-7144

EMAIL sborstein@nealandleroy.com CONTACT PERSON Scott Borstein, attorney for applicant

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 - Neal & Leroy, LLC

ADDRESS 20 S. Clark Street Ste 2050

CITY Chicago STATE IL ZIP CODE 60603

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? 7/5/2000

8. Has the present owner previously rezoned this property? If yes, when?
Yes, 9/4/2003.

9. Present Zoning District PD878 Proposed Zoning District PD878, As Amended

10. Lot size in square feet (or dimensions) 192,294 sf / 4.41 acres

11. Current Use of the property school use

12. Reason for rezoning the property
To allow a new sign with a dynamic image display within School's courtyard entry area on W. Leland Avenue.

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 sign will face west down W. Leland Avenue. No other changes to the School or its operations are proposed, and the 36 on-site parking spaces will remain.

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 for more information). Is this project subject to the ARO?

YES _____ NO XX

COUNTY OF COOK
STATE OF ILLINOIS

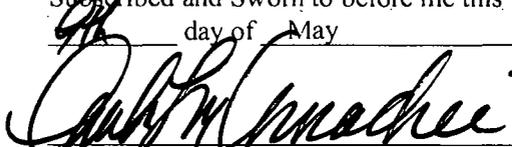
CHICAGO PUBLIC SCHOOLS
~~EBEN C. SMITH, DIR OF~~
PLANNING & DESIGN

_____, 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.

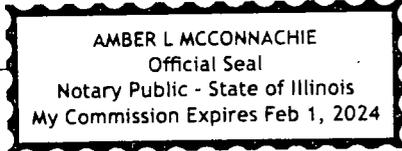


Signature of Applicant

Subscribed and Sworn to before me this
9th day of May, 2023.



Notary Public



For Office Use Only

Date of Introduction: _____
File Number: _____
Ward: _____

THE UNIVERSITY OF CHICAGO
DIVISION OF THE PHYSICAL SCIENCES
DEPARTMENT OF CHEMISTRY
5708 SOUTH CAMPUS DRIVE
CHICAGO, ILLINOIS 60637

RECEIVED
JAN 15 1964

June 21, 2023

Chairman Carlos Ramirez-Rosa
Committee on Zoning
Room 304, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

Laura Flores, Chairman
Chicago Plan Commission
City Hall
121 North LaSalle Street
Chicago, Illinois 60602

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

Dear Committee on Zoning and Chairwoman Flores,

The undersigned, Scott R. Borstein, an attorney with the law firm of Neal & Leroy, LLC, on behalf of The Board of Education for the City of Chicago, the applicant to change the zoning for the property located at 3701-59 W. Leland Avenue, 4647-59 N. Hamlin Avenue, 4600-58 N. Lawndale Avenue, 4601-11 N. Lawndale Avenue, 3700-18 W. Wilson Avenue and 3646-56 W. Wilson Avenue (the "Property") from its current Institutional Planned Development #878 designation to a B1-1 Neighborhood Shopping District and then to an Institutional Planned Development # 878, As Amended, 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.

The undersigned certifies that the notice contains the common street address of the subject property (3729 W. Leland Avenue--North River Elementary School and ASPIRA Haugan Middle School) 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 June 1, 2023.

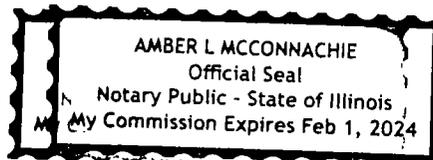
The undersigned certifies that he has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Municipal Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding properties located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

Subscribed and sworn to before me
this 21st day of June 2023

Amber L McConnachie



Notary Public

Handwritten text, possibly a signature or date, located at the bottom center of the page.

NOTICE LETTER

June 21, 2023

Dear Property Owner:

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 May 24, 2023, the Board of Education for the City of Chicago ("BOE") will file an application to change the zoning for the property located at 3701-59 W. Leland Avenue, 4647-59 N. Hamlin Avenue, 4600-58 N. Lawndale Avenue, 4601-11 N. Lawndale Avenue, 3700-18 W. Wilson Avenue and 3646-56 W. Wilson Avenue ("North River Elementary School and ASPIRA Haugan Middle School" with a common address of 3729 W. Leland Avenue (the "Property" or "School")) from its current Institutional Planned Development #878 (IPD #878) designation to a B1-1 Neighborhood Shopping District and then to Institutional Planned Development #878, As Amended.

The purpose of the application is simply to allow a new sign with a dynamic image display within School's courtyard entry area on W. Leland Avenue. The sign will face west down W. Leland Avenue. No other changes to the School or its operations are proposed, and the 36 on-site parking spaces will remain.

The BOE 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 THE SCHOOL AND THE PROPERTY.

Sincerely,



Scott R. Borstein, Esq.
Attorney for the BOE



Public Building Commission
Richard J. Daley Center
50 West Washington Street
Room 200
Chicago, Illinois 60602
(312) 744-3090
pbccchicago.com

Chairman
LORI E. LIGHTFOOT
Mayor
City of Chicago

Executive Director
CARINA E. SÁNCHEZ

AUTHORIZATION

Patrick Murphey
Zoning Administrator
City of Chicago
Department of Planning
121 North LaSalle Street, Room 905
Chicago, Illinois 60602

APPLICANT: Board of Education of the City of Chicago

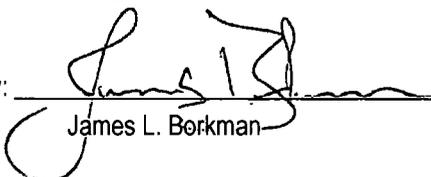
RE: Planned Development Application

PROPERTY: 3701-59 W. Leland Avenue, 4647-59 N. Hamlin Avenue, 4600-58 N. Lawndale Avenue, 4601-11 N. Lawndale Avenue, 3700-18 W. Wilson Avenue and 3646-56 W. Wilson Avenue (North River ES and ASPIRA Haugan Middle School with a common address of 3729 W. Leland Ave)

Dear Mr. Murphey:

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 a planned development application at 3701-59 W. Leland Avenue, 4647-59 N. Hamlin Avenue, 4600-58 N. Lawndale Avenue, 4601-11 N. Lawndale Avenue, 3700-18 W. Wilson Avenue and 3646-56 W. Wilson Avenue (North River Elementary School and ASPIRA Haugan Middle School). The undersigned, being first duly sworn on oath, deposes and says that the undersigned holds that interest for itself and the public. Further, the undersigned hereby authorizes the Board of Education of the City of Chicago, Scott R. Borstein and Neal & Leroy, LLC to file said planned development application, and any other related documents, on its behalf.

Public Building Commission

By: 
James L. Borkman

Its: Director of Procurement