



City of Chicago Office of the City Clerk

City Hall
121 North LaSalle Street
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Referred to Committees at the Chicago City Council Meeting 4/2/2014

Section 2a - City Clerk Introductions

File #	Title	Sponsor(s)	Committee Referral
Loading/Standing/Tow Zone(s)			
1	O2014-2352 Loading/Standing/Tow Zone(s) at N Dewitt Pl and E Delaware Pl (submitted by 900 N Dewitt Place Development LLC/Ross Gambriel)	City Clerk (transmitted by)	Pedestrian and Traffic Safety
Municipal Code Amendment(s)			
2	O2014-2513 Amendment of Municipal Code Chapters 3-56 and 9-84 regarding penalty for failure to purchase wheel tax license and regulations concerning non-consensual towing or relocation of unauthorized vehicles	Mendoza (Clerk) O'Shea (19)	License
Zoning Reclassification(s)			
3	O2014-2350 Zoning Reclassification App No. 18013 at 2651 W Washington Blvd, 2633-2673 W Washington Blvd, 36-58 N Talman Ave, 2632-2672 W Warren Blvd and 35-55 N Washtenaw Ave	City Clerk (transmitted by)	Zoning <i>Redacted Record</i>



City of Chicago



O2014-2352

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/2/2014
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Loading/Standing/Tow Zone(s) at N Dewitt Pl and E Delaware Pl (submitted by 900 N Dewitt Place Development LLC/Ross Gambriel)
Committee(s) Assignment:	Committee on Pedestrian and Traffic Safety

Introduced: April 2, 2014
Referred: Committee on Traffic Control and Safety

MEMORANDUM FOR TRAFFIC REGULATIONS

15 MINUTE STANDING ZONE

Street, etc.: North Dewitt Place

Location: North Dewitt Place West Side F.A.P. 26 feet North of East Delaware Place T.A.P. 56 feet North thereof

Hours: All Times

Restriction: Unattended vehicles must have flashing lights

Days: All Days

Name: 900 N. Dewitt Place
Development, LLC
Address: 900 N. Dewitt Place
Contact: Ross Gambriel
Contact Number: 312-642-7020

RECEIVED
#3

2014 MAR 28 AM 11:59

OFFICE OF THE
CITY CLERK



MARAGOS & MARAGOS, LTD.

ATTORNEYS AND COUNSELORS AT LAW

1 NORTH LaSALLE STREET • SUITE 2200

CHICAGO, ILLINOIS 60602

PHONE: 312.578.1012 • FAX: 312.578.1016

E-MAIL: dtm@maragoslaw.com

HON. SAMUEL C. MARAGOS

(1922-2005)

DEAN T. MARAGOS*

*ALSO ADMITTED IN FLORIDA

OF COUNSEL

FRANCIS X. RILEY

(1912 - 2006)

April 1, 2014

The Honorable Susanna Mendoza
City Clerk
City of Chicago - City Hall
Room 107
121 N. LaSalle Street
Chicago, Illinois 60602

Via Messenger
4/1/14

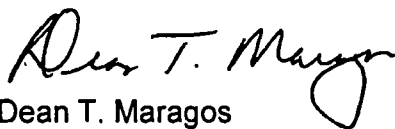
Re: 900 N. Dewitt Place Development, LLC - Loading Zone Ordinance

Dear Clerk Mendoza,

Our firm has presented on behalf of our client, 900 N. Dewitt Place Development, LLC located at 900 N. Dewitt Place, Chicago, Illinois 60611 an ordinance concerning decreasing the time limit on a loading zone. We request that your office introduce this ordinance at the City Council Meeting which takes place tomorrow April 2, 2014 in City Hall, Chicago, Illinois.

The ordinance will then be sent to the "Pedestrian Traffic and Safety Committee" of the City of Chicago City Council. I am the contact person on this matter for my client. My address and telephone number are as stated on this letterhead: Dean T. Maragos, Attorney at Law, 1 N. LaSalle Street, Chicago, IL 60602 (312) 578-1012. Thank you very much for your assistance and that of your associate Yvonne (312) 744-7703 in this matter. If you need anything further please call me at your convenience.

Sincerely,



Dean T. Maragos
DTM/pvv



City of Chicago



O2014-2513

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/2/2014
Sponsor(s):	Mendoza (Clerk) O'Shea (19)
Type:	Ordinance
Title:	Amendment of Municipal Code Chapters 3-56 and 9-84 regarding penalty for violations of wheel tax ordinance and towing of vehicles
Committee(s) Assignment:	Committee on License and Consumer Protection

Referred to: Committee on License and Consumer Protection

ORDINANCE

WHEREAS, the City of Chicago (the "City") is a body politic and corporate under the laws of the State of Illinois and a home rule unit of government under Article VII of the 1970 Constitution of the State of Illinois; and

WHEREAS, as a home rule unit of government, the City may exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the City Council finds that the regulation of tow truck operators for non-consensual towing is necessary to promote the general health and safety of its citizens by protecting vehicle owners from towing mistakes, to expedite the recovery of non-consensual towed vehicles, to ensure that owners of towed vehicles can quickly redeem their cars, and to ensure towing in accordance with proper posting; and

WHEREAS, the City Council believes that the proposed safety regulations governing performing of non-consensual towing would promote the public safety by ensuring owners are informed as to the location of the towed vehicle in order to expedite the recovery of the vehicle by the owner; now, therefore,

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

SECTION 1. The above recitals are expressly incorporated into and made a part of this ordinance as though fully set forth herein.

SECTION 2. Section 3-56-150 of the Municipal Code of Chicago is hereby amended by adding the language underscored and by deleting the language struck through, as follows:

3-56-150 Penalty.

(a) Any person who shall take, destroy, remove or obliterate any wheel tax license emblem provided for in this chapter, without the consent of the owner of the vehicle, shall be fined not less than \$25.00 nor more than \$200.00 for each offense. Every such wrongful destruction, obliteration or removal of such wheel tax license emblem from any vehicle shall be considered a separate offense.

(Omitted text is unaffected by this ordinance)

Notwithstanding any other provision of this chapter, persons who reside in the city, register their motor vehicle at a location outside the city and fail to pay the license tax fee imposed by this chapter shall be fined not less than ~~\$200.00~~ 300.00 nor more than ~~\$500.00~~ 1,000.00.

SECTION 3. Chapter 9-84 of the Municipal Code of Chicago is hereby amended by adding a new section 9-84-035, as follows:

9-84-035 Towing of unauthorized vehicles.

(a) Unauthorized vehicles shall be towed directly from the initial point of tow to the towing firm's facility that is indicated on the sign posted on the private property.

(b) No vehicle shall be towed or otherwise relocated to a storage lot or facility that is not identified on signs posted at the location from which the vehicle is relocated in compliance with section 1710.50 of subchapter d of chapter 92 of the Illinois Administrative Code, codified at 92 Ill. Adm. Code §1710.50. Following the initial tow, no vehicle shall be subsequently transported to any other lot or facility except to a secondary storage lot in compliance with section 1710.134 of subchapter d of chapter 92 of the Illinois Administrative Code, codified at 92 Ill. Adm. Code §1710.134.

9-84-040 Violation–Penalty.

Any person or any officer of any corporation, or any partner of any partnership;


(a) making a tow or authorizing a tow, or booting a vehicle or authorizing the booting of a vehicle in violation of any provision of Section 9-84-010, 9-84-015, 9-84-020 or 9-84-030 shall be fined not less than \$50.00 nor more than \$500.00 for the first offense and not less than \$100.00 nor more than \$500.00 for the second and each subsequent offense; or

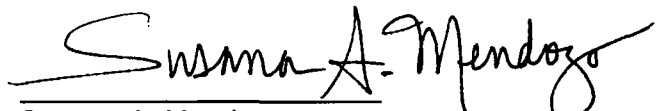
(b) towing or otherwise relocating an unauthorized vehicle in violation of Section 9-84-035 shall be fined not less than \$500.00 nor more than \$1,000.00.

Any person or any officer of any corporation, or any partner of any partnership found liable for or guilty of one or more violations on three or more separate dates may be punished by a period of Repeated offenses in excess of three may also be punishable as a misdemeanor by incarceration for a term not to exceed six months under the procedure set forth in Section 1-2-1.1 of the Illinois Municipal Code, as amended and the provisions of the Illinois Code of Criminal Procedure, as amended, in a separate proceeding. Any person, or any officer of any corporation, if such person is a corporation and the corporation has been guilty of such repeated offenses, or any partner of any partnership, if such person is a partnership and the partnership has been guilty of such repeated offenses, shall be subject to incarceration as provided herein.

Each violation shall be considered a separate and distinct offense. Any person or any officer of any corporation, or any partner of any partnership

SECTION 4. This ordinance shall take effect 10 days following its passage and publication.


Matthew O'Shea
Alderman, 19th Ward


Susana A. Mendoza
City Clerk



City of Chicago



O2014-2350

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/2/2014
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification App No. 18013 at 2651 W Washington Blvd, 2633-2673 W Washington Blvd, 36-58 N Talman Ave, 2632-2672 W Warren Blvd and 35-55 N Washtenaw Ave
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

SECTION 1. Title of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the RT-4 Two flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 1-I in the area bounded by

West Washington Boulevard; North Talman Avenue; West Warren Boulevard;
and North Washtenaw Avenue

To those of a C1-2 Commercial Neighborhood 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:	2651 West Washington Boulevard (2633-73 West Washington Boulevard; 36-58 N. Talman Avenue; 2632-72 West Warren Boulevard; and 35-55 N. Washtenaw Avenue)
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#18013

INTRO DHE:

APRIL 02, 2014

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
2651 W. Washington Boulevard; 2633-73 W. Washington Boulevard; 36-58 N. Talman Avenue;
2632-72 West Warren Boulevard; and 35-55 N. Washtenaw Avenue
2. Ward Number that property is located in: 27th Ward
3. APPLICANT Chicago Board of Education
ADDRESS 125 S. Clark Street
CITY Chicago STATE IL ZIP CODE 60603
PHONE 773-553-1000 CONTACT PERSON Grace Rappe
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 c/o 312-641-7144 CONTACT PERSON c/o Scott R. Borstein
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, Esq. / Neal & Leroy, LLC
ADDRESS 203 N. LaSalle Street, Suite 2300 CITY
CITY Chicago STATE IL ZIP CODE 60601
PHONE 312-641-7144 FAX 312-641-5137

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? February 18, 1997

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

No

9. Present Zoning District RT-4 Proposed Zoning District C1-2

10. Lot size in square feet (or dimensions) 246 x 420 (103,320 sq. ft.)

11. Current Use of the property Dodge Elementary School

12. Reason for rezoning the property The Applicant intends to convert the school to office use for CPS.

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)

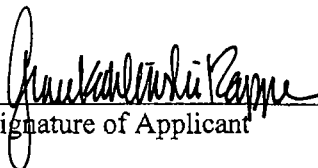
The Applicant intends to convert the existing school building on the property to office space for CPS.

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)

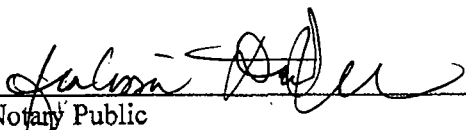
YES _____ NO X

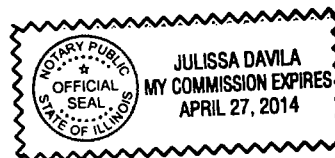
COUNTY OF COOK
STATE OF ILLINOIS

GRACE KUKUNSKI RAPPE, 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
16 day of March, 2014.


Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

AFFIDAVIT

Daniel Solis, Chairman
Committee on Zoning
Landmarks and Building Standards
121 N. LaSalle Street, Room 304
Chicago, Illinois 60602

APPLICANT: Chicago Board of Education

RE: 2651 West Washington Boulevard (Dodge Elementary
School) (2633-73 W. Washington Boulevard; 36-58 N. Talman
Avenue; 2632-72 West Warren Boulevard; and 35-55 N. Washtenaw
Avenue)

Dear Chairman Solis:

The undersigned, Scott R. Borstein, 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, Title 17 of the City of Chicago Municipal Code, by sending the attached notice by United States Postal Service First Class Mail, to the owners of all property within 250 feet, excluding the number of feet occupied by streets, alleys, public roads and other public ways in each direction of property to be rezoned, as determined by the most recent Cook County tax records of Cook County, commonly known as 2651 West Washington Boulevard, (2633-73 W. Washington Boulevard; 36-58 N. Talman Avenue; 2632-72 West Warren Boulevard; and 35-55 N. Washtenaw Avenue) Chicago, Illinois, exclusive of public roads, streets, alleys and other public ways, or a total distance limited to 400 feet; and that the notice contained the addresses of the subject property, a description of the nature, scope and purpose of the application or proposal; the name and address of the Applicant and owner of the property; the date the Applicant intends to file the application to rezone the Property (i.e. on April 2, 2014) that the applicant has made a bona fide effort to determine the addresses of parties to be notified under Section 17-13-0107-A 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 Application has furnished, in addition, a list of the person so served.

Scott R Borstein

Scott R. Borstein
Attorney for Applicant

SUBSCRIBED and SWORN to before me
this 26th day of March, 2014.

Hillie M. Sempit
Notary Public



My Commission Expires: 05/08/17



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

March 26, 2014

Daniel Solis, Chairman
Alderman, 25th Ward
Committee on Zoning
Landmarks and Building Standards
121 N. LaSalle St. - Room 304
Chicago, Illinois 60602

RE: Dodge Elementary School
Authorization for Zoning Amendment
2667 W. Washington Blvd.
PIN 16-22-422-001

Dear Chairman Solis:

The City of Chicago ("City") holds title to a portion of the Dodge Elementary School site located at the northwest corner of the school property ("Property") for the Chicago Board of Education. The Board of Education currently maintains the Property as open space.

The City hereby consents to and authorizes the filing by the Chicago Board of Education of any required Application for a Zoning Amendment under the Chicago Zoning Ordinance and other related materials necessary for the Property in connection with the conversion of the school to office use.

If you have any questions, please contact Scott R. Borstein at (312) 641-7144.

Very truly yours,

A handwritten signature in black ink, appearing to read "Scott R. Borstein".

Assistant Commissioner
Department of Planning and Development

Cc: Scott R. Borstein, Esq.



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

March 26, 2014

Via Hand-Delivery

Daniel Solis, Chairman
Alderman, 25th Ward
Committee on Zoning
Landmarks and Building Standards
121 N. LaSalle St. - Room 304
Chicago, Illinois 60602

RE: Dodge Elementary School
Authorization for Zoning Amendment
2651 W. Washington Blvd.

Dear Chairman Solis:

The Public Building Commission of Chicago ("PBC") holds title to the Dodge Elementary School located at 2651 W. Washington Blvd ("Property") for the Chicago Board of Education. The Board of Education leases the Property from the PBC pursuant to a long term lease.

The PBC hereby consents to and authorizes the filing by the Chicago Board of Education of any required Application for a Zoning Amendment under the Chicago Zoning Ordinance and other related materials necessary to convert the Property to office use.

If you have any questions, please contact Scott R. Borstein at (312) 641-7144.

Warm Regards,

A handwritten signature in black ink, appearing to read 'Erin Lavin Cabonargi', with a long horizontal line extending to the right.

Erin Lavin Cabonargi
Executive Director

cc: Scott R. Borstein, Esq.

