#23183
INTRO DATE
OCT 14, 2026

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

   3857 W. 111th Street Chicago Illinois 60655

2. Ward Number that property is located in: 19

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

   ADDRESS 42 W Madison Street CITY Chicago

   STATE IL ZIP CODE 60602 PHONE 773-553-1600

   EMAIL smstults@cps.edu CONTACT PERSON Stephen Stults

4. Is the applicant the owner of the property? YES ☐ 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 Public Building Commission of Chicago "PBC"

   ADDRESS 50 W. Washington Suite 200 CITY Chicago

   STATE IL ZIP CODE 60602 PHONE 312-744-3090

   EMAIL rgiderof@cityofchicago.org CONTACT PERSON Ray Giderof

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

   ADDRESS Neal and Leroy, LLC 20 S Clark Street Ste 2050

   CITY Chicago STATE Illinois 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 in the Economic Disclosure statements: N/A

7. On what date did the owner acquire legal title to the subject property? June 6, 1990

8. Has the present owner previously rezoned this property? If yes, when? Yes, 3/29/2017

9. Present Zoning District: PD 542 Proposed Zoning District: PD 542, as amended

10. Lot size in square feet (or dimensions): 3,359,333 sq. ft.

11. Current Use of the Property: High school

12. Reason for rezoning the property: To allow solar panels and agrovoltaic uses within Subarea B.

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 proposed building. (BE SPECIFIC): The applicant intends to install ground mounted solar panels and new agricultural plantings within Subarea B. No other changes are proposed.

14. If filing a required or an elective Type 1 map amendment pursuant to Section 17-13-0300, applications may include relief available pursuant to Section 17-13-1000 or 17-13-1100; in such instances, City Council approval of a Type-1 application containing said elements shall preclude subsequent review otherwise required pursuant to Sections 17-13-1000 or 17-13-1100, provided that no Type 1 application permits issued may be in violation of Section 17-13-0310.

Please apply the specific code sections the applicant is seeking relief for (BE SPECIFIC) Administrative Adjustment Section(s) 17-13-1000 or Variation Section(s) 17-13-1100. (Note: more detail noted within the Type 1 narrative)

☐ **Administrative Adjustment 17-13-1003:**

☐ **Variation 17-13-1101: When seeking a use involving a Public Place of Amusement (PPA) & Liquor License please provide an acknowledgement document from The Department of Business Affairs and Consumer Protection Office (BACP) indicating the city acknowledges your business license request.**

15. 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.city ofchicago.org/ ARO for more information). Is this project subject to the ARO? YES ☐ NO ☑

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COUNTY OF COOK
STATE OF ILLINOIS

ARIEL VACA, 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

Ariel Vaca, Director of Renovation Construction,CPS

Subscribed and Sworn to before me this

22 day of September, 2026

Notary Public

OFFICIAL SEAL
ESPERANZA MARTINEZ
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 06/24/2027

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**For Office Use Only**

Date of introduction: _____

File Number: _____

Ward: _____

PUBLIC BUILDING COMMISSION OF CHICAGO

**Richard J. Daley Center**
**50 W. Washington Street**
**Room 200**
**Chicago, Illinois 60602**
**(312) 744-3090**
**Fax: (312) 744-8005**
**www.pbcchicago.com**

# AFFIDAVIT OF AUTHORIZATION

Ciere Boatright, Commissioner
City of Chicago
Department of Planning and Development
121 North LaSalle Street, Room 905
Chicago, Illinois 60602

**APPLICANT:** Public Building Commission of Chicago on behalf of the Board of Education of the City of Chicago

**RE:** Planned Development Application

**PROPERTY:** 3857 W 111TH Street Chicago Illinois 60655

Dear Commissioner:

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 planned development located at 3857 W 111th Street Chicago Illinois 60655. The undersigned, being first duly sworn on oath, deposes and says that the undersigned holds that interest for itself, the Board of Education and the public. Further, the undersigned hereby authorizes the Board of Education of the City of Chicago and its counsel, Scott R. Borstein and Neal & Leroy, LLC, to file said Planned Development Application and any other related documents on its behalf.

The Public Building Commission

By: _____

Its: Counsel & Director of Procurement

STATE OF ILLINOIS )
)
COUNTY COOK )

Subscribed to before me, this 11th day of September, 2026.

_____
Notary Public

Official Seal
AMBER LYNN MCCONNACHIE
Notary Public, State of Illinois
Commission No. 900580
My Commission Expires July 1, 2027

September , 2026

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 September , 2026, the undersigned will file an application to change the zoning from Institutional Planned Development #542, As Amended 2017, to Institutional Planned Development #542, As Amended 2026, on behalf of The Chicago Board of Education for the City of Chicago ("BOE") for the property located at 3857 W. 111th Street Chicago, Illinois 60655 (the "Property").

The BOE simply intends to add solar panels as an additional use to a portion of the agricultural area of the Property. The portion of the Property where the solar panels will be located will continue to be used for agricultural purposes.

The Applicant, BOE is located at 42 W Madison Street Chicago Illinois 60602. The Owner of the Property, The Public Building Commission of Chicago is located at 50 W Washington Street Ste. 200 Chicago Illinois 60602. The contact person for this application is Scott R. Borstein, attorney for Applicant Neal & Leroy, LLC 20 S Clark Street Ste 2050 Chicago Illinois 60603 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 property to be rezoned.

Very truly yours,

Signature

"WRITTEN NOTICE"
FORM OF AFFIDAVIT
(Section 17-13-0107)

Date: October __, 26

Chairman, Committee on Zoning
121 North LaSalle Street
Room 300, City Hall
Chicago, Illinois 60602

The undersigned, Scott R. Borstein, being first duly sworn on oath deposes and states the following:

The undersigned certifies that he 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 the 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, alleys and other public ways, or a total distance limited to 400 feet. Said "written notice" was sent by 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 _____ [INSERT DATE].

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.

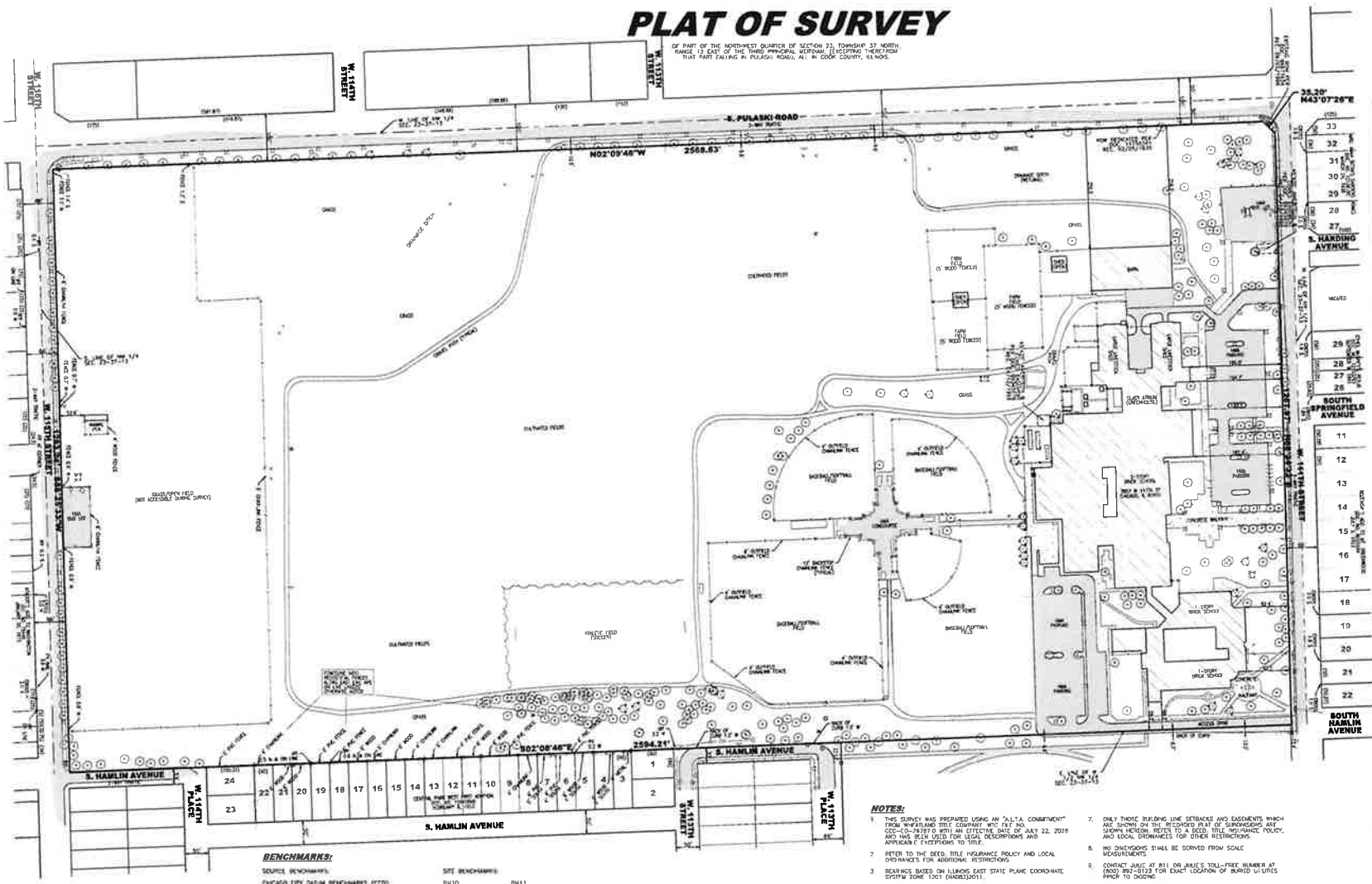
_____
Signature

Subscribed and Sworn to before me this
_____day of October , 20 26

_____
Notary Public

# PLAT OF SURVEY

OF PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THAT PART FALLING IN PULASKI ROAD), ALL IN COOK COUNTY, ILLINOIS.




## LOCATION MAP

NOT TO SCALE




## PROPERTY DESCRIPTION:

THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THAT PART FALLING IN PULASKI ROAD), ALL IN COOK COUNTY, ILLINOIS

ALSO EXCEPT THE WESTERLY 50 FEET OF THE ABOVE DESCRIBED TRACT

ALSO EXCEPT:
THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 23 TOWNSHIP 37 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID NORTHWEST QUARTER WITH A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE THEREOF; THENCE NORTH ON SAID PARALLEL LINE TO A POINT 10 FEET SOUTH OF THE SOUTH LINE OF 88 FOOT 111TH STREET (AS MEASURED ON SAID PARALLEL LINE EXTENDED); THENCE NORTHEASTERLY TO SAID SOUTH LINE, 27 FEET EAST OF ITS INTERSECTION WITH THE EAST LINE OF 66 FOOT PULASKI ROAD (EXCEPTING THEREFROM THAT PART FALLING IN PULASKI ROAD) ALL IN COOK COUNTY, ILLINOIS.

ALSO EXCEPT:
THAT PORTION OF A TRACT OF LAND BEING PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THAT PART FALLING IN PULASKI ROAD), ALL IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE ON AN ASSUMED BEARING OF NORTH 88 DEGREES 23 MINUTES 59 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER 80.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 23 MINUTES 59 SECONDS EAST ALONG SAID NORTH LINE 15.00 FEET; THENCE SOUTH 01 DEGREES 36 MINUTES 01 SECONDS EAST 33.00 FEET TO THE SOUTHERLY RIGHT OF WAY OF 111TH STREET; THENCE SOUTH 43 DEGREES 06 MINUTES 54 SECONDS WEST 30.18 FEET TO THE EASTERLY RIGHT OF WAY LINE OF PULASKI ROAD; THENCE NORTH 02 DEGREES 10 MINUTES 11 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE 15.00 FEET; THENCE NORTH 43 DEGREES 06 MINUTES 54 SECONDS EAST 14.07 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID 111TH STREET; THENCE NORTH 01 DEGREES 36 MINUTES 01 SECONDS WEST 33.00 FEET TO THE POINT OF BEGINNING.

SITUATED IN THE COUNTY OF COOK AND STATE OF ILLINOIS.

## P.I.N.:

24-23-100-009-8001
24-23-100-009-9003
24-23-100-009-8004
24-23-100-009-8005
24-23-100-009-8006

## AREA:

PROPERTY CONTAINS 373,331 SQUARE FEET OR 8.571 ACRES, MORE OR LESS

## LEGEND:

- BOUNDARY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- FENCE
- SIGN
- DECIDUOUS TREE (SIZE IN INCHES)
- CONIFEROUS TREE (SIZE IN INCHES)
- (R) RECORD
- SBM SITE BENCHMARK
- CONCRETE (CONC)
- GRAVEL
- HOT MIX ASPHALT (HMA)
- BUILDING

## SITE CONTROL POINTS:

| POINT # | NORTHING | EASTING | ELEV. | DESCRIPTION |
|---|---|---|---|---|
| CP1 | 1830144.892 | 1152977.133 | 39.29 | CROSS CUT IN CONCRETE |
| CP2 | 1830137.715 | 1152721.532 | 39.18 | CROSS CUT ON CURB |
| CP3 | 1830121.077 | 1152477.009 | 38.57 | CROSS CUT ON CURB |
| CP4 | 1829671.109 | 1153045.859 | 41.31 | CROSS CUT ON CURB |
| CP5 | 1829415.896 | 1153055.827 | 43.58 | CROSS CUT ON CURB |

## BENCHMARKS:

SOURCE BENCHMARKS:

CHICAGO CITY DATUM BENCHMARKS (CCD):

BM 515
ELEV=34.281

174.3 FEET WEST OF THE WEST LINE OF S. ST. LOUIS AVE. AND 0.3 FEET NORTH OF THE SOUTH LINE OF W. 116TH PLACE

BM 524
ELEV=41.742

84.0 FEET EAST OF THE EAST LINE OF S. DRAKE AVE. AND 10 FEET SOUTH OF THE NORTH LINE OF W. 107TH ST.

SITE BENCHMARKS:

BM10
SQUARE ON LIGHT POLE BASE
ELEV=39.93 FEET

BM11
SOUTH-WEST FLANGE BOLT ON HYDRANT
ELEV=42.79 FEET

BM12
NORTHWEST FLANGE BOLT ON HYDRANT
ELEV=43.04 FEET

BM13
NAIL ON WEST SIDE OF POWERPOLE
ELEV=43.03 FEET

## NOTES:

1. THIS SURVEY WAS PREPARED USING AN "A.L.T.A. COMMITMENT" FROM NORTHLAND TITLE COMPANY, NTC FILE NO. CCC-CO-78287.0 WITH AN EFFECTIVE DATE OF JULY 22, 2026 AND HAS BEEN USED FOR LEGAL DESCRIPTIONS AND APPLICABLE EXCEPTIONS TO TITLE.
2. REFER TO THE DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR ADDITIONAL RESTRICTIONS.
3. BEARINGS BASED ON ILLINOIS EAST STATE PLANE COORDINATE SYSTEM ZONE 1201 (NAD83(2011)).
4. BUILDING DIMENSIONS AND TIES SHOWN HEREON ARE MEASURED FROM THE OUTSIDE FACE OF CONCRETE FOUNDATION.
5. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
6. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS SURVEY AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.
7. ONLY THOSE BUILDING LINE SETBACKS AND EASEMENTS WHICH ARE SHOWN ON THE RECORDED PLAT OF SUBDIVISIONS ARE SHOWN HEREON. REFER TO A DEED, TITLE INSURANCE POLICY, AND LOCAL ORDINANCES FOR OTHER RESTRICTIONS.
8. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENTS.
9. CONTACT JULIE AT 811 OR JULIE'S TOLL-FREE NUMBER AT (800) 892-0123 FOR EXACT LOCATION OF BURIED UTILITIES PRIOR TO DIGGING.
10. OBSERVABLE ABOVE GROUND UTILITIES AND ABOVE GROUND EVIDENCE OF UNDERGROUND UTILITIES LOCATED AND SHOWN HEREON.

    SURVEY INTERPRIATE'S RECORDS RECEIVED FROM JULIE DESIGN STAGE TICKET NUMBER A261211173.
11. SURVEY IS BASED ON FIELD WORK COMPLETED ON MARCH 25, 2026.
12. CERTIFIED COPIES OF THIS SURVEY BEAR AN IMPRESSED SEAL.

STATE OF ILLINOIS )
) S.S.
COUNTY OF DUPAGE )

WE, GASPERREC ELBERTS CONSULTING LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-006877, HEREBY CERTIFY THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT REPRESENTS THE CONDITIONS FOUND AT THE TIME OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 2ND DAY OF SEPTEMBER, 2026 IN DOWNERS GROVE, ILLINOIS.

Christina M Davidson

CHRISTINA M. DAVIDSON
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-003780
LICENSE EXPIRES: NOVEMBER 30, 2026

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.


GASPERREC ELBERTS CONSULTING
1401 BRANDING AVENUE, SUITE 230
DOWNERS GROVE, IL 60018
(847) 868-1830


Client:
**RUBINOS & MESIA ENGINEERS, INC.**
200 S. MICHIGAN AVENUE, SUITE 1300
CHICAGO, ILLINOIS 60604
PHONE: 312-870-6400

| DATE | DESCRIPTION OF REVISION | BY |
|---|---|---|

| | |
|---|---|
| FIELD | GSPS |
| DRAWN | CDW/JF |
| APPROVED | CD |
| DATE | 7-29-2026 |
| SCALE | 1"=20' |

**PLAT OF SURVEY**
**CHICAGO HIGH SCHOOL FOR AGRICULTURAL SCIENCES**
**3857 W. 111TH STREET**
**CHICAGO, ILLINOIS 60655**

SHEET 1 OF 6

PROJECT NUMBER: 26-0549


© GASPERREC ELBERTS CONSULTING 2026


ILLINOIS FIRM LICENSE 184-006877