



# CHICAGO PLAN COMMISSION

3729 W. Leland Ave. – Aspira-Haugan Middle School & North River Elementary School - PD 878

**Albany Park / 33<sup>rd</sup> Ward / Ald. Roassana Rodriguez-Sanchez**

**Chicago Public Schools**

**Neil & Leroy, LLC**

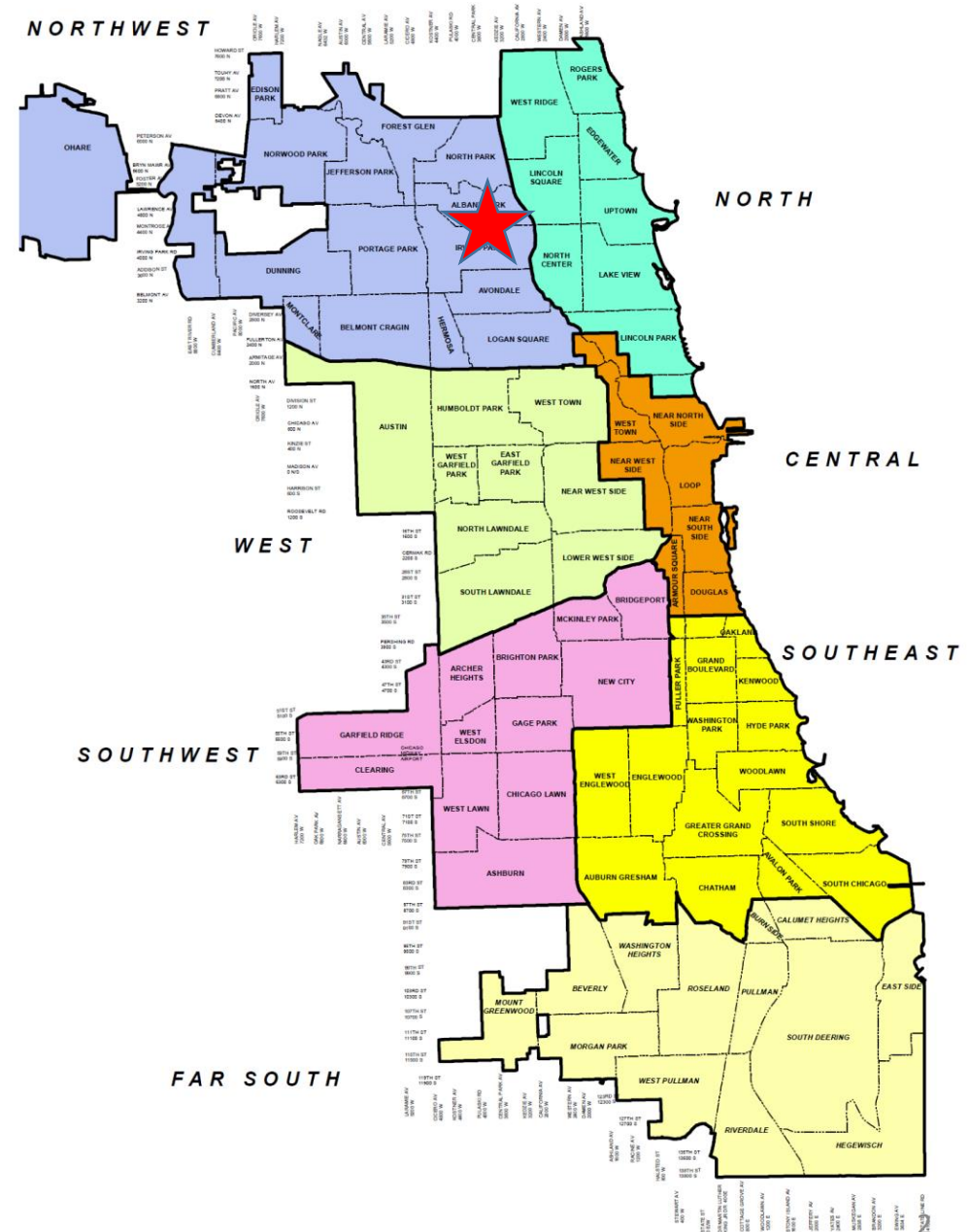
08/17/2023

# Community Area Snapshot

## ALBANY PARK COMMUNITY AREA:

- 48,396 total population
  - 19.0% age 19 and under
  - 48.6% age 20-49
  - 50.6% age 50+
- 3.0 average household size
- \$76,088 median income

Source: Chicago Metropolitan Agency for Planning (CMAP) Community Data Snapshot (July 2023 Release)



# Project Description

- The applicant proposes a new 17-square-foot wall-mounted dynamic image display sign facing West Leland Avenue for the co-located ASPIRA Haugan Middle School and North River Elementary School.
- The proposed dynamic image display sign is not permitted under the property's current underlying zoning classification of RT-4 because West Leland Avenue is not classified as a through street.
- The applicant proposes to rezone all of Institutional Planned Development No. 878 to B1-3 (Neighborhood Shopping District) and then to Institutional Planned Development No. 878, as amended.
- No other changes to the school are proposed.

# Site Context

## Project Site

- Gross Site Area: 258,471 sf
- Existing three-story school building constructed in 2005
- Jensen Park

## Aspira Haugan Middle School

- 63 students 11 faculty/staff (CPS, 2023)
- Occupies floors 1 & 3

## North River Elementary School

- Moved in 2022
- 260 students 42 faculty/staff (CPS, 2023)
- Occupies floors 1 & 2



# Existing Conditions



*Looking east from W Leland Ave near N Hamlin Ave*



*Midblock looking east from W Leland Ave*

# Existing Conditions



*Looking west from W Leland Ave near N Lawndale Ave*



*Midblock looking west from W Leland Ave*

# Zoning Map

**Existing Zoning:**  
PD 878  
(RT-4 underlying zoning)

**Proposed Zoning:**  
PD 878, as amended  
(B1-3 underlying zoning)



# Project Timeline & Outreach

## Key Dates

- 03/21/23: CPS attended a scope review meeting
- 06/06/23: CPS City Council Liaison notified Alderwoman Rodriguez-Sanchez of the application filing
- 06/26/23: CPS City Council Liaison spoke with Alderwomans' Director of Policy and Development regarding the City Council Introduction
- 08/03/23: Alderwoman discussed marquee sign with neighbors & issued email blast
- 08/10/23: CPS met with Alderwoman Rodriguez-Sanchez and received a Letter of Support
- 08/17/23: Plan Commission
- 12/31/23: Project Substantial Completion of Construction





# PD Boundary Plan

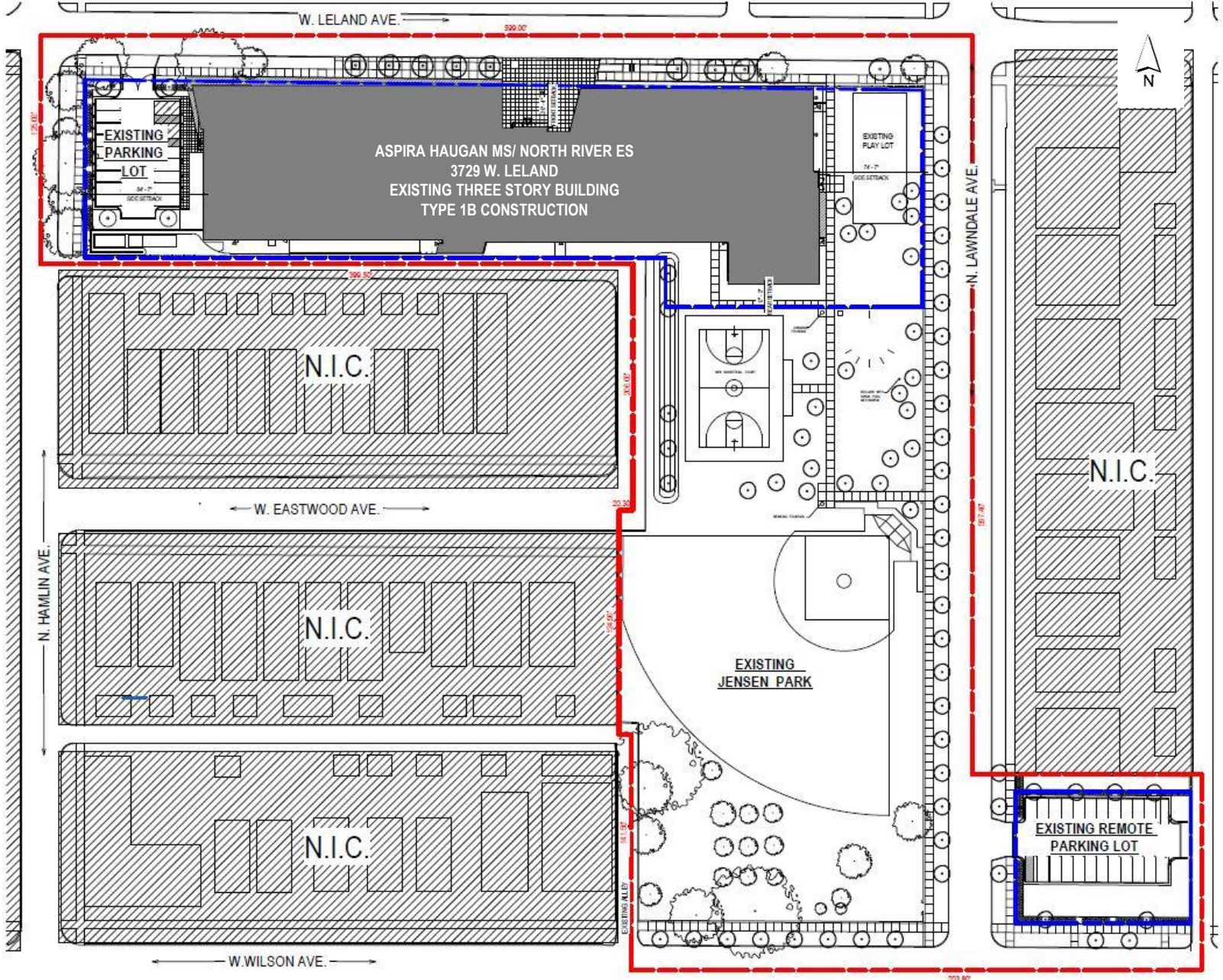
## PD Boundary Areas

- Net Site Area: 192,249 sf
- Gross site area: 258,471 sf

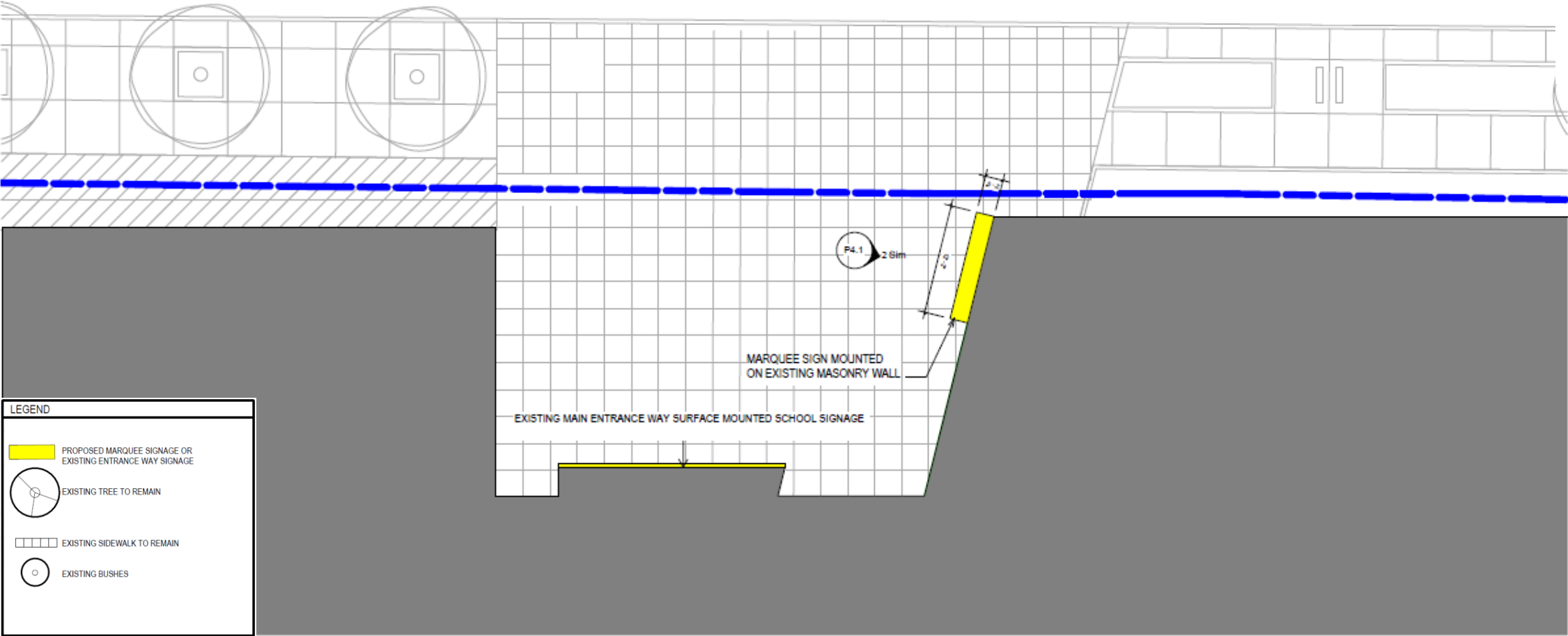
**LEGEND**

 PD BOUNDARY

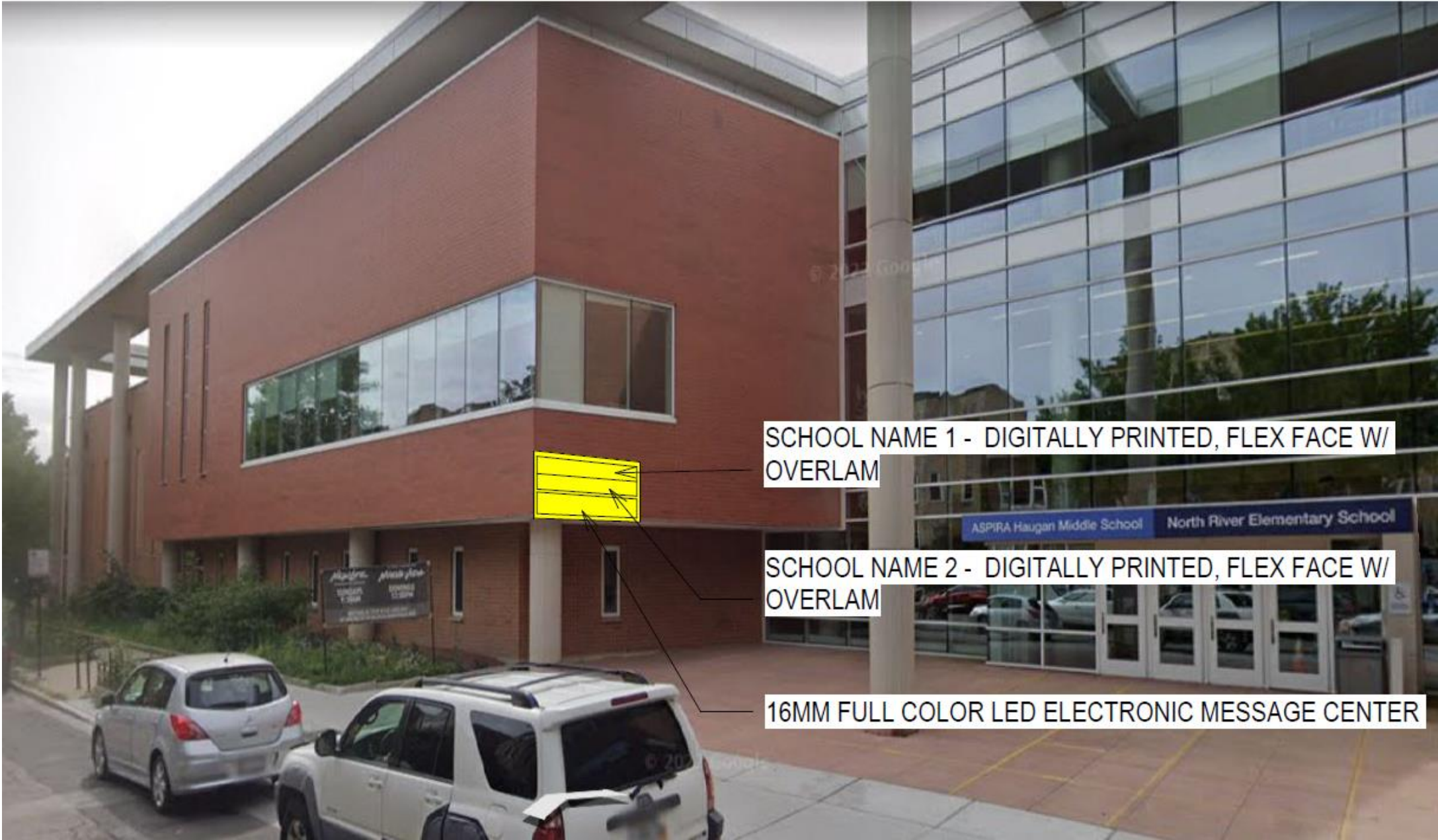
 PROPERTY LINE



# Signage



# Signage

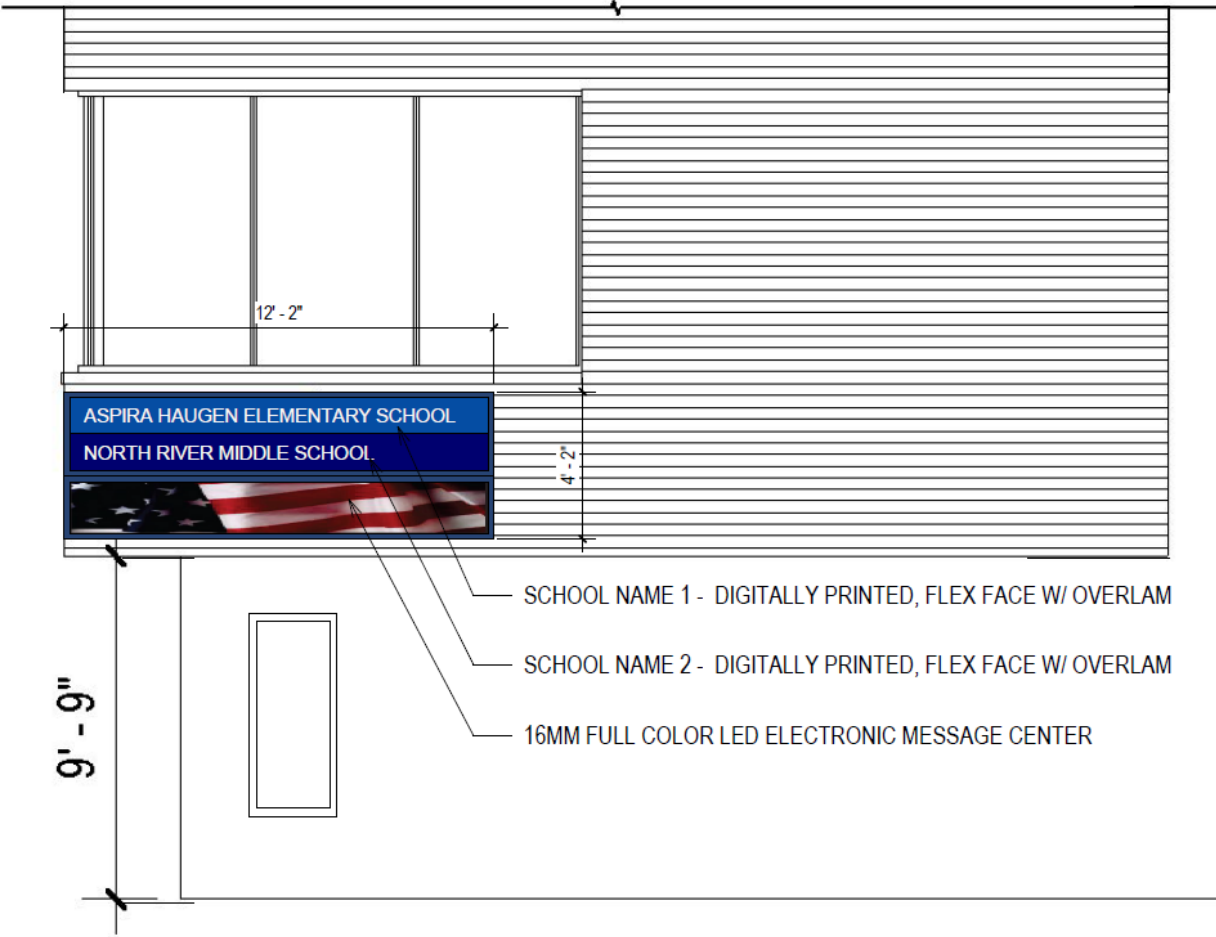
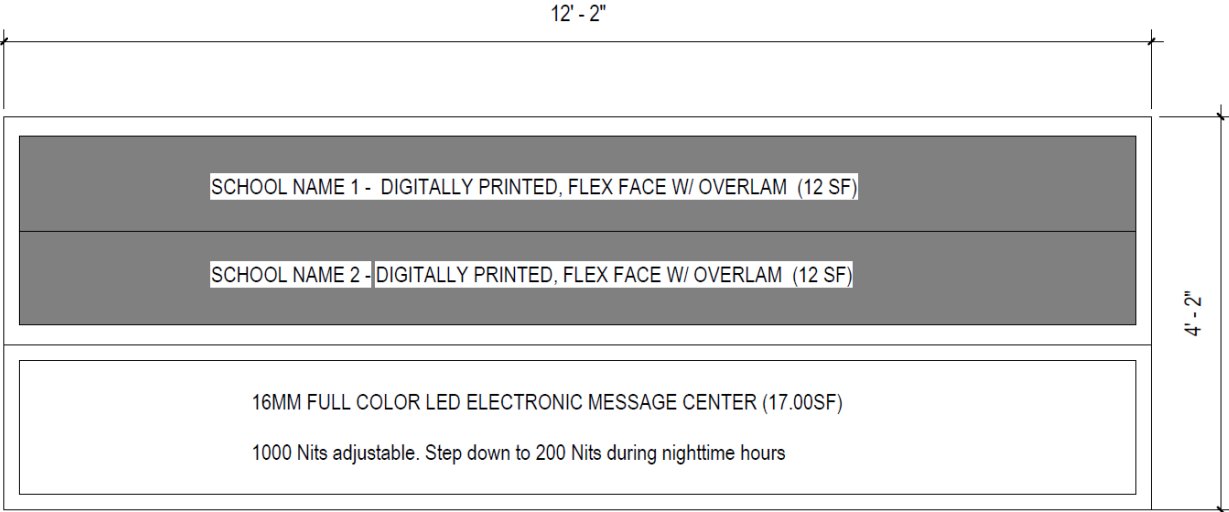


SCHOOL NAME 1 - DIGITALLY PRINTED, FLEX FACE W/ OVERLAM

SCHOOL NAME 2 - DIGITALLY PRINTED, FLEX FACE W/ OVERLAM

16MM FULL COLOR LED ELECTRONIC MESSAGE CENTER

# Signage



# Community Benefits

- The Board Of Education's (BOE) school campuses across the City conduct educational, recreational and community functions such as classes, sporting events, food drives and serving as polling places, and need to communicate information about these functions to students, parents, caregivers and other members of the school and surrounding community.
- School principals are responsible for communicating with their school's community through a layered approach using tools such as the school's website, the school's newsletter, and messaging through the Alderperson's office.
- Allowing the BOE to install this dynamic image sign here will provide the BOE with an outward-facing, inclusive and effective tool to facilitate and enhance communications with students, parents, caregivers and other members of the school and surrounding community.

# DPD Recommendation

DPD has concluded that this proposal is appropriate for this site and supports the amendment for the following reasons:

- The project meets the purpose and relevant criteria set forth in Chapter 17-8 of the Zoning Ordinance and its adoption would not have any adverse impact on the public's health, safety or welfare.
- The proposal promotes economically beneficial development patterns that are compatible with the character of the existing neighborhood (17-8-0103).
- The proposal is compatible with the character of the surrounding area in terms of uses, density and building scale (17-13-0609-B).