



# City of Chicago



O2022-1330

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 5/23/2022

**Sponsor(s):** Misc. Transmittal

**Type:** Ordinance

**Title:** Zoning Reclassification Map No. 4-G at 1037 W 16th St,  
1600-1638 and 1746-1758 S Miller St and 1018-1030 W  
18th St - App No. 21035

**Committee(s) Assignment:**

# 21035  
Intro Date  
May 23, 2022

**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 C1-2 Neighborhood Commercial District and RT-4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map 4-G in the area bounded by

West 16<sup>th</sup> Street; South Miller Street; West 18<sup>th</sup> Street; And the alley next west of  
and parallel to South Miller Street

to those of an 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: 1037 W. 16th Street; 1600-38 1746-58 S. Miller Street;  
1018-1030 W. 18th Street

#21035  
Intro Date  
May 23, 2022

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

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

1037 W. 16th Street; 1600-38 1746-58 S. Miller Street; 1018-1030 W. 18th Street

2. Ward Number that property is located in: 25

3. APPLICANT Board of Education for the City of Chicago

ADDRESS 42 W Madison Street 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

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 W. Washington St. Ste 200 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

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? 2/25/97

8. Has the present owner previously rezoned this property? If yes, when?  
None

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

10. Lot size in square feet (or dimensions) 73,925 square feet  
existing 3 story elementary school building.

11. Current Use of the property \_\_\_\_\_

12. Reason for rezoning the property small part of the building and an existing playlot is located in zone C1-2. The rest of the building is located in RT-4 - rezoning for all to be RT-4 for site work purposes.  
to unify the split zoning districts from C1-2 and RT-4 to one unified zone RT-4

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) to correct and unify a split zone C1-2 /Rt-4 to RT-4.  
School use - Changing C1-2 District to correspond to those of an RT-4 Residential Two-Flat Townhouse and Multi-Unit District for site work purposes. Existing 3 story elementary school building with existing 39 parking spaces; no residential; and the existing building height is to remain unchanged.

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](http://www.cityofchicago.org/ARO) for more information). Is this project subject to the ARO?

YES \_\_\_\_\_ NO  \_\_\_\_\_

COUNTY OF COOK  
STATE OF ILLINOIS

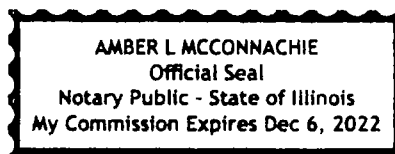
CPS / EDEN C. SMITH, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.



Signature of Applicant  
EDEN C. SMITH - CPS DIR OF  
PLANNING & BUDGET

Subscribed and Sworn to before me this  
9th day of May, 2022.

Amber L McConnachie  
Notary Public



**For Office Use Only**

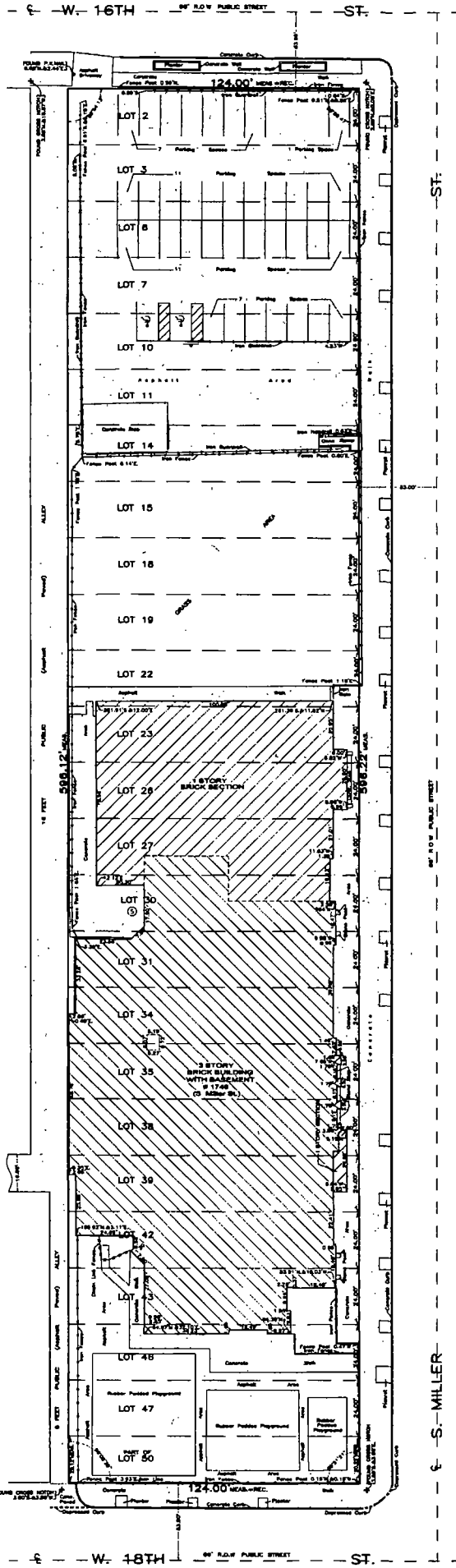
Date of Introduction: \_\_\_\_\_

File Number: \_\_\_\_\_

Ward: \_\_\_\_\_

**PLAT OF SURVEY**  
 OF

LOTS 2, 3, 6, 7, 10 TO 16, 18, 19, 22, 23, 26, 27, 30, 31, 34, 35, 36, 38, 42, 43, 46, 47 AND NORTH 18 FEET OF LOT 80 IN DAVIS AND RUTTS SUBDIVISION OF THE EAST 9 ACRES OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  
 LAND TOTAL AREA: 73,823.80 FT. = 1.697 ACRE.  
 COMMONLY KNOWN AS: 1746 SOUTH MILLER STREET, CHICAGO, ILLINOIS.



- LEGEND:**
- ⊙ - SANITARY MANHOLE
  - ⊕ - DISABLED PARKING SPACE
  - - TRAFFIC SIGN

**PARKING SPACES**

REPAIR	37
DISABLED	3
TOTAL	40



THE PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ALPINE MERRILL STANDARDS FOR A BOUNDARY SURVEY.  
 THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS.  
 THIS IS NOT AN ALTA SURVEY.  
 COMPARE ALL POINTS BEFORE BUILDING BY SINK AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois, ss.  
 I, **PROFESSIONALS ASSOCIATED - Construction Layout & Survey Co. Ltd**, a duly licensed and duly bonded professional engineer, do hereby certify that this is a true and correct copy of the original plat of survey as shown to me by the client.  
 Date: **April 9, 2023**  
 Steven Proszynski  
 License Exp. 04/30/25  
 Drawn by: **SS**

UPDATE: APRIL 10, 2023

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OF DEED

MEASUREMENTS ARE NOT TO BE ASSURED FROM BOUNDARY

ORDER NO: 22-89821  
 SCALE: 1 INCH = 30 FEET  
 DATE: MARCH 22, 2023  
 ORDERED BY: JAG CORP INT. P.C

## NOTICE LETTER

May 9, 2022

Dear Property Owner:

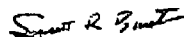
In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance, specifically Section 17-13-0107, please be informed that on or about May 23, 2022, the Board of Education for the City of Chicago ("BOE") will file an application to change the current split zone from C1-2 Neighborhood Commercial District and RT-4 Residential Two Flat, Townhouse and Multi-Unit District zoning symbols and indications within the property located at 1037 W. 16th Street; 1600-38 1746-58 S. Miller Street; 1018-1030 W. 18th Street (known as the Joseph Jungman Elementary School (the "Property")) to those of an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District so that the entire Property is zoned as an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.

School uses are not permitted within the C1-2 Neighborhood Commercial District. The BOE plans to undertake some mechanical, electrical and plumbing renovations at the School and cannot obtain their permits for this work while a portion of the Property is zoned C1-2. Thus, the purpose of this rezoning is simply to unify the existing split zoning districts of C1-2 and RT-4 to an RT-4 designation so the Property is properly zoned for a school use.

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 JUNGMAN ELEMENTARY AND THE PROPERTY.**

Sincerely,



Scott R. Borstein, Esq.  
Attorney for the BOE

May 9, 2022

Thomas M. Tunney, Chairman  
Committee on Zoning  
Room 304, City Hall  
121 North LaSalle Street  
Chicago, Illinois 60602

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

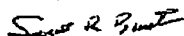
Dear Chairman Tunney:

The undersigned, Scott R. Borstein, an attorney with the law firm of Neal & Leroy, LLC, on behalf of the Applicant, the Board of Education for the City of Chicago, proposing to change the zoning for the property located at 1037 W. 16th Street; 1600-38 1746-58 S. Miller Street; 1018-1030 W. 18th Street ("Joseph Jungman Elementary School" (the "Property")) from its current C1-2 Neighborhood Commercial District and RT-4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications to an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District and a corresponding use district, 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 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 Property and Joseph Jungman Elementary 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 May 23, 2022.

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,

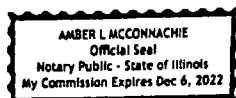


Scott R. Borstein

Subscribed and sworn to before me  
this 9th day of May, 2022



Notary Public





**AFFIDAVIT OF AUTHORIZATION**


Timothy Knudsen  
Chairman  
City of Chicago  
Zoning Board of Appeals  
121 N. LaSalle St. - Room 905  
Chicago, Illinois 60602

APPLICANT: Chicago Board of Education  
RE: Application for Amendment to Chicago Zoning Ordinance  
PROPERTY: Joseph Jungman Elementary School:  
1037 W. 16th Street; 1600-38 1746-58 S. Miller Street; 1018-1030 W. 18th Street

Dear Chairman:

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 application for amendment to Chicago zoning ordinance located at 1746 S. Miller Street. 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 Scott R. Borstein and Neal & Leroy, LLC to file said Application for Amendment to Chicago Zoning Ordinance and any other related documents, on its behalf.

Public Building Commission of Chicago

By:   
Its: Chief Operating Officer

STATE OF ILLINOIS     )  
  )  
COUNTY COOK         )

Subscribed to before me, this 9th day  
of May, 2022.



Notary Public

