



City of Chicago



O2023-53

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/18/2023
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-I at 2901-2931 W Lake St, 100-136 N Francisco Ave and 2900-2926 W Washington Blvd - App No. 22071
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#22071
INTRO DATE
JAN. 18, 2023

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 RT-4 Residential Two-Flat, Townhouse and Multi-Unit District and M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map 1-1 in the area bounded by

West Lake Street; North Francisco Avenue; West Washington Boulevard; a line 280 feet west of and parallel to North Francisco Avenue; the alley next north of and parallel to West Washington Boulevard; and the alley next west of and parallel to North Francisco Avenue

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: 2901 - 2931 West Lake Street, 100-136 North Francisco Avenue and 2900 - 2926 West Washington Boulevard

#22071
INTRO DATE
JAN. 18, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

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

2901 - 2931 West Lake Street, 100-136 North Francisco Avenue and 2900 - 2926 West Washington Boulevard

2. Ward Number that property is located in: 27th

3. APPLICANT Chicago Board of Education

ADDRESS 42 W. Madison St., 9th Fl. CITY Chicago

STATE IL ZIP CODE 60602 PHONE 773-553-3220

EMAIL esmith78@cps.edu CONTACT PERSON Eben C. Smith

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, in trust for the use of schools

ADDRESS 50 W. Washington, Room 200 CITY Chicago

STATE IL ZIP CODE _____ PHONE 312-744-3090

EMAIL carina.sanchez@cityofchicago.org CONTACT PERSON Carina Sanchez

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 c/o Neal and Leroy, LLC

ADDRESS 20 S. Clark St., Ste. 2050

CITY Chicago STATE IL ZIP CODE 60603

PHONE (312) 641-7144 FAX (312) 628-7075 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? 1989

8. Has the present owner previously rezoned this property? If yes, when?
No.

9. Present Zoning District M1-2 and RT-4 Proposed Zoning District RT-4

10. Lot size in square feet (or dimensions) 110,467 sq. ft.

11. Current Use of the property School

12. Reason for rezoning the property Applicant seeks to rezone the property to unify the existing split zoning districts of M1-2 and RT-4 to an RT-4 designation so the Property is properly zoned for a school use. To allow renovations to the existing school building.

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)

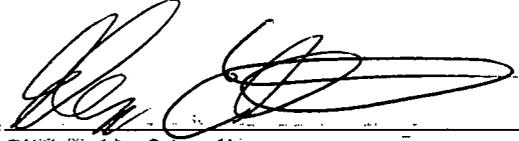
School uses are not permitted within the M1-2 Limited Manufacturing/Business Park District. The BOE intends to replace the school's roof and undertake some mechanical renovation and cannot obtain their permits for this work while a portion of the Property is zoned M1-2. Thus, the purpose of this rezoning is simply to unify the existing split zoning districts of M1-2 and RT-4 to an RT-4 designation so the Property is properly zoned for a school use. No residential; Building Height and parking lot containing 34 parking spaces and 1 ADA parking space 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 for more information). Is this project subject to the ARO?

YES _____ NO X _____

COUNTY OF COOK
STATE OF ILLINOIS

EBEN G SMITH, CPS, 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

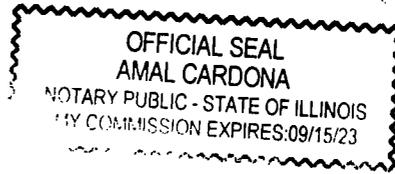
CPS - DIR. OF PLANNING & DESIGN

Subscribed and Sworn to before me this:

4th day of January, 2023



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____

LEGEND

- Storm MH
- Storm CB
- Storm Inlet
- Son Storm Combo MH
- Water MH
- Water Hand Hole
- Water Fire Hydrant
- Telephone MH
- Utility Pole
- Electric Manhole
- Electric MH
- Electric Hand Hole
- Electric Light Pole
- Electric Mounted Wall Light
- Gas Hand Hole
- Tree - Deciduous
- Sign Post
- Burial Post
- Sink Pole
- Flag Pole
- Cut Cross
- Electric vault

GREMLEY & BIEDERMANN

PLCS Corporation

Land Surveyors

1400 North Fairfax Avenue, Chicago, IL 60610

Telephone: (773) 464-8400 Fax: (773) 464-8401

Plat of Survey

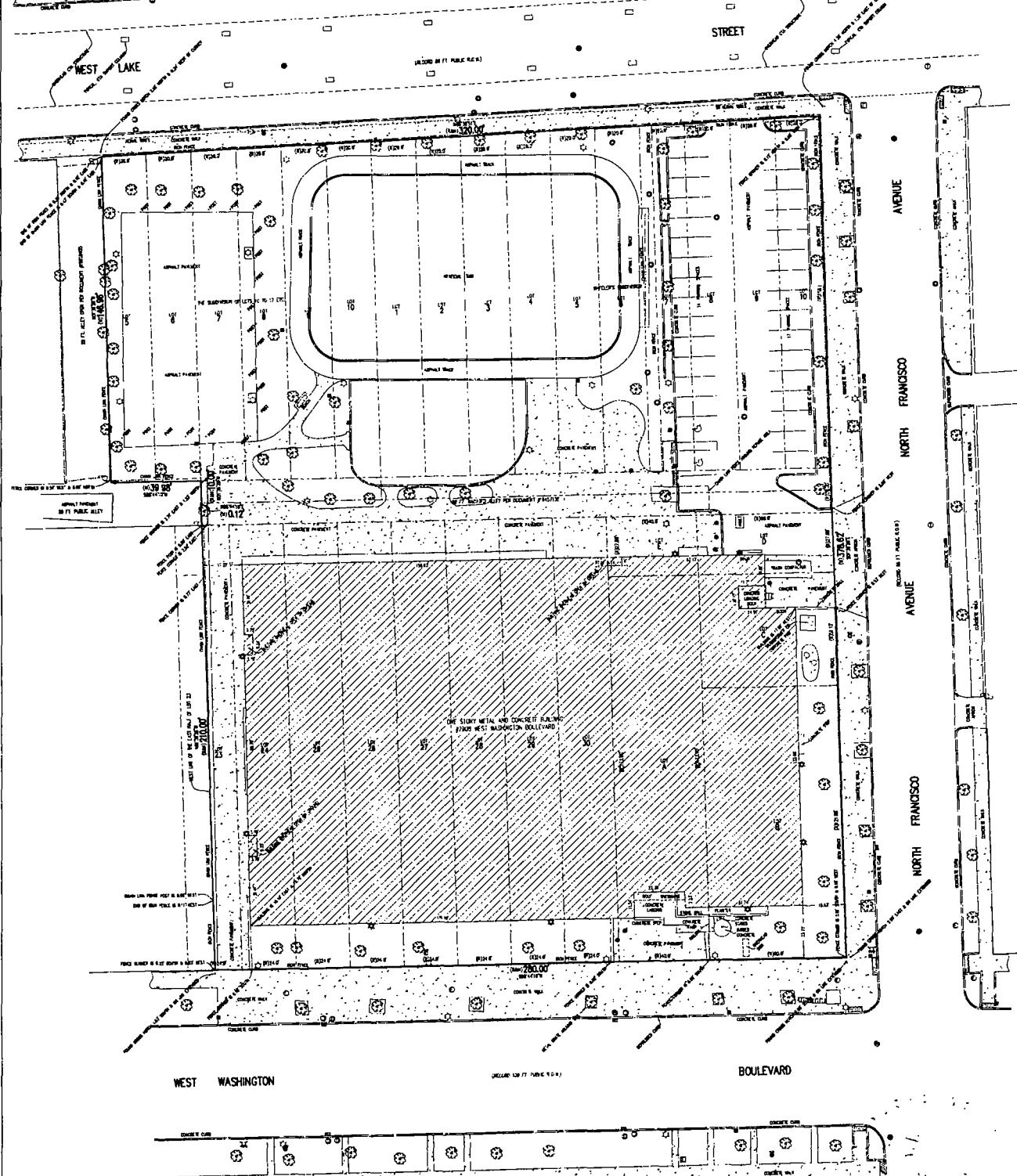
LOTS 1 THROUGH 6, THE EAST 1/2 OF LOT 7, ALL OF LOTS 8 THROUGH 10, THE EAST 1/2 OF SOUTH 1/2 OF THE VACATED ALLEY 1700 NORTH AND ADJOINING LOTS 6, 7, 8, 9, 10 AND ALL OF LOTS 11 TO 20 IN BLOCK 17 IN THE SUBDIVISION OF BLOCK 17 LOTS 11 THROUGH 20 OF THE SOUTHWEST 1/4 OF SECTION 13 TOWNSHIP 33 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS ALSO

LOTS 1 THROUGH 10 AND THE NORTH 1/2 OF THE VACATED ALLEY 1700 NORTH AND ADJOINING LOTS 11 TO 19 IN THE SUBDIVISION OF LOTS 10 TO 17 AND LOT 18 (EXCEPT THE EAST 4 FEET IN BLOCK 17) IN THE SUBDIVISION OF BLOCK 17 IN THE SUBDIVISION OF BLOCK 17 LOTS 11 THROUGH 19 AND THE EAST 4 FEET OF LOTS 10 AND 11, THE WESTERLY 1/4 OF SECTION 13 TOWNSHIP 33 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS ALSO

LOTS 1 THROUGH 10 AND THE NORTH 1/2 OF THE VACATED ALLEY 1700 NORTH AND ADJOINING LOTS 11 TO 19 IN THE SUBDIVISION OF LOTS 10 TO 17 AND LOT 18 (EXCEPT THE EAST 4 FEET IN BLOCK 17) IN THE SUBDIVISION OF BLOCK 17 IN THE SUBDIVISION OF BLOCK 17 LOTS 11 THROUGH 19 AND THE EAST 4 FEET OF LOTS 10 AND 11, THE WESTERLY 1/4 OF SECTION 13 TOWNSHIP 33 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY ILLINOIS ALSO

CONTAINING 116.467 SQUARE FEET OR 2.638 ACRES MORE OR LESS

GRAPHIC SCALE



ORDERED BY: JSD, LLC
 ADDRESS: 1700 WEST WASHINGTON BOULEVARD
GREMLEY & BIEDERMANN
 P.L.C.S. CORPORATION
 LAND SURVEYORS
 1400 NORTH FAIRFAX AVENUE, CHICAGO, IL 60610
 TELEPHONE: (773) 464-8400 FAX: (773) 464-8401

ORDER NO: 2022-30671-001
 DATE: OCTOBER 27, 2022
 PAGE NO: 1 OF 1

SURVEY NOTES:
 SURVEY FOR LICENSE EXPIRES November 30, 2022
 ALL FIELD MEASUREMENTS MADE AND MONUMENTS PLACED IN ACCORDANCE WITH THE SURVEYING ACT OF 1984 AND THE SURVEYING ACT OF 1997.
 DISCREPANCIES BETWEEN THIS PLAN AND ANY PREVIOUS RECORDS SHALL BE SETTLED BY THE SURVEYOR'S FIELD MEASUREMENTS CORRECTED TO A TEMPERATURE OF 62°F AT SEA LEVEL.
 FIELD MEASUREMENTS COMPLETED ON OCTOBER 27, 2022
 SHOWN ON OCTOBER 27, 2022
 BY: *[Signature]*
 PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2402
 THIS PROFESSIONAL SURVEY SERVICE CONFORMS TO THE CURRENT ILLINOIS SURVEYING STANDARDS FOR A BOUNDARY SURVEY.
 COPYRIGHT GREMLEY & BIEDERMANN, INC. 2022. ALL RIGHTS RESERVED.

STATE OF ILLINOIS
 COUNTY OF COOK
 I, *[Signature]*, GREMLEY & BIEDERMANN, INC. HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON IS A CORRECT AND ACCURATE REPRESENTATION OF THE FIELD MEASUREMENTS CORRECTED TO A TEMPERATURE OF 62°F AT SEA LEVEL.
 SHOWN ON OCTOBER 27, 2022
 BY: *[Signature]*
 PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 2402
 THIS PROFESSIONAL SURVEY SERVICE CONFORMS TO THE CURRENT ILLINOIS SURVEYING STANDARDS FOR A BOUNDARY SURVEY.



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

December 05, 2022

Chairman Thomas Tunney
Committee on
Zoning, Landmarks
and Building
Standards 121 N.
LaSalle St., Room
304
Chicago, IL 60602

Re: Owner's Consent to file Zoning Change Map Amendment
2901 - 2931 West Lake Street, 100-136 North Francisco Avenue
and 2900 - 2926 West Washington Boulevard
PIN 16-12-321-045; 16-12-321-048; 16-12-321-049; and 16-12-
321-050

Dear Chairman Tunney,

This letter serves to inform you that the Public Building Commission of Chicago, in trust for the use of schools, owns the above referenced property at 2901 - 2931 West Lake Street, 100-136 North Francisco Avenue and 2900 - 2926 West Washington Boulevard ("Subject Property"), and hereby consents to the filing by the Board of Education of the City of Chicago or its representative ("Applicant") of an amendment to change the M1-2 Limited Manufacturing/Business Park District designation at the property to an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District and any other related documents.

Sincerely,

A handwritten signature in black ink, appearing to read "James Borkman". The signature is fluid and cursive, with a large initial "J" and "B".

James Borkman
Director of Procurement
Public Building Commission of Chicago

January 18, 2023

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, which firm represents the Chicago Board of Education, the applicant for an amendment to the Chicago Zoning Ordinance with respect to property commonly known as 2901 - 2931 West Lake Street, 100-136 North Francisco Avenue and 2900 - 2926 West Washington Boulevard, 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, or a total distance limited to 400 feet.

The undersigned certifies that the notice contains the common street address of the subject property, 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 January 18, 2023.

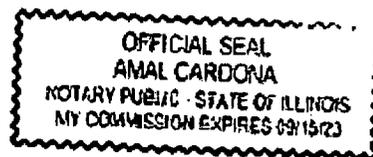
The undersigned certifies that he has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Municipal Code of the City of Chicago and that the Applicant certifies that the accompanying list of names and addresses of surrounding properties located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

SUBSCRIBED and SWORN to before me
this 4th day of January, 2023



NOTARY PUBLIC

NOTICE LETTER

January 18, 2023

Dear Property Owner:

In accordance with the requirements of Section 17-13-0107 of the Municipal Code of the City of Chicago, please be informed that on or about January 18, 2023, the undersigned will file an application to change the M1-2 Limited Manufacturing/Business Park District and RT-4 Residential Two-Flat, Townhouse and Multi-Unit District designations to an RT-4 Residential Two-Flat, Townhouse and Multi-Unit District on behalf of the Board of Education for the City of Chicago (the "Applicant") for the property commonly known as 2901 - 2931 West Lake Street, 100-136 North Francisco Avenue and 2900 - 2926 West Washington Boulevard (the "Property", known as Willa Cather Elementary School with a common address of 2908 W. Washington Blvd.).

The Property is currently zoned M1-2 and RT-4, but School uses are not permitted within the M1-2 Limited Manufacturing/Business Park District. The BOE intends to replace the school's roof and undertake some interior mechanical renovations and cannot obtain their permits for this work while a portion of the Property is zoned M1-2. Thus, the purpose of this rezoning is simply to unify the existing split zoning districts of M1-2 and RT-4 to an RT-4 designation so the Property is properly zoned for a school use and to allow these improvements. No residential uses are proposed and the building height and parking lot containing 34 parking spaces and 1 ADA parking space will remain unchanged.

The Board of Education 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 FRAZIER ELEMENTARY.

Sincerely,



Scott R. Borstein, Esq.
Attorney for the BOE