



# City of Chicago



O2022-644

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	2/23/2022
<b>Sponsor(s):</b>	Brookins (21)
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 20-F at 8147 S Vincennes Ave, 8134-8158 S Vincennes Ave and 442-450 W 82nd St
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

**ORDINANCE**

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

**SECTION 1.** That the Chicago Zoning Ordinance be amended by changing all the M1-1 Limited Manufacturing/Business Park District, RS-3 Residential Single Unit (Detached House) District and Institutional Planned Development # 783 symbols and indications as shown on Map Number 20-F in the area bounded by:

West 81<sup>st</sup> Street; South Stewart Avenue; West 83<sup>rd</sup> Street; South Vincennes Avenue; West 82nd Steet; a line 125 feet west of and parallel to South Vincennes Avenue; a line approximately 258.85 feet north of and parallel to West 82<sup>nd</sup> Street; and South Vincennes Avenue

to those of Institutional Planned Development Number 783, As Amended, which is hereby established in the area above described, subject to such Use and Bulk Regulations as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

**SECTION 2.** This ordinance shall be in full force and effect from and after its passage and due publication.

Applicant: Alderman Howard J. Brookins on behalf of the Chicago Board of Education  
Address: 8147 S.Vincennes Ave 8134 -8158 S.Vincennes Ave & 442-450 W. 82nd Street  
Introduced: February 23, 2022  
Plan Commission: [ ], 2022

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

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

8147 S. Vincennes Avenue; 8134 -8158 S. Vincennes Avenue; 442-450 W. 82nd Street

2. Ward Number that property is located in: 21

3. APPLICANT Alderman Howard Brookins, Jr. on behalf of the Chicago Board of Education

ADDRESS 42 W Madison CITY Chicago

STATE IL ZIP CODE 60602 PHONE 312-641-7144

EMAIL sborstein@nealanderoy.com CONTACT PERSON Scott Borstein, attorney for applicant

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 and The City of Chicago

50 W. Washington Street Ste 200 & 30N LaSalle Ste. 3700 -

ADDRESS \_\_\_\_\_ CITY Chicago

STATE IL ZIP CODE 60602 PHONE 312-641-7144

EMAIL sborstein@nealanderoy.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 - Neal & Leroy, LLC

ADDRESS 20 S. Clark Street Ste 2050

CITY Chicago STATE IL ZIP CODE 60603

PHONE 312-641-7144 FAX 312-641-5137 EMAIL sborstein@nealanderoy.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? 6/20/1990

8. Has the present owner previously rezoned this property? If yes, when?  
2001  
\_\_\_\_\_

9. Present Zoning District PD783 Proposed Zoning District PD783, As Amended

10. Lot size in square feet (or dimensions) 386,382 square feet (8.88 acres)

11. Current Use of the property school use

12. Reason for rezoning the property Addition of driver's education parking lot.  
\_\_\_\_\_

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 include and permit the use of the facility within the boundaries of the Simcon Career Academy campus (IPD # 783). The driver's education facility will be open to all area CPS high school students.

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 XX

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COUNTY OF COOK  
STATE OF ILLINOIS

\_\_\_\_\_, 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  
\_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Notary Public

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**For Office Use Only**

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

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

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

*Handwritten signature*