



# City of Chicago



O2023-1240

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 3/15/2023

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

**Type:** Ordinance

**Title:** Zoning Reclassification Map No. 11-H at 1941-1955 W  
Lawrence Ave and 4736-4756 N Winchester Ave - App No.  
22107

**Committee(s) Assignment:** Committee on Zoning, Landmarks and Building Standards

# 22107  
INTRO DATE  
MARCH 15, 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 B1-2 Neighborhood Shopping District symbols and indications as shown on Map 11-H in the area bounded by

West Lawrence Avenue; North Winchester Avenue; a line 230.50 feet south of and parallel to West Lawrence Avenue; and the alley next west of and parallel North Winchester Avenue.

to those of an RM 4.5 Residential 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: 1941 - 1955 West Lawrence Avenue and 4736 - 4756 North Winchester Avenue

#22107  
INTRO DATE  
MARCH 15, 2023

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO  
THE CHICAGO ZONING ORDINANCE

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

1941 - 1955 West Lawrence Avenue and 4736 - 4756 North Winchester Avenue

2. Ward Number that property is located in: 47th

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 B1-2 Proposed Zoning District RM 4.5

10. Lot size in square feet (or dimensions) 35,125 sf

11. Current Use of the property School and School Playground

12. Reason for rezoning the property Applicant seeks to rezone the property from B1-2 to the RM 4.5 to obtain their permits for a playground renovation project because the Property is zoned B1-2 which does not allow school uses without additional zoning relief. The RM 4.5 designation will create uniform zoning for the entire school campus.

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)

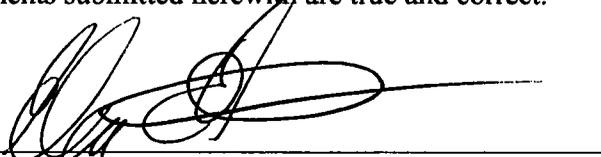
The BOE intends to renovate the school's playground and cannot obtain their permits for this work while a portion of the Property is zoned B1-2 without additional zoning relief. Thus, the purpose of this rezoning is simply to change the existing zoning district of B1-2 to an RM 4.5 designation so the Property can be used for school purposes without a special use and to create a unified zoning classification for the entire school campus. No residential uses are proposed and parking lot containing 32 parking spaces and 2 ADA parking spaces will remain unchanged

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 X \_\_\_\_\_

COUNTY OF COOK  
STATE OF ILLINOIS

EBEN C. SMITH, CPS,  
DIR OF PLANNING & DESIGN, 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  
28<sup>th</sup> day of February, 2023.

Amel Cardona  
Notary Public



**For Office Use Only**

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

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

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



**Public Building Commission  
Richard J. Daley Center  
50 West Washington Street  
Room 200  
Chicago, Illinois 60602  
(312) 744-3090  
[pbcchicago.com](http://pbcchicago.com)**

Chairman  
**LORI E. LIGHTFOOT**  
Mayor  
City of Chicago  
  
Executive Director  
**CARINA E. SÁNCHEZ**

January 31, 2023

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  
4718 - 4756 North Wolcott Avenue and 1901 - 1955 West Lawrence Avenue  
PIN 14-18-201-001-0000, 14-18-201-002-0000, 14-18-201-008-0000, 14-18-  
200-016-0000

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 4718 - 4756 North Wolcott Avenue and 1901 - 1955 West Lawrence Avenue ("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 B1-2 Neighborhood Shopping District and RS-3 Residential Single-Unit 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".

James Borkman  
Director of Procurement  
Public Building Commission of Chicago

March 15, 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**

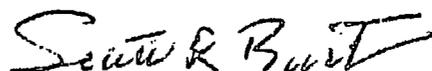
Dear Chairman Tunney:

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 1941 - 1955 West Lawrence Avenue and 4736 - 4756 North Winchester Avenue, 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 March 15, 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,

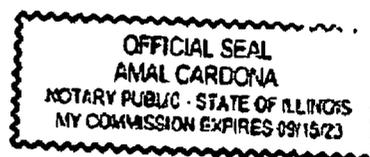


Scott R. Borstein

SUBSCRIBED and SWORN to before me  
this 15<sup>th</sup> day of March, 2023



NOTARY PUBLIC



## NOTICE LETTER

March 15, 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 March 15, 2023, the undersigned will file two applications on behalf of the Board of Education for the City of Chicago (the "Applicant") to change the RS-3 Residential Single-Unit District designations to an RM 4.5 Residential Multi-Unit District for the property commonly known as 1901 - 1931 West Lawrence Avenue, 4718 - 4756 North Wolcott Avenue and 4731 - 4757 North Winchester Avenue (School Building) and the B1-2 Neighborhood Shopping District designation to an RM 4.5 Residential Multi-Unit District for the property commonly known as 1941 - 1955 West Lawrence Avenue and 4736 - 4756 North Winchester Avenue (Playground/Parking Lot) (the School Building and Playground/Parking Lot are collectively referred to as the "Property", known as James B. McPherson Elementary School with a common address of 4728 N. Wolcott Avenue).

The BOE intends to renovate the school's playground and cannot obtain their permits for this work while a portion of the Property is zoned B1-2 without additional zoning relief. In addition, the BOE needs to change the RS-3 district in which the School Building is located to a higher zoning district to accommodate the size of the existing structure. Thus, the purpose of this rezoning is simply to unify the existing zoning districts of B1-2 and RS-3 to an RM 4.5 designation so the Property can be used for school purposes without a special use and to increase the bulk and density requirements of the current zoning districts to accommodate the size of the existing school building. No residential uses are proposed and the building height and parking lot containing 32 parking spaces and 2 ADA parking spaces 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 SUBJECT PROPERTY.**

Sincerely,



Scott R. Borstein, Esq.  
Attorney for the BOE