



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Details (With Text)

File #: O2023-53
Type: Ordinance **Status:** Passed
File created: 1/18/2023 **In control:** City Council
Final action: 3/15/2023

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

Sponsors: Misc. Transmittal

Indexes: Map No. 1-I

Attachments: 1. O2023-53.pdf

Date	Ver.	Action By	Action	Result
3/15/2023	1	City Council	Passed	Pass
2/23/2023	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
1/18/2023	1	City Council	Referred	

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.

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

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Cvtr&

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
27th

2. Ward Number that property is located in:

3 APPLICANT Chicago Board of Education

ADDRESS' 42 W- Macuson Stth9tn

CITY Chicago

STATE IL ZIP CODE 60602

PHONE 773-553-3220

EMAIL esmith78@cps.edu <mailto:esmith78@cps.edu>

CONTACT PERSON, Eben C. Smith

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.

Public Building Commission of Chicago, in trust for the use of schools
OWNER :

50 W. Washington, Room 200 Chicago

ADDRESS CITY 5

tt 312-744-3090

STATE IL ZIP CODE PHONE

carina.sanchez@cityofchicago.org <mailto:carina.sanchez@cityofchicago.org> Carina Sanchez

EMAIL CONTACT PERSON

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

20 S. Clark St., Ste. 2050

ADDRESS

CITY Chicago STATE IL ZIP CODE 60603

PHONE (312)641-7144 FAX (312) 628-7075 EMAIL sborstein@nealandleroy.com

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

MI-2 and RT-4 RT-4

9. Present Zoning District

Proposed Zoning District

110,467 sq.ft.

10. Lot size in square feet (or dimensions)

„ „ ., School

11. Current Use of the property

12. Reason for rezoning the property ^{rr} Applicant seeks to rezone me property to unify the existing split zoning districts of MI-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 MI-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 MI-2. Thus, the purpose of this rezoning is simply to unify the existing split zoning districts of MI-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 <<http://www.cityofchicago.org/ARO>> for more information). Is this project subject to the ARO?

YES

COUNTY OF COOK STATE OF ILLINOIS

, being first duly sworn on; .6ath,;states:tnaTrall ;bfith'eTa¥6ye statements and the statemefits contained in the documents submitted herewith are true and Correct;

Signature of Applicant

Subscribedand Sworn to, before me this: iofafy.Public

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OFFICIAL SEAL AMAL CARDONA

^C(.v.,,lissIONEXPIRES:09/15/23

Date of Introduction:

File Number:

Ward:

• OF CHICAGO

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

1 Executive Director CARINA E. SANCHEZ

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,

Ilames 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.

Scott R. Borstein, Esq. Attorney for the BOE

Sincerely,