



# Office of the City Clerk

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

## Legislation Details (With Text)

**File #:** O2022-3920  
**Type:** Ordinance  
**Status:** Passed  
**File created:** 12/14/2022  
**In control:** City Council  
**Final action:** 1/18/2023  
**Title:** Zoning Reclassification Map No. 2-K at 1132-1144 S Pulaski Rd, 4001-4059 W Grenshaw St and 1133-1145 S Karlov Ave - App No. 22053  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 2-K  
**Attachments:** 1. O2022-3920.pdf

Date	Ver.	Action By	Action	Result
1/18/2023	1	City Council	Passed	Pass
1/17/2023	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
12/14/2022	1	City Council	Referred	

### ORDINANCE

#### ***BEIT 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 B3-2 Community Shopping District and RT-4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map 2-K in the area bounded by

West Grenshaw Street: South Pulaski Road; the alley next south of and parallel to West Grenshaw Street; and South Karlov 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: 1132 - 1144 S. Pulaski Road, 4001 - 4059 W.  
Grenshaw Street and 1133 - 1145 South Karlov Avenue  
***CITY OF CHICAGO*** ***L^T--^ | 11***

### **APPLICATION FOR AN AMENDMENT TO THE CHICAGO ZONING ORDINANCE**

ADDRESS of the property Applicant is seeking to rezone: 1132 - 1144 S. Pulaski Road, 4001 - 4059 W. Grenshaw Street and 1133 - 1145 South Karlov Avenue

24th

**Ward Number that property is located in:**

APPLICANT Chicago Board of Education

ADDRESS 42 W Madison St 9th Fl

CITY Chicago

STATE IL ZIP CODE 60662

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

ti 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 ^cott ^' Borstein ^ea^ 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

1997

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.

B3-2 and RT-4<sup>RT-4</sup>

9. Present Zoning District

Proposed Zoning District

74,231.25 sq. ft.

10. Lot size in square feet (or dimensions)

11. Current Use of the property

School

Applicant seeks to rezone the property to unify the existing split

12. Reason for rezoning the property

zoning districts of B3-2 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 and 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) School uses are not permitted within the B3-2 Community Shopping District. The BOE intends to replace

the school's roof and undertake some mechanical, facade and parking lot renovations (36 regular parking spaces and 2 ADA parking spaces) and cannot obtain their permits for this work while a portion of the Property is zoned B3-2. Thus, the purpose of this rezoning is simply to unify the existing split zoning districts of B3-2 and RT-4 to an RT-4 designation so the Property is properly zoned for a school use. No residential; Building Height is to remain unchanged.

14.

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?

X

YES NO

, 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

1<sup>st</sup> day of February 2022

Notary Public

**For Office Use Only**

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I, \_\_\_\_\_  
do hereby certify that \_\_\_\_\_  
is the true and correct copy of the original document.

December 14, 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, 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 1132 - 1144 S. Pulaski Road, 4001 - 4059 W. Grenshaw Street and 1133 - 1145 South Karlov Avenue, certifies that she 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 December 14, 2022.

The undersigned certifies that she 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 14th' day of December, 2022

NOTARY PUBLIC

**NOTICE LETTER**

**December 14, 2022**

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 December 14, 2022, the undersigned will file an application for a change in zoning from the split zone B3-2 Community Shopping District and the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District to a 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 on behalf of the Board of Education for the City of Chicago (the "Applicant") for the property commonly known as 1132 - 1144 S. Pulaski Road, 4001 - 4059 W. Grenshaw Street and 1133 - 1145 South Karlov Avenue (the "Property").

School uses are not permitted within the B3-2 Community Shopping District. The Board of Education intends to replace the school's roof and undertake some mechanical, facade and parking lot renovations (36 parking regular spaces and 2 ADA parking spaces) and cannot obtain their permits for this work while a portion of the Property is zoned B3-2. Thus, the purpose of this rezoning is simply to unify the existing split zoning districts of B3-2 and RT-4 to an RT-4 designation so the Property is properly zoned for a school use. No residential; Building Height is to 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.

Scott R. Borstein, Esq. Attorney for  
the BOE

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) <<http://pbcchicago.com>>**

Chairman

LORI E. LIGHTFOOT Mayor  
City of Chicago

Executive Director CARINA E.SANCHEZ

November 14,2022

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 1132 - 1144 S. Pulaski Road, 4001 - 4059 W. Grenshaw Street and 1133- 1145 South Karlov Avenue PIN 16-15-428-048-0000

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 1132 - 1144 S. Pulaski Road, 4001 - 4059 W. Grenshaw Street and 1133 - 1145 South Karlov Avenue ("Subject Property"), and consents to Chicago Board of Education ("Applicant") to file a Zoning map amendment to rezone the property from of B3-2 and RT-4 to support the replacement of the school's roof and undertake some mechanical, facade and parking lot renovations. The Chicago Board of Education will not be able obtain their permits for this work while a portion of the Property is zoned B3-2.

Sincerely,

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/James Borkman Director of Procurement Public  
Building Commission of Chicago