CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
6320 S. Dorchester Ave.

2. Ward Number that property is located in: 20th

3. APPLICANT Woodlawn Central, LLC

ADDRESS [redacted] CITY [redacted]

STATE [redacted] ZIP CODE [redacted] PHONE [redacted]

EMAIL byron2@woodlawncentral.com CONTACT PERSON J.Byron Brazier

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 Apostolic Church of God, an Illinois Not-for-Profit

ADDRESS 6320 S. Dorchester Ave. CITY Chicago

STATE IL ZIP CODE 60637 PHONE (773) 675-0162

EMAIL byron2@woodlawncentral.com CONTACT PERSON J.Byron Brazier

5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:

ATTORNEY Gabriela Herrera 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 NA EMAIL gherrera@nealandleroy.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed in the Economic Disclosure statements: J. Byron Brazier

7. On what date did the owner acquire legal title to the subject property? 1996, 2003, 2004, 2008

8. Has the present owner previously rezoned ths property? If yes, when? Yes, 2005

9. Present Zoning District: PD 456 Proposed Zoning District: PD 456 to B3-3 and then back to PD 456 as amended.

10. Lot size in square feet (or dimensions):

11. Current Use of the Property: Property currently religious facility, off-street parking, residential and related facilities.

12. Reason for rezoning the property: Mandatory amendment to allow new permitted uses as described below and create Sub Areas A - I.

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 proposed building (BE SPECIFIC): **Applicant seeks to amend PD 456 to add permitted uses: 231 residential units in Phase I, a hotel, commercial, office and retail space, open public space, 60 accessory parking spaces and 240 non-accessory spaces.**

14. If filing a required or an elective Type 1 map amendment pursuant to Section 17-13-0300, applications may include relief available pursuant to Section 17-13-1000 or 17-13-1100; in such instances, City Council approval of a Type-1 application containing said elements shall preclude subsequent review otherwise required pursuant to Sections 17-13-1000 or 17-13-1100, provided that no Type 1 application permits issued may be in violation of Section 17-13-0310.

Please apply the specific code sections the applicant is seeking relief for (BE SPECIFIC) Administrative Adjustment Section(s) 17-13-1000 or Variation Section(s) 17-13-1100. (Note: more detail noted within the Type 1 narrative)

☐ **Administrative Adjustment 17-13-1003:**

☐ **Variation 17-13-1101: When seeking a use involving a Public Place of Amusement (PPA) & Liquor License please provide an acknowledgement document from The Department of Business Affairs and Consumer Protection Office (BACP) indicating the city acknowledges your business license request.**

15. 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 ☐

COUNTY OF COOK
STATE OF ILLINOIS

J.Byron Brazier, 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.

J. Byron Brazier
Signature of Applicant

Subscribed and Sworn to before me this 4 day of December, 2025.

Notary Public

LOLA B LAFAYETTE
Official Seal
Notary Public - State of Illinois
My Commission Expires Mar 27, 2027

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____



Dr. Byron T. Brazier
Pastor

November 24, 2025

Patrick Murphey
Zoning Administrator
Department of Planning and Development
Bureau of Zoning
121 North LaSalle Street
Room 905
Chicago, Illinois 60602

RE: Institutional Planned Development No. 456, as amended
Consent to Planned Development
Woodlawn Central LLC
Project Address: 6320 S. Dorchester Avenue

Dear Mr. Murphey:

The undersigned, Apostolic Church of God Chicago, is the owner of real property located in Planned Development No. 456 ("Property").

The Property is located within Planned Development No. 456, as amended, approved by the City Council of the City of Chicago on September 14, 2005 ("PD 456").

Woodlawn Central LLC is the applicant which proposes to seek various zoning approvals relating to the Property for the purpose of a mixed-use development (the "Project").

Apostolic Church of God Chicago, does not have any objection to Woodlawn Central LLC, and any affiliate or designee thereof and its attorneys, Neal & Leroy, LLC to seek any and all zoning approvals from the City of Chicago relating to the Property for the purpose of developing the Project.

Regards,

Byron T Brazier

Pastor Byron T. Brazier

Assistant Pastors
Reverend Ivory J. Nuckolls • Elder Ronald E. Smith • Dr. Isaac C. Hayes
Elder Marlon Medious • Elder Gary Dotson

6320 South Dorchester Avenue • Chicago, Illinois 60637 • 773.667.1500 • 773.667.4804(fax) • www.acog-chicago.org

Woodlawn Central PD Amendment Project Narrative

Overview & Intent
Woodlawn Central is a place-based redevelopment initiative that reclaims and activates a significant corridor on Chicago's South Side. The project intends to catalyze long-term, community-centered economic opportunity by creating a mixed-use district that centers local residents, Black-owned businesses, and cultural institutions while strengthening connections to nearby regional assets.

General Development Concept
The proposed development will establish a walkable, transit-oriented district composed of housing, street-level retail and cultural spaces, business incubation, and community-serving facilities. The concept prioritizes mixed-income and multi-generational housing options alongside flexible commercial and creative spaces to support entrepreneurship, arts, and local ownership.

Architectural & Urban Design Approach
Design will emphasize human-scaled frontage, active ground-floor uses, and materiality that evokes the neighborhood's cultural heritage. Massing and façade strategies are intended to create a welcoming public realm, activate streetscapes, and frame new open spaces that stitch into existing neighborhood patterns and nearby parkland. The approach seeks to balance contemporary expression with respect for local identity.

Circulation Concept
The project is organized to prioritize pedestrian movement and transit access, reinforcing connections to the adjacent Metra station and existing neighborhood transit corridors. Vehicular access and service functions are managed to minimize conflicts with pedestrian areas and to support safe, efficient circulation for residents, visitors, and local businesses.

Sustainability & Resiliency Intent
Woodlawn Central commits to sustainable development principles that improve resilience and environmental performance, including strategies for stormwater management, energy efficiency, and streetscape green infrastructure. Lowering resident costs for utilities is of paramount importance for the project. The development's sustainability program is intended to support long-term health, reduce operating costs, and contribute to neighborhood climate resilience.

Community Integration & Public Benefits
The project emphasizes community ownership models, fractional investment opportunities, workforce supports, and cultural infrastructure that amplify local entrepreneurship and creative expression. Planned public amenities include performance and community spaces, faith-based programming centers, and design measures that prioritize adjacent neighborhoods' social and economic well-being. The project is committed to tangible community benefits that are informed by local stakeholders.

Phasing
Implementation will be delivered in logical, community-sensitive phases that sequence early public realm and community-serving uses alongside subsequent residential and commercial build-out, ensuring continued neighborhood access and benefit throughout development.

Requested PD Action
The applicant is seeking Planned Development amendment approval to enable the coordinated,

community-centered regeneration of the site and to realize the vision described above. Specific zoning and bulk information, as well as programmatic tables and technical exhibits, are provided separately in the submission package.

NOTICE OF FILING OF REZONING APPLICATION

January 21, 2026

Dear Sir or Madam:

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 21, 2026, the undersigned will file an application for a change in zoning from Planned Development No. 456 to Planned Development No. 456, as amended (the "Application").

The Application is submitted on behalf of Woodlawn Central, LLC (the "Applicant") for the property commonly known as 6320 S. Dorchester Ave. (the "Property").

The Applicant seeks to rezone the property for the purpose of amending PD 456 to add permitted uses: housing, commercial, office and retail space, hotel, theater, museum, digital center, public open space and associated parking. The existing church building to remain ("Project"). The Project will consist of phases. The first phase of the project will include a 231 multi-unit residential development, with 300 parking garage spaces; 60 spaces will be accessory and 240 will be non-accessory. The ground floor will have approximately 3,500 square feet of commercial space and approximately 23,000 square feet of retail space on the Property. The gross area of the building will be approximately 350,000 square feet and a building height of approximately 160 feet (the "Project").

The Applicant's office is located at 6320 S. Dorchester Ave., Chicago, IL 60637. The Property is owned by Apostolic Church of God Chicago, whose office is located at 6320 S. Dorchester Ave., Chicago, IL 60637.

Questions regarding the proposed Project or the Application may be addressed to Gabriela Herrera, Neal and Leroy, LLC, 20 S. Clark St., Ste. 2050, Chicago, IL 60603, (312) 641-7144.

PLEASE NOTE: THE APPLICANT IS NOT SEEKING TO REZONE OR PURCHASE YOUR PROPERTY. YOU ARE RECEIVING THIS NOTICE AS REQUIRED BY THE CHICAGO MUNICIPAL CODE BECAUSE COOK COUNTY TAX RECORDS INDICATE YOU OWN PROPERTY WITHIN 250 FEET OF THE BOUNDARIES OF THE SUBJECT PROPERTY.

Very truly yours,

Gabriela Herrera

Gabriela Herrera
Neal & Leroy, LLC

January 21, 2026

Acting Chairman
Committee on Zoning
Room 304, City Hall
121 North LaSalle Street
Chicago, Illinois 60602

Laura Flores, Chairwoman
Chicago Plan Commission
City Hall
121 North LaSalle Street
Chicago, Illinois 60602

Re: Application for Rezoning
Affidavit of Notice

Dear Acting Chairman and Chairwoman Flores:

The undersigned, Gabriela Herrera, an attorney with the law firm of Neal & Leroy, LLC, which firm represents the Woodlawn Central LLC, the applicant for an amendment to the Chicago Zoning Ordinance with respect to property commonly known 6320 S. Dorchester Ave. 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 January 21, 2026.

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,

Gabriela Herrera

Gabriela Herrera

Subscribed and sworn to before me
this 21st day of January, 2026

OFFICIAL SEAL
AMAL CARDONA
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 09/15/23

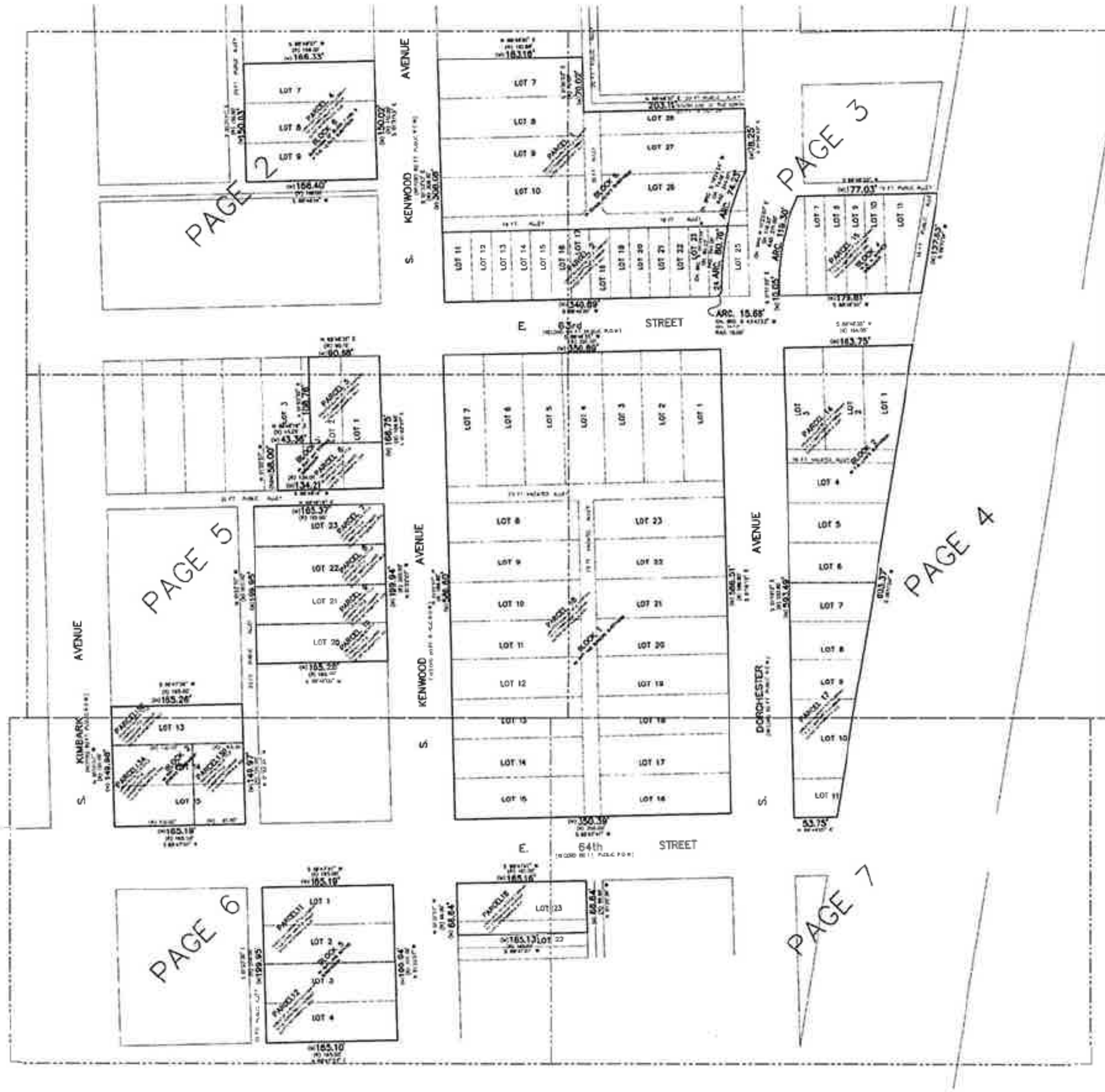
Notary Public

GREMLEY & BIEDERMANN

PLCS Corporation

Professional Land Surveyors

ALTA / NSPS Land Title Survey



LEGEND

GRAPHIC SCALE

2025-33105-001

1 of 7

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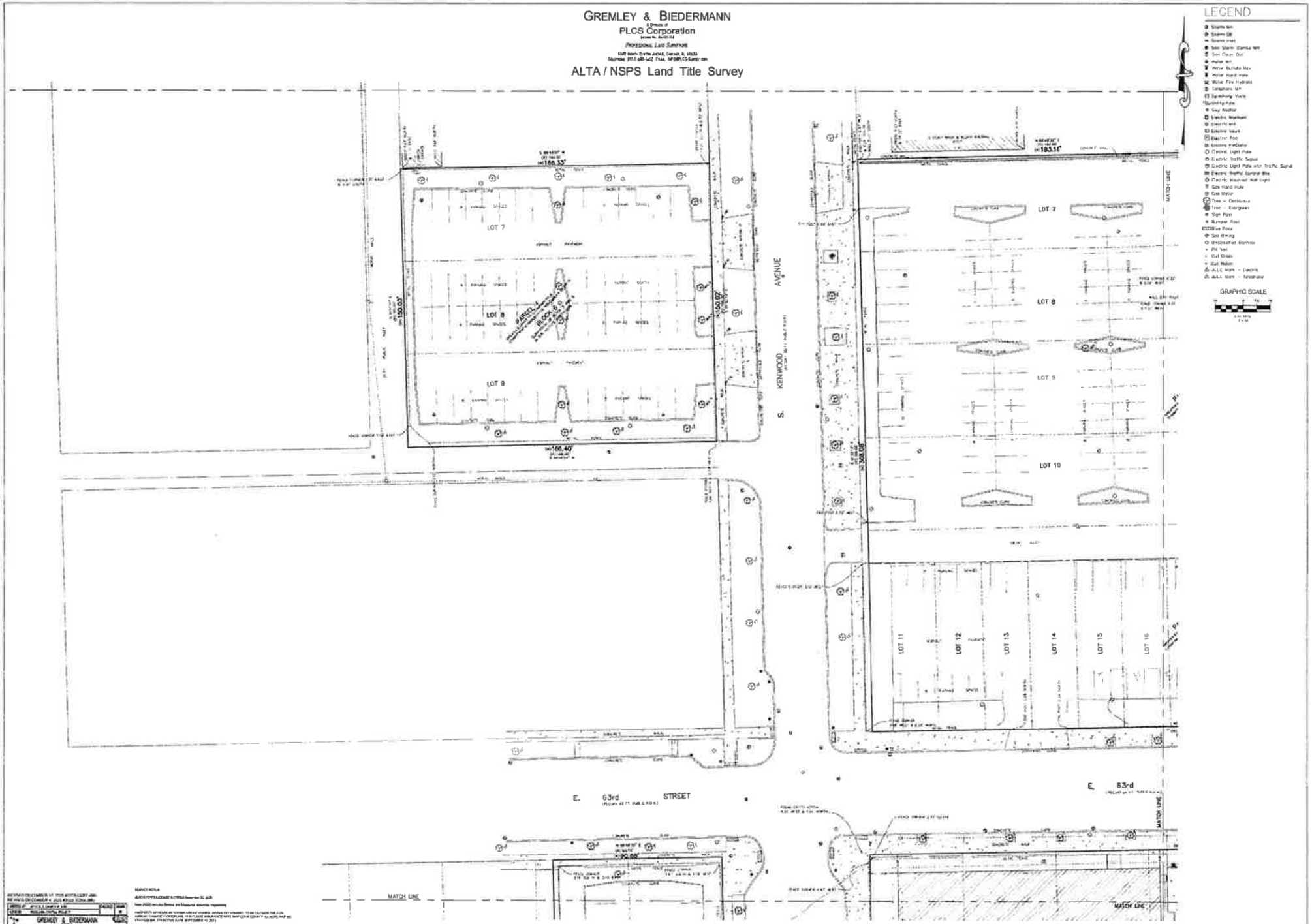
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Professional Land Surveyors

1326 North Bonita Avenue, Tomah, IL 60650
Telephone: (715) 685-1412 Email: INFO@PLCS-Surveys.com

ALTA / NSPS Land Title Survey



LEGEND

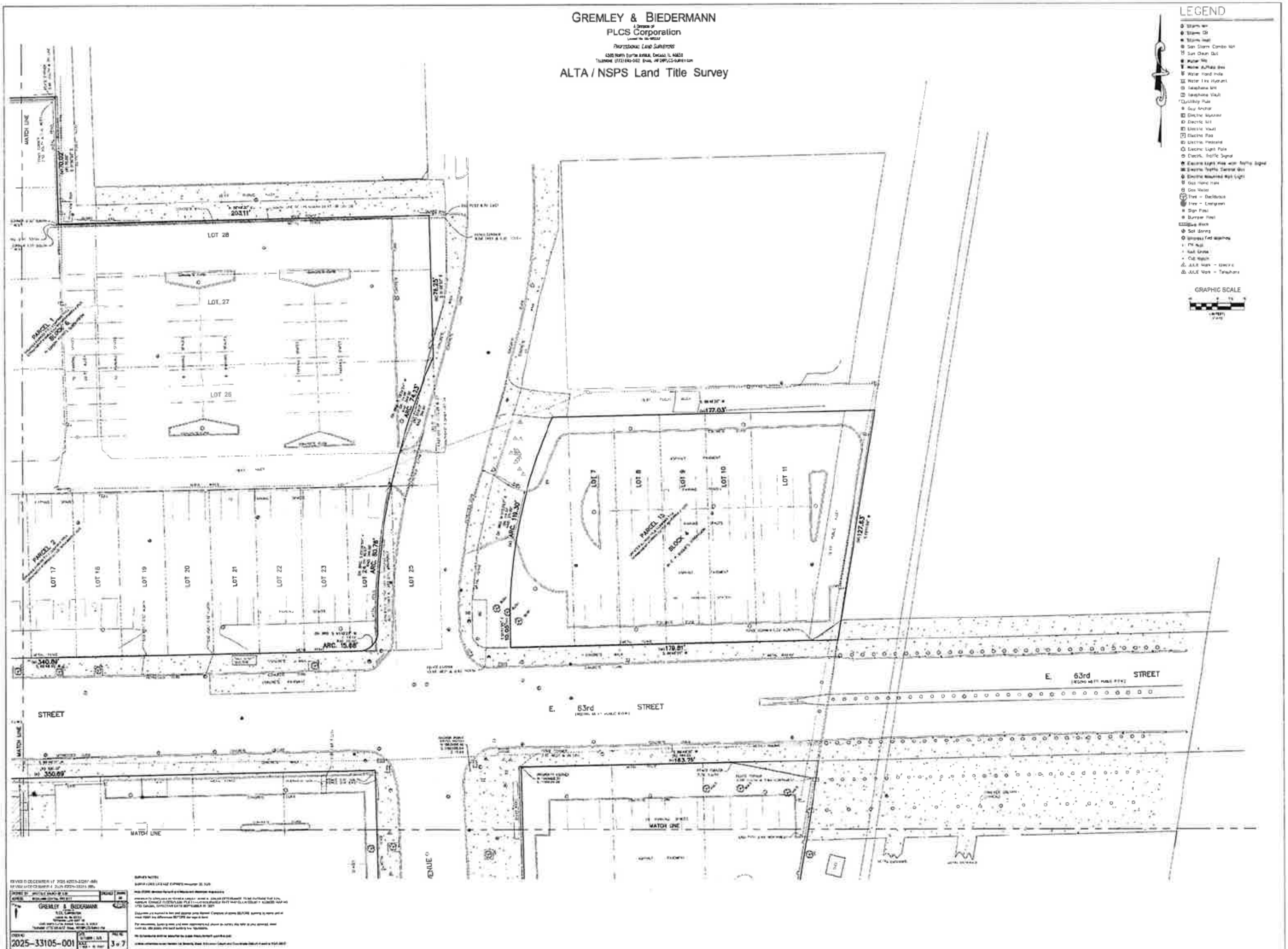
- Storm Inlet
- Storm CB
- Storm Inlet
- Storm Manhole
- Storm Clean Out
- Water Valve
- Water Buffalo Box
- Water Hand Hole
- Water Fire Hydrant
- Telephone Pedestal
- Telephone Vault
- Guy Anchor
- Electric Manhole
- Electric Box
- Electric Vault
- Electric Pad
- Electric Pedestal
- Electric Light Pole
- Electric Traffic Signal
- Electric Light Pole with Traffic Signal
- Electric Traffic Control Box
- Electric Mounted Wall Light
- Gas Hand Hole
- Gas Meter
- Tree - Deciduous
- Tree - Evergreen
- Sign Post
- Bumper Post
- Fire Hydrant
- Soil Boring
- Unidentified Manhole
- Pit Test
- Curb Drain
- Curb Return
- A.T.C.T. Mark - Electric
- A.T.C.T. Mark - Telephone

GREMLEY & BIEDERMANN
PLCS Corporation

JOB NO. 2025-33105-001 | SCALE: 1" = 100' | SHEET NO. 2 of 7

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PLCS Corporation
Professional Land Surveyors

ALTA / NSPS Land Title Survey



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A Division of
PLCS Corporation

Licensed to Professional Land Surveyors

1325 North Dutton Avenue, Caledonia, IL 61011
Telephone: (773) 685-5412 Email: INFO@PLCS-SURVEY.COM

ALTA / NSPS Land Title Survey



LEGEND

- Storm MH
- Storm CB
- Storm inlet
- San Storm Control MH
- San Clean Out
- Water MH
- Water Buffalo Box
- Water Hand Hole
- Water Fire Hydrant
- Telephone MH
- Telephone Vault
- Utility Pole
- Guy Anchor
- Electric Manhole
- Electric MH
- Electric Vault
- Electric Pad
- Electric Transformer
- Electric Light Pole
- Electric Traffic Signal
- Electric Light Pole with Traffic Signal
- Electric Traffic Control Box
- Electric Mounted Wall Light
- Gas Hand Hole
- Gas Meter
- Tree – Deciduous
- Tree – Evergreen
- Sign Post
- Bumper Post
- Hub
- Soil Boring
- Unidentified Manhole
- PK Nail
- Cut Cross
- Oak Mullet
- AT&T Mark – Electric
- AT&T Mark – Telephone

GRAPHIC SCALE

GREMLEY & BIEDERMANN
PLCS Corporation

JOB NO.	SCALE	SHEET NO.
2025-33105-001	1" = 40'	4 of 7

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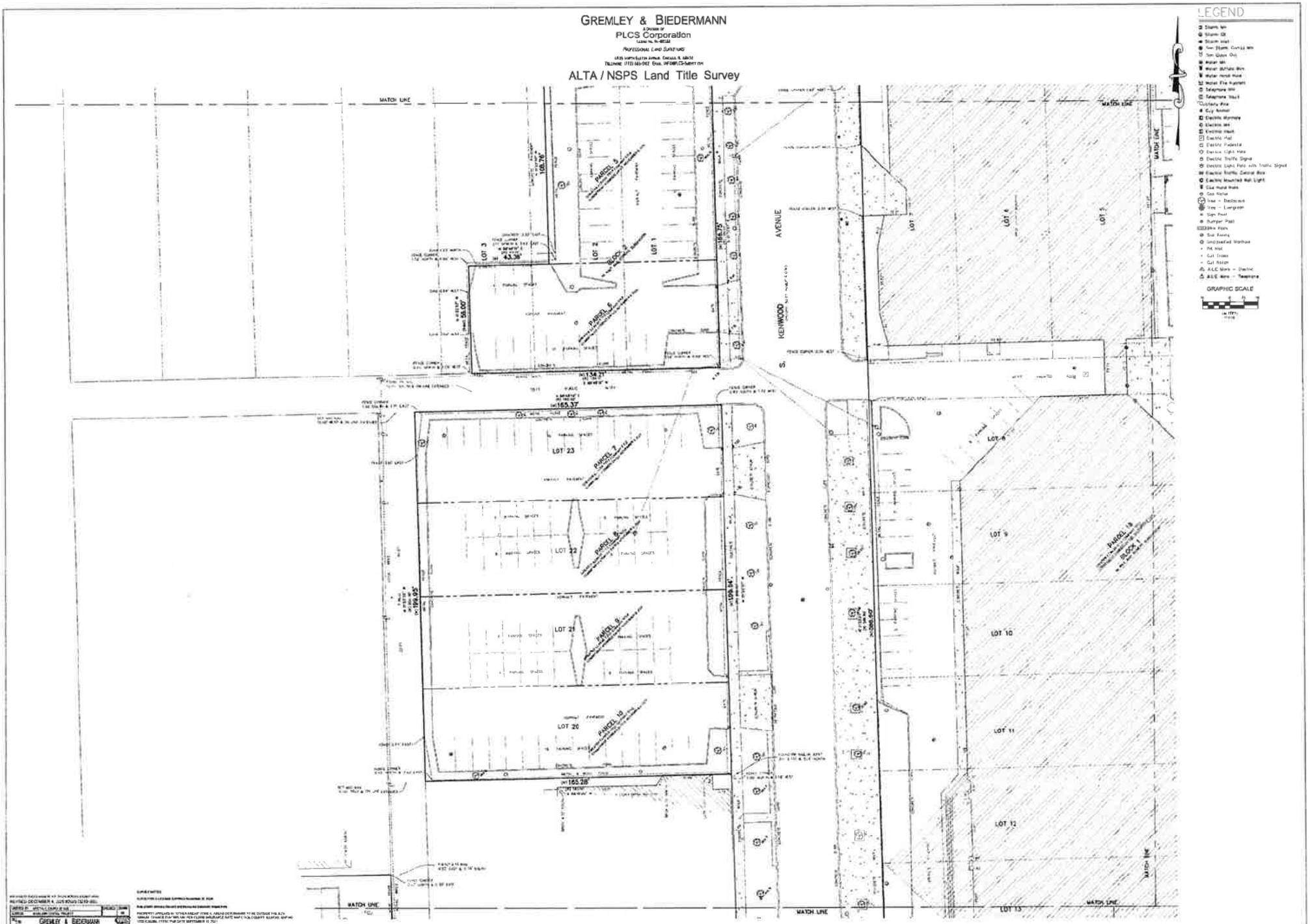
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Professional Land Surveyors

1426 Northeastern Avenue, Decatur, IL 62521

Telephone: (773) 555-0100 Email: INFO@PLCS-Summit.com

ALTA / NSPS Land Title Survey



LEGEND

- Storm MH
- Storm CB
- Storm Inlet
- Sm. Storm Curb Inl
- Sm Storm Drop Inl
- Water MH
- Water Buffalo Box
- Water Hose Hose
- Water Fire Hydrant
- Telephone MH
- Telephone Vault
- Utility Pole
- Guy Anchor
- Electric Manhole
- Electric MH
- Electric Vault
- Electric Hut
- Electric Pedestal
- Electric Light Pole
- Electric Traffic Signal
- Electric Light Pole with Traffic Signal
- Electric Traffic Control Box
- Electric Mounted Wall Light
- Gas Hand Hole
- Gas Valve
- Tree - Deciduous
- Tree - Evergreen
- Sign Post
- Bumper Post
- Iron Fence
- Gas Fence
- Undisturbed Wetlands
- Pot Hole
- Cut Trees
- Cut Roots
- A.L.C. Mark - Electric
- A.L.C. Mark - Telephone

GRAPHIC SCALE

0 30 60

(in feet)

REVISED DECEMBER 4, 2025 (ADDED EASEMENT)

DRAWN BY:	CHECKED:
CADD ID:	

GREMLEY & BIEDERMANN

PLCS CORPORATION

1426 Northeastern Avenue, Decatur, IL 62521

Telephone: (773) 555-0100 Email: INFO@PLCS-Summit.com

JOB NO.	SCALE	SHEET NO.
2025-33105-001	1" = 60'	5 of 7

SURVEYOR'S NOTES

SURVEYOR'S CERTIFICATE

PROPERTY APPEARS TO BE LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FLOOD INSURANCE RATE MAP NO. 17115C0215G, EFFECTIVE DATE SEPTEMBER 15, 2021.

Dimensions are marked in feet and decimal parts thereof. Compare all points BEFORE building by same and at once report any differences. Not to scale.

For easements, building lines and other restrictions not shown on survey, refer to your deed, abstract, title and contract and local zoning regulations.

All distances and lines denoted by (record) are from Subdivision Plat.

Unauthorized alteration or addition to this survey is a violation of applicable law.

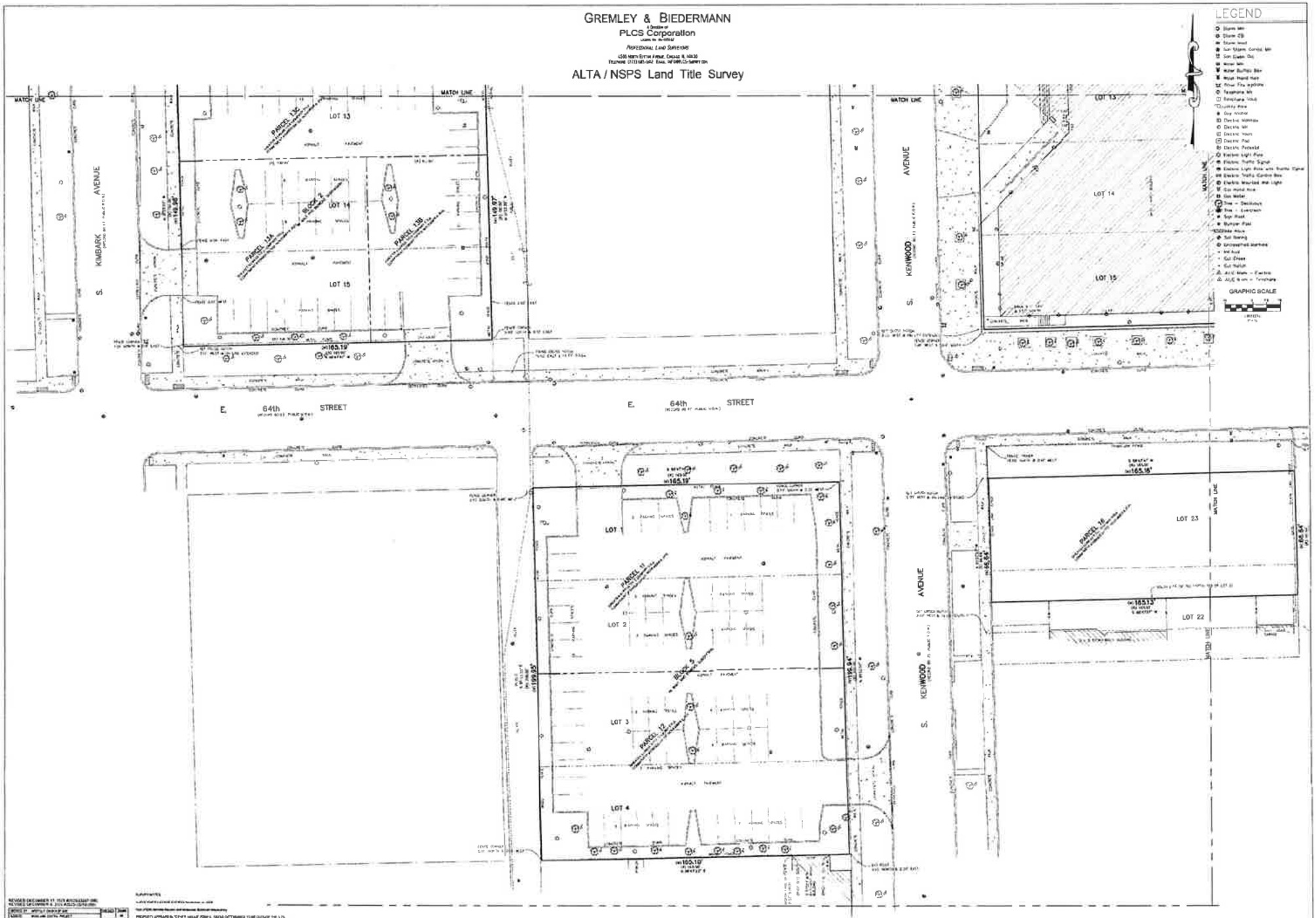
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A Division of PLCS Corporation

JOB No.
2025-33105-001

SHEET
6 of 7

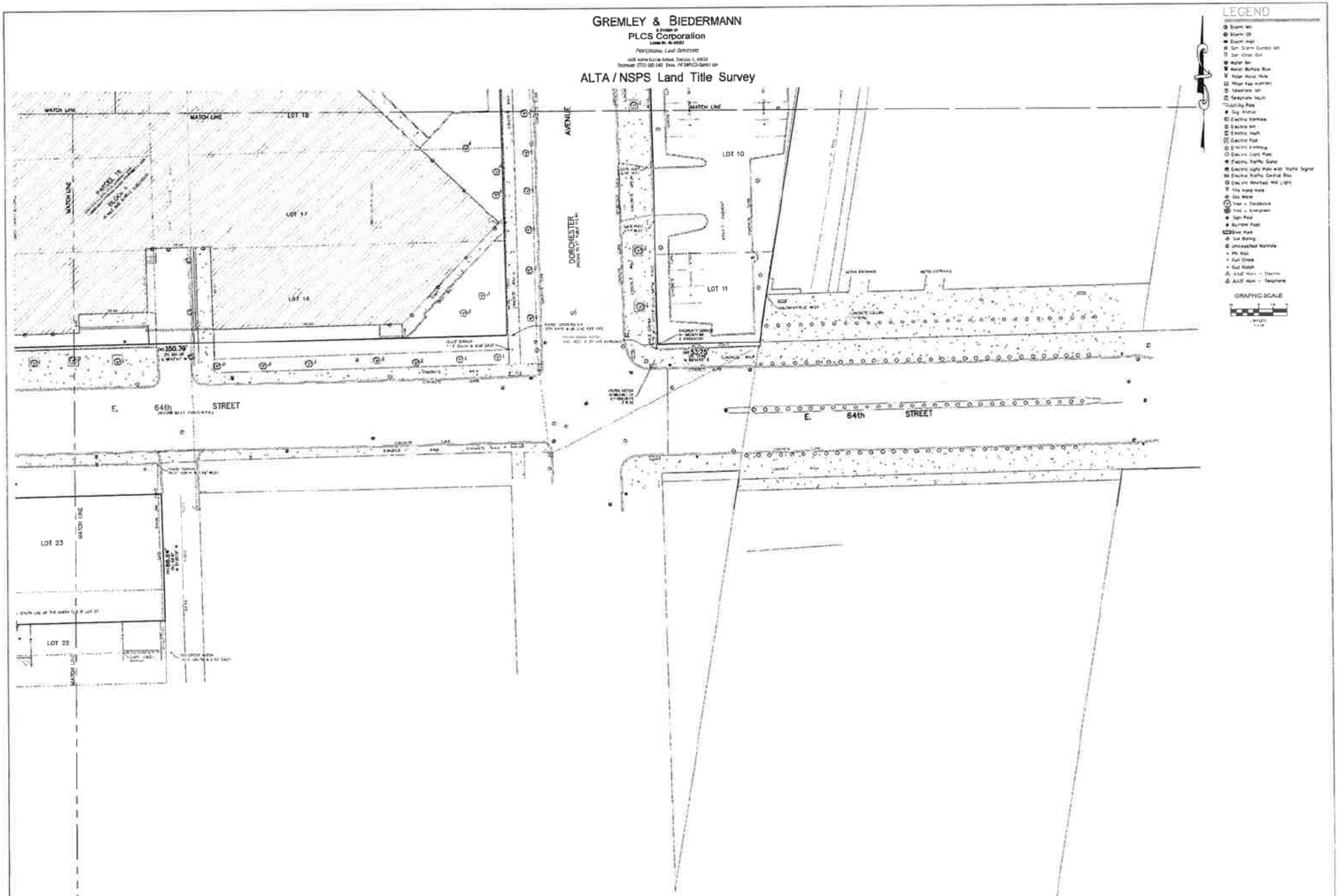
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Professional Land Surveyors

1905 Swift Drive Oak Brook, Illinois, 60523
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ALTA / NSPS Land Title Survey



LEGEND

- Storm Inlet
- Storm CB
- Storm Inlet
- San Storm Combo Inlet
- San Clean Out
- Water Valve
- Water Buffalo Box
- Water Hydrant
- Water Key (Curb Stop)
- Telephone Vault
- Telephone Vault
- Utility Pole
- Guy Anchor
- Electric Manhole
- Electric Vault
- Electric Vault
- Electric Pedestal
- Electric Pedestal
- Electric Light Pole
- Electric Traffic Signal
- Electric Light Pole with Traffic Signal
- Electric Traffic Control Box
- Electric Mounted Wall Light
- Flag Pole/Mast
- Gas Meter
- Tree - Deciduous
- Tree - Evergreen
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- Bumper Post
- Bike Rack
- Soil Boring
- Unidentified Manhole
- MH Misc
- Curb Check
- Curb Basin
- AAUE Mark - Electric
- AAUE Mark - Telephone

PROJECT NO.	DATE / REVISION	PAGE
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