



City of Chicago



O2017-7754

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	11/8/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 4-I 1852 S Albany Ave.- App No. 19431T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

1943/T1

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 B3-3 Community Shopping District symbols and indications as shown on Map No.4-I in the area bounded by

West 19th Street; South Albany Avenue; a line 400.05 feet north of and parallel to West 19th Street; and the alley next west of and parallel to South Albany Avenue

to those of a B3-3 Community Shopping District.

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

Common address of property: 1852 S. Albany Avenue

FINAL FOR PUBLICATION

17-13-0303-C (1)

Narrative Zoning Analysis

1852 South Albany Avenue (Former Pope Elementary School)

Existing & Proposed Zoning: B3-3 Community Shopping District Type 1 Zoning Application - Amending Ordinance to increase number of dwelling units to 19

Lot Area: 59,355 sq. ft.

Proposed Land Use: This is an amendment to Type 1 Zoning Application No. 18959T1 approved 11/16/2016, in City Council Journal Pages 38381 to 38333 because CHA is seeking to increase the number of permitted dwelling units from 14 to 19 on the third floor of the building. CHA will have its administrative offices on the first and second floors. There will be no physical expansion of the existing three-story school building except for the possible addition of a small ADA elevator lobby on the north side of the building.

The revised plan also calls for 35 on-site parking spaces. Fourteen (14) of the spaces are for the 19 dwelling units to be located on the third floor; the remaining 21 spaces are for the offices. The property is less than 1320 feet from South Kedzie entrance to the CTA Pink Line (1944 S. Kedzie) and qualifies as a transit served location. In September, 2017 CHA received an administrative adjustment to reduce the number of required parking spaces for its administrative offices due to the Property's proximity to a CTA Transit stop. The CHA will be applying for a revised Administrative Adjustment due to the increase in the number of dwelling units from 14 to 19 units and the increase in the number of on-site parking spaces from 32 to 35 spaces.

Floor Area Ratio: 1.38 FAR Based on 81,695 SF of Building Area

Density (Minimum Lot Area Per Dwelling Unit): 19 Dwelling Units (59,355/19 = 3,123.9 SF per unit)

Off-street parking: 35 spaces including 4 accessible (Subject to an Administrative Adjustment)

***Setbacks:**

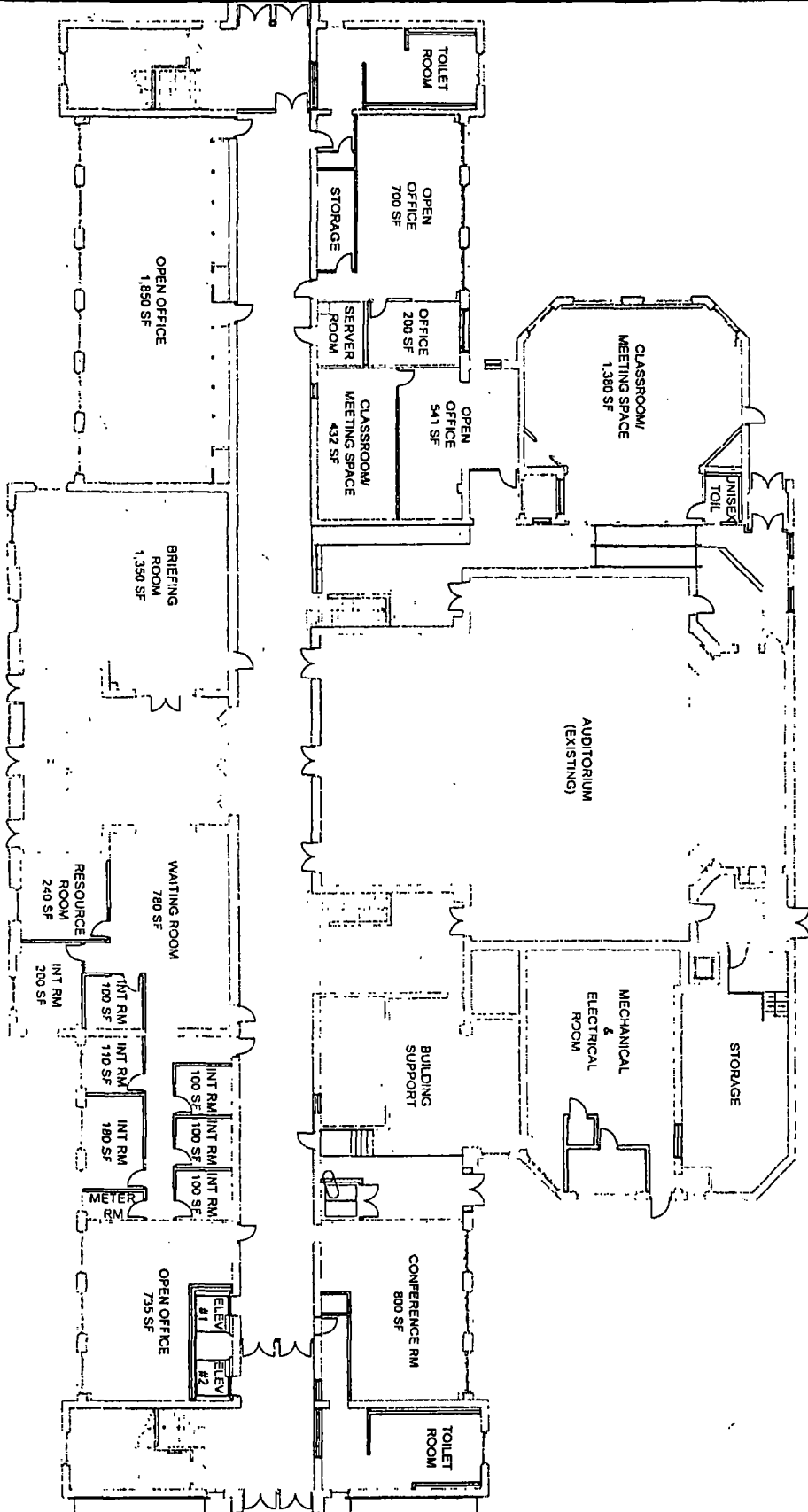
Front Setback:	0.1 Foot (existing – no change)
Rear Setback:	0 feet (existing – no change)
Side Setbacks:	
▪ North:	98 feet (after addition of an elevator/lobby)
▪ South:	0 feet (existing – no change)

Rear Yard Open Space: Existing - no change

Building Height: 60 Feet - Existing

*See survey and plans attached.

FINAL FOR PUBLICATION



FINAL FOR PERMITS

NOT FOR CONSTRUCTION

**SH FORMER POPE SCHOOL
CONVERSION & RENOVATION**
1852 SOUTH ALBANY AVENUE, CHICAGO, ILLINOIS 60623

HOOD LLC
53 W JACKSON BLVD # 215
CHICAGO IL 60604
312.238-0570 PH



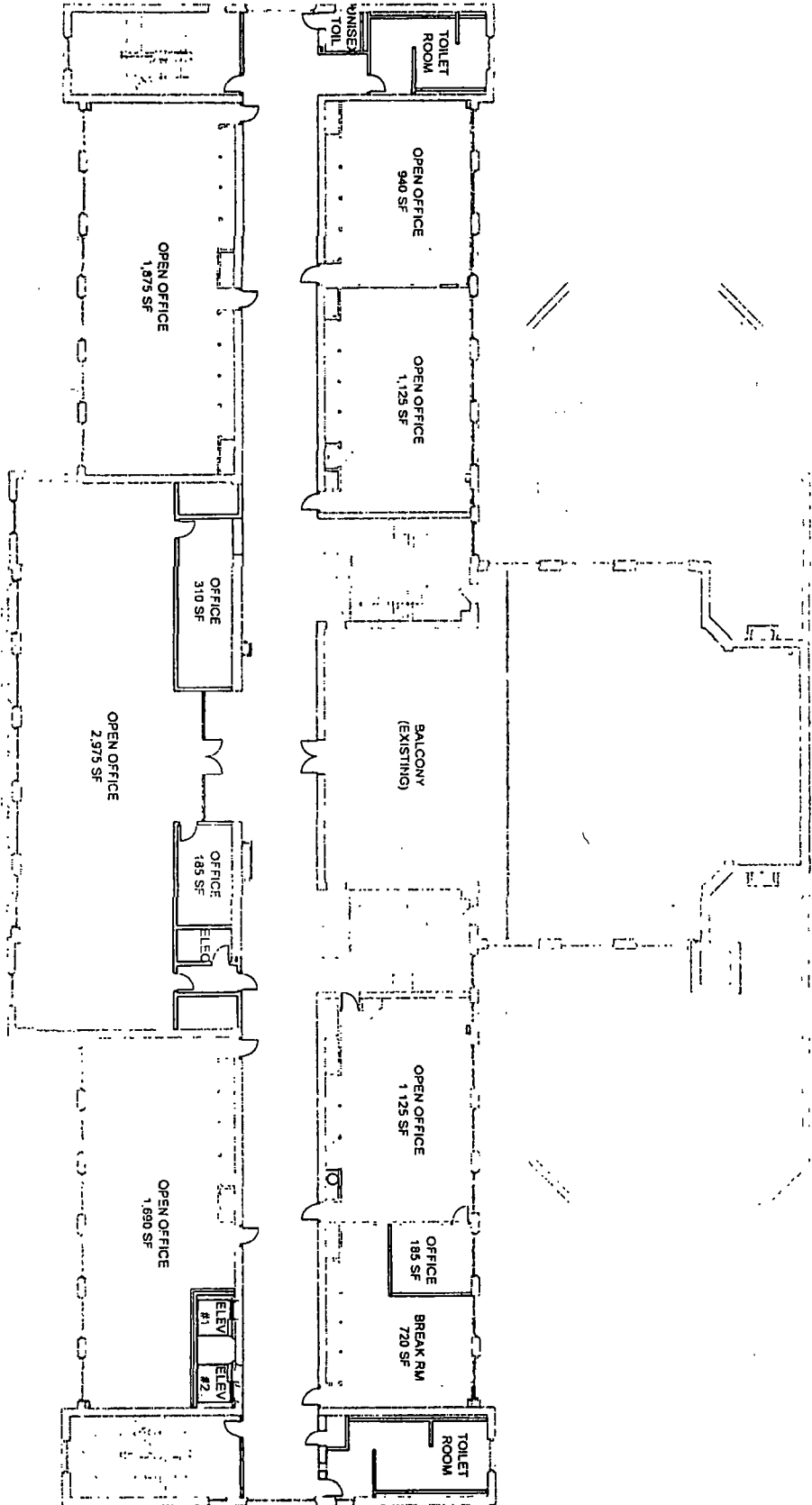
10-27-2017

FIRST FLOOR
PLAN

DRAWING NO.

ASK-24A

09/17 100 LFS



FINAL FOR PUBLICATION

NOT FOR CONSTRUCTION

ASK-24B

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SECOND FLOOR PLAN

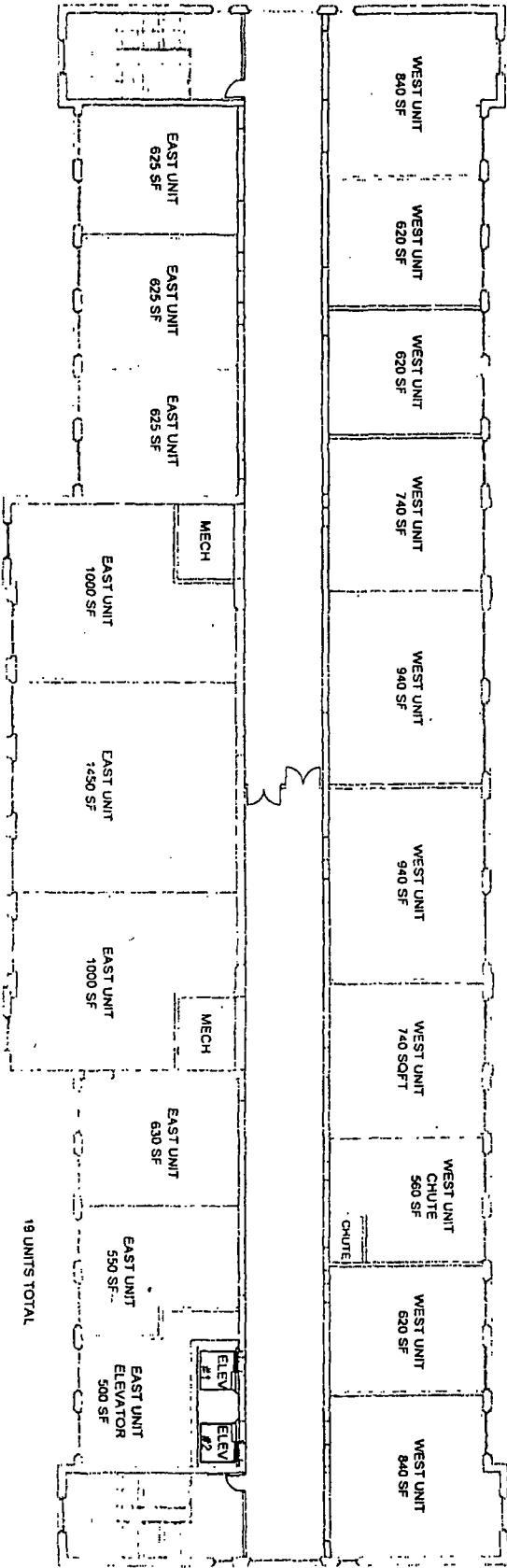
10-27-2017



**SH FORMER POPE SCHOOL
CONVERSION & RENOVATION**
1852 SOUTH ALBANY AVENUE, CHICAGO, ILLINOIS 60623

KOO LLC
23 W JACKSON BLVD S. 215
CHICAGO IL 60604
312-235-0520 PH





FINAL FOR PERMITTION

NOT FOR CONSTRUCTION

19 UNITS TOTAL



KOO LLC
 53W JACKSON BLVD S, 218
 CHICAGO IL, 60604
 312-233-0920 PH

**SH FORMER POPE SCHOOL
 CONVERSION & RENOVATION**
 1852 SOUTH ALBANY AVENUE, CHICAGO, ILLINOIS 60623



10-27-2017

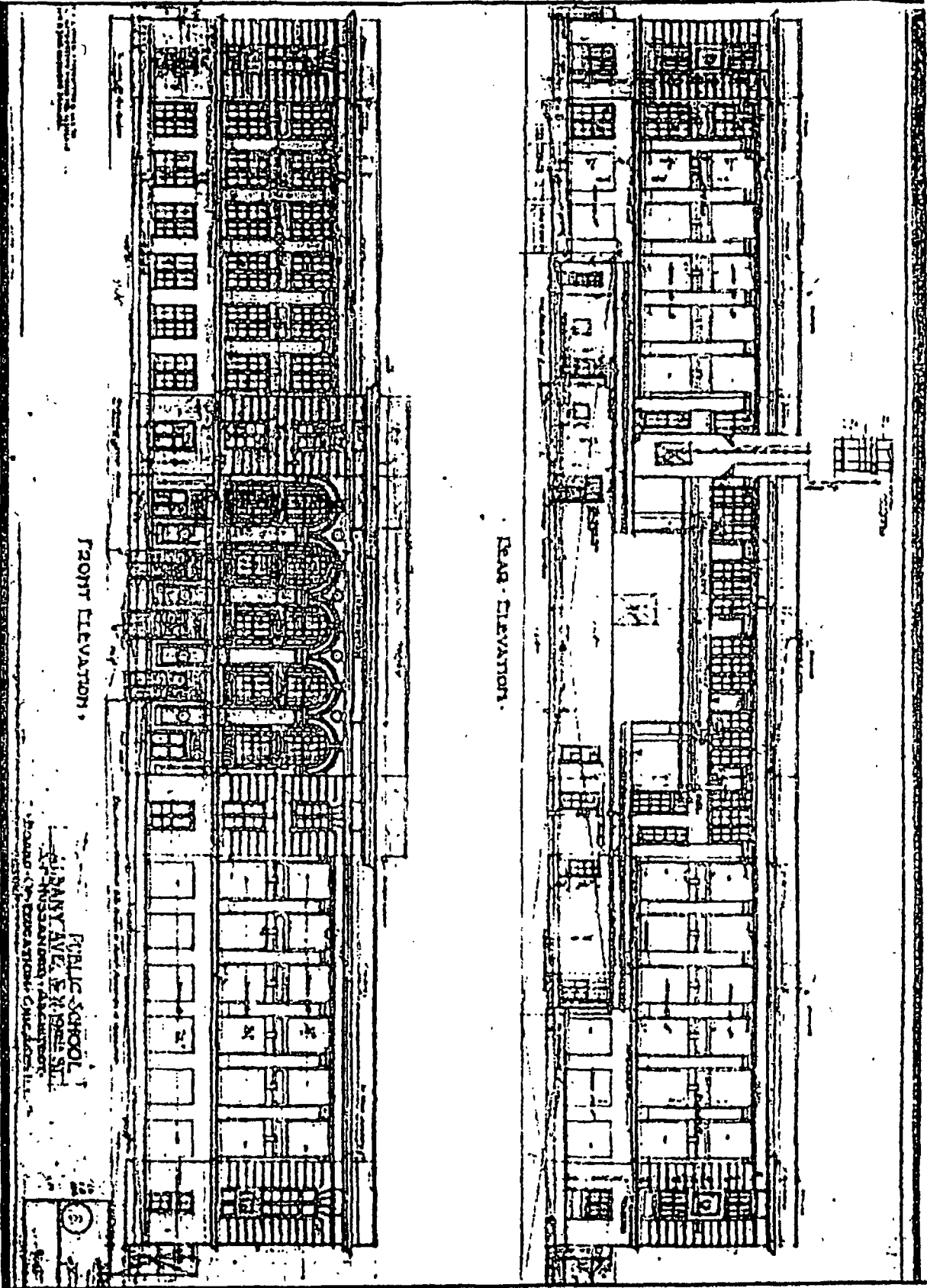
THIRD FLOOR
PLAN

DWG NO.

ASK-24C

03/17 100 UL

POPE SCHOOL - 1852 S. ALBANY AVE.



FRONT ELEVATION.

REAR ELEVATION.

PUBLIC SCHOOL,
S. ALBANY AVE., S. W. CORNER,
CHICAGO, ILL.
BOARD OF EDUCATION, CHICAGO, ILL.

FINAL FOR PUBLICATION

PRIMARY BLDG.
ELEVATIONS
NO SCALE

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