



# City of Chicago



O2016-6354

## Office of the City Clerk Document Tracking Sheet

<b>Meeting Date:</b>	9/14/2016
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 4-1 at 1852 S Albany Ave - App No. 18959T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#18959 TI  
INTRO DATE  
9-14-16

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 of the RM5 Residential Multi-Unit 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 19<sup>th</sup> 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 South Albany Avenue

17-13-0303-C (1) Narrative Zoning Analysis  
1852 South Albany Avenue (Former Pope Elementary School)  
Proposed Zoning: B3-3 Community Shopping District

Lot Area: 59,403 sq. ft.

**Proposed Land Use:** The Applicant is seeking to rezone the subject property to convert an existing three-story closed school building to CHA administrative offices on the first and second floors and 14 residential (dwelling) units on the third floor. There will be no physical expansion of the existing three-story school building except for the addition of a small ADA elevator and lobby\*.

The plan also calls for 32 onsite parking spaces. The property is less than 1320 feet from the entrance to the Kedzie stop on the CTA Pink Line and will qualify as a transit served location after the Property is rezoned to B3-3. The CHA intends to apply for an administrative adjustment to reduce the number of required parking spaces for its administrative offices because the property will qualify as a transit served location under §17-10-0102 B.2 after it is rezoned to B3-3.

**Floor Area Ratio:** 1.38 FAR Based on 81,650 SF of Building Area

**Density (Minimum Lot Area Per Dwelling Unit):** 14 Dwelling Units (59,403/14 = 4,251 SF per unit)

**Off-street parking:** 32 spaces including 4 accessible  
(Subject to an Administrative Adjustment)

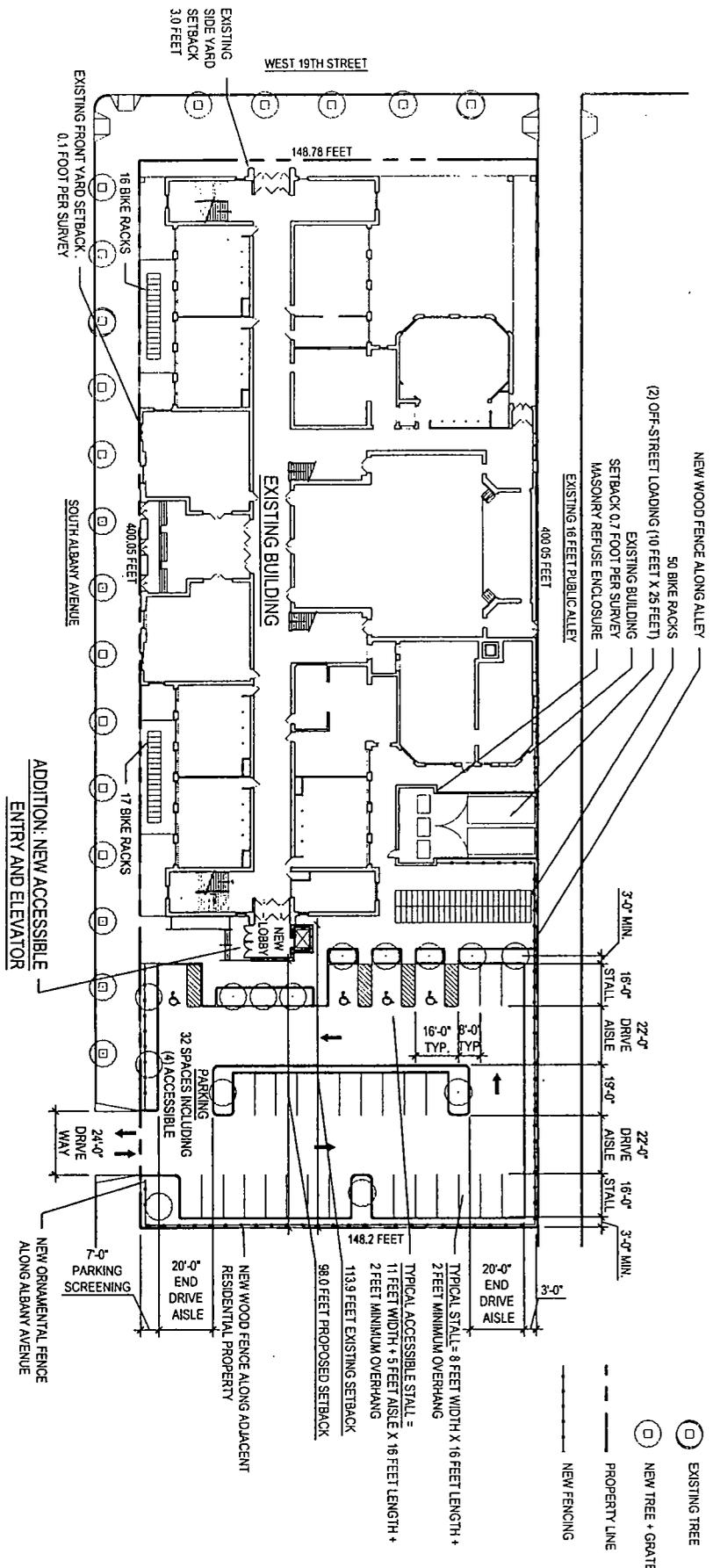
**\*Setbacks:**  
Front Setback: 0.1 Foot (existing – no change)  
Rear Setback: 0.7 Foot (existing – no change)  
Side Setbacks:  
▪ North: 98 feet (after addition of an elevator/lobby)  
▪ South: 3 feet (existing – no change)

**Rear Yard Open Space:** Existing - no change

**Building Height:** 60 Feet - Existing

\*See survey and site plan attached.

FINAL FOR PUBLICATION



- EXISTING 3- STORY BUILDING**
- 1ST FLR : 31,800 SF + 600 SF LOBBY (PROPOSED OFFICE OCCUPANCY)
  - 2ND FLR : 25,950 SF + 600 SF LOBBY (PROPOSED OFFICE OCCUPANCY)
  - 3RD FLR : 22,100 SF + 600 SF LOBBY (PROPOSED RESIDENTIAL OCCUPANCY)
- NEW MIXED USE**
- 14 RESIDENTIAL UNITS
  - BUSINESS OCCUPANCY

**PRELIM. OFF-STREET PARKING ANALYSIS**

RESIDENTIAL OCCUPANCY:	0.70 PARKING SPACES PER UNIT (600 - 1,200 SF EA) = 10.0E WHICH (2) ARE 50A UNITS REQUIRING ACCESSIBLE PARKING + (1) SPACE ACCESSIBLE SPACE FOR UNIT W/ COMMUNICATION DEVICES; IAC REQ'D ACCESSIBLE SPACES MAY OVERLAP SECTION 504 REQUIRED SPACES
BUSINESS OCCUPANCY:	TO BE DETERMINED BASED ON NEW ZONING, 83.3 + ADMINISTRATION ADJUSTMENT

**ZONING TEST-FIT (NOT FOR CONSTRUCTION)**

REFERENCE SURVEY BY:  
 AMERICAN SURVEYING & ENGINEERING, P.C.  
 DATED 08/19/2016

**SITE PLAN**

1852 SOUTH ALBANY AVENUE, CHICAGO, ILLINOIS 60623  
 (FORMER POPE ELEMENTARY SCHOOL)

09.06.2016



- LEGEND**
- EXISTING TREE
  - ◻ NEW TREE + GRATE
  - - - PROPERTY LINE
  - NEW FENCING

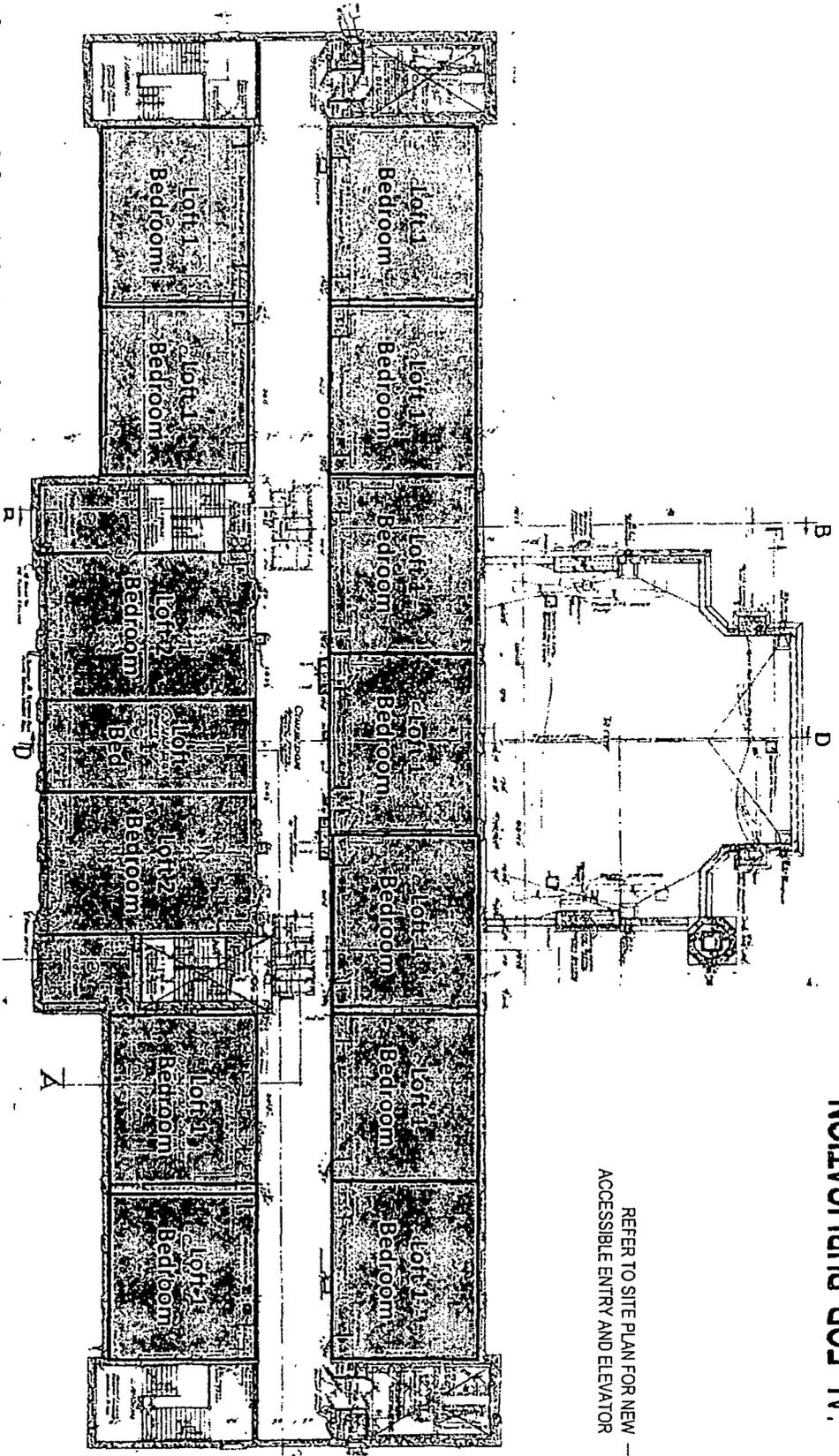
**SMING A Ltd.**  
 936 W. Huron St.  
 Chicago, IL 60642  
 312.829.3355





NOTIFICATION NO. 71.

REFER TO SITE PLAN FOR NEW  
ACCESSIBLE ENTRY AND ELEVATOR



Third Floor Residential Units (14)

THIRD FLOOR PLAN

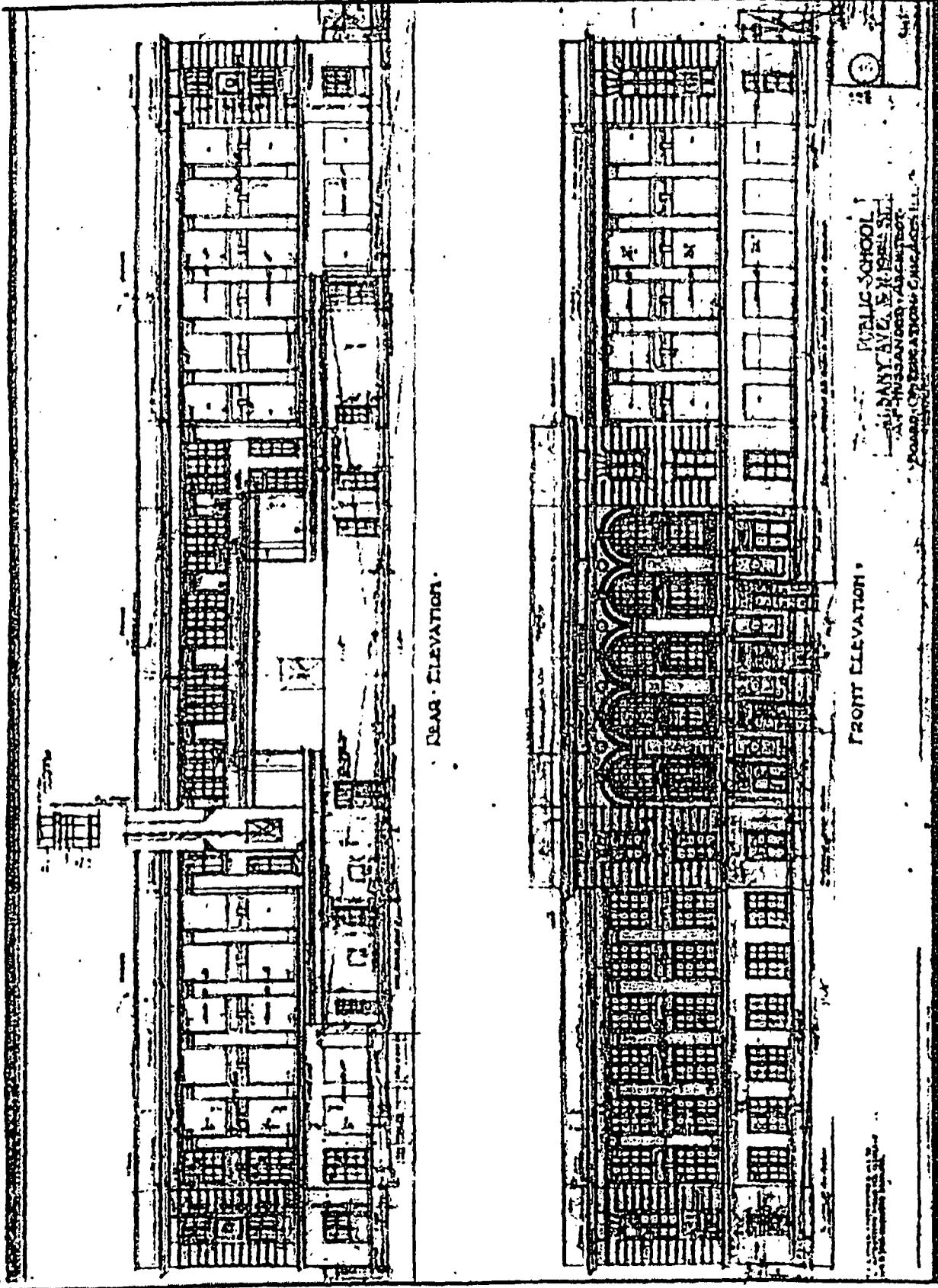
1852 SOUTH ALBANY AVENUE, CHICAGO, ILLINOIS 60623  
(FORMER POPE ELEMENTARY SCHOOL)

09.06.2016



**SM**  
**NGA**  
SMNG A Ltd.  
936 W. Huron St.  
Chicago, IL 60642  
312.829.3355

POPE SCHOOL - 1852 S. ALBANY AVE.



REAR ELEVATION

FRONT ELEVATION

POPE SCHOOL  
1852 S. ALBANY AVE.  
CHICAGO, ILL.  
ARCHITECTS  
BOARD OF EDUCATION, CHICAGO, ILL.

PRIMARY BLDG.  
ELEVATIONS  
NO SCALE

FINAL FOR PUBLICATION