



City of Chicago



O2017-2222

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/29/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 17-G at 4701-4707 N Albany Ave and 3048-3058 W Leland Ave - App No. 19175T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#19175 T1

ORDINANCE

INTRO DATE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

MARCH 29, 2017

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RS3 Residential Single-Unit District symbols and indications as shown on Map No. 17-G in the area bounded by:

a line 89.61 feet north of and parallel to West Leland Avenue; the public alley west and parallel to North Whipple Street; West Leland Avenue; North Albany Avenue.

to those of a RM6 Residential Multi-Unit District.

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

Common Address of Property:

4701-07 North Albany Avenue / 3048-58 West Leland Avenue, Chicago, Illinois.

1917571

ZONING AMENDMENT APPLICATION
PROJECT NARRATIVE

4701 N. Albany, LLC, an Illinois limited liability company (“4701”) is the owner of the multi-family residential property situated at 4701-07 North Albany Avenue / 3048-58 West Leland Avenue, in Chicago, Illinois 60625 (the “Property”). 4701 is also the Applicant seeking the zoning amendment.

The Property is an existing three-story building with a height of 35 feet, older than 50-years, currently zoned RS3, legally non-confirming, and contains 19 units. 4701, in partnership with Housing Plus, a not-for-profit corporation who has a public interest in working with landlords to convert vacant space into affordable housing, intends to add three (3) units within the building’s existing structure. Pursuant to a covenant to be recorded against the land, all three (3) units shall only be leased to tenants whose household income is no more than 60% of the Area Median Income, as recognized by the City of Chicago.

Under the Property’s current zoning, 4701 cannot add these three (3) units, and is thus seeking to rezone the property to RM6 to accommodate a floor area ratio of 2.68 and a minimum lot area per unit of 509. Such accommodation can only be achieved under the RM6 zoning classification. The project will not modify the building’s land use, setbacks, or building height. The project does not include the addition of any parking as 4701 will be seeking a variation with the Zoning Board of Appeals, which is permitted to reduce parking requirements by three (3) spaces when a property’s zoning classification is RM6 and the building has been in existence for more than 50 years. Chicago Zoning Ordinance 17-13-1101-C.

Lot Area:	11,224 square feet
Minimum Lot Area Per Unit:	510 square feet
Existing Front Setback:	10.3 feet
Existing North Setback:	0 feet
Existing South Setback:	0 feet
Existing Rear Setback:	0 feet

FINAL FOR PUBLICATION

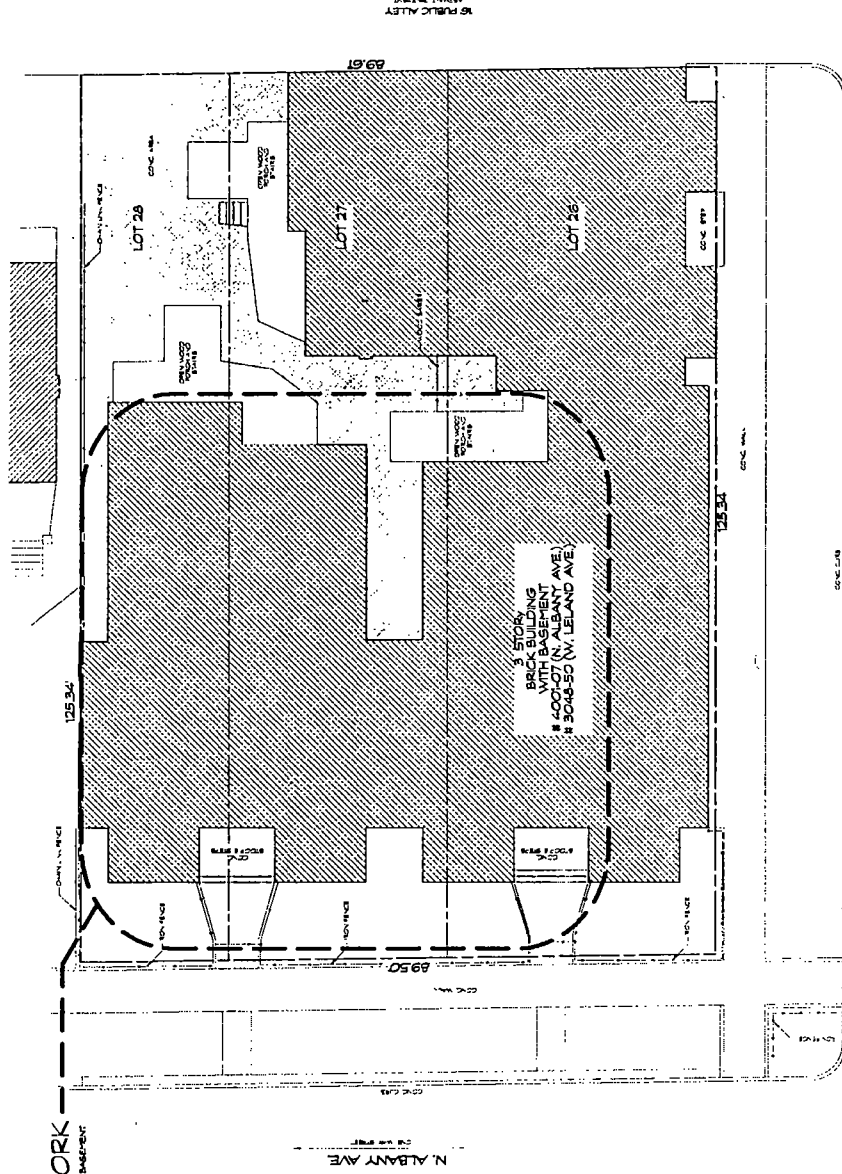
INCORPORATING 3 D.U. INTO EXISTING BASEMENT

LOCATION: 4701-07 N. ALBANY
CHICAGO, IL, 60625

OWNER: SAL BECOVIC
4520 N. CLARENDON AVE.
CHICAGO, IL, 60640

ARCHITECT: LASZLO SIMOVIC, ARCHITECTS, L.L.C.
6821 N. ARTESIAN AVE
CHICAGO, IL 60645
JULY 11, 2016

SCOPE OF WORK
INCORPORATING 3 D.U. INTO EXISTING BASEMENT



FINAL FOR PUBLICATION

DESIGNED BY: LASZLO SIMOVIC, ARCHITECTS, L.L.C.
DATE: JULY 11, 2016
DRAWN BY: SAL BECOVIC
DATE: JULY 11, 2016
CHECKED BY: LASZLO SIMOVIC, ARCHITECTS, L.L.C.
DATE: JULY 11, 2016
SEAL: LASZLO SIMOVIC, ARCHITECTS, L.L.C.
CHICAGO, IL 60645
STATE OF ILLINOIS
JULY 11, 2016

THESE DRAWINGS ARE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS.

EXHIBIT 1000

PROFESSIONAL DESIGNER: LASZLO SIMOVIC, ARCHITECTS, L.L.C.
CHICAGO, IL 60645
JULY 11, 2016

PROJECT 3058 SCALE AS NOTED DATE 07/20/06 PROJECT 3058 541 BELLEVUE 4520 N. CLARENDON CHICAGO, IL 60640 OWNER PROJECT INCORPORATING 3 DU INTO EXISTING BASEMENT 4701-07 N. ALBANY CHICAGO, IL 60625		1/2" = 1'-0" 1/4" = 1'-0" 1/8" = 1'-0" 1/16" = 1'-0" 1/32" = 1'-0" 1/64" = 1'-0" 1/128" = 1'-0" 1/256" = 1'-0" 1/512" = 1'-0" 1/1024" = 1'-0" 1/2048" = 1'-0" 1/4096" = 1'-0" 1/8192" = 1'-0" 1/16384" = 1'-0" 1/32768" = 1'-0" 1/65536" = 1'-0" 1/131072" = 1'-0" 1/262144" = 1'-0" 1/524288" = 1'-0" 1/1048576" = 1'-0" 1/2097152" = 1'-0" 1/4194304" = 1'-0" 1/8388608" = 1'-0" 1/16777216" = 1'-0" 1/33554432" = 1'-0" 1/67108864" = 1'-0" 1/134217728" = 1'-0" 1/268435456" = 1'-0" 1/536870912" = 1'-0" 1/1073741824" = 1'-0" 1/2147483648" = 1'-0" 1/4294967296" = 1'-0" 1/8589934592" = 1'-0" 1/17179869184" = 1'-0" 1/34359738368" = 1'-0" 1/68719476736" = 1'-0" 1/137438953472" = 1'-0" 1/274877906944" = 1'-0" 1/549755813888" = 1'-0" 1/1099511627776" = 1'-0" 1/2199023255552" = 1'-0" 1/4398046511104" = 1'-0" 1/8796093022208" = 1'-0" 1/17592186044416" = 1'-0" 1/35184372088832" = 1'-0" 1/70368744177664" = 1'-0" 1/140737488355328" = 1'-0" 1/281474976710656" = 1'-0" 1/562949953421312" 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