



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. 1852 S Albany Ave - App No. 19431T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#19431-TI
INTRO DATE
NOV. 8, 2017

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

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)

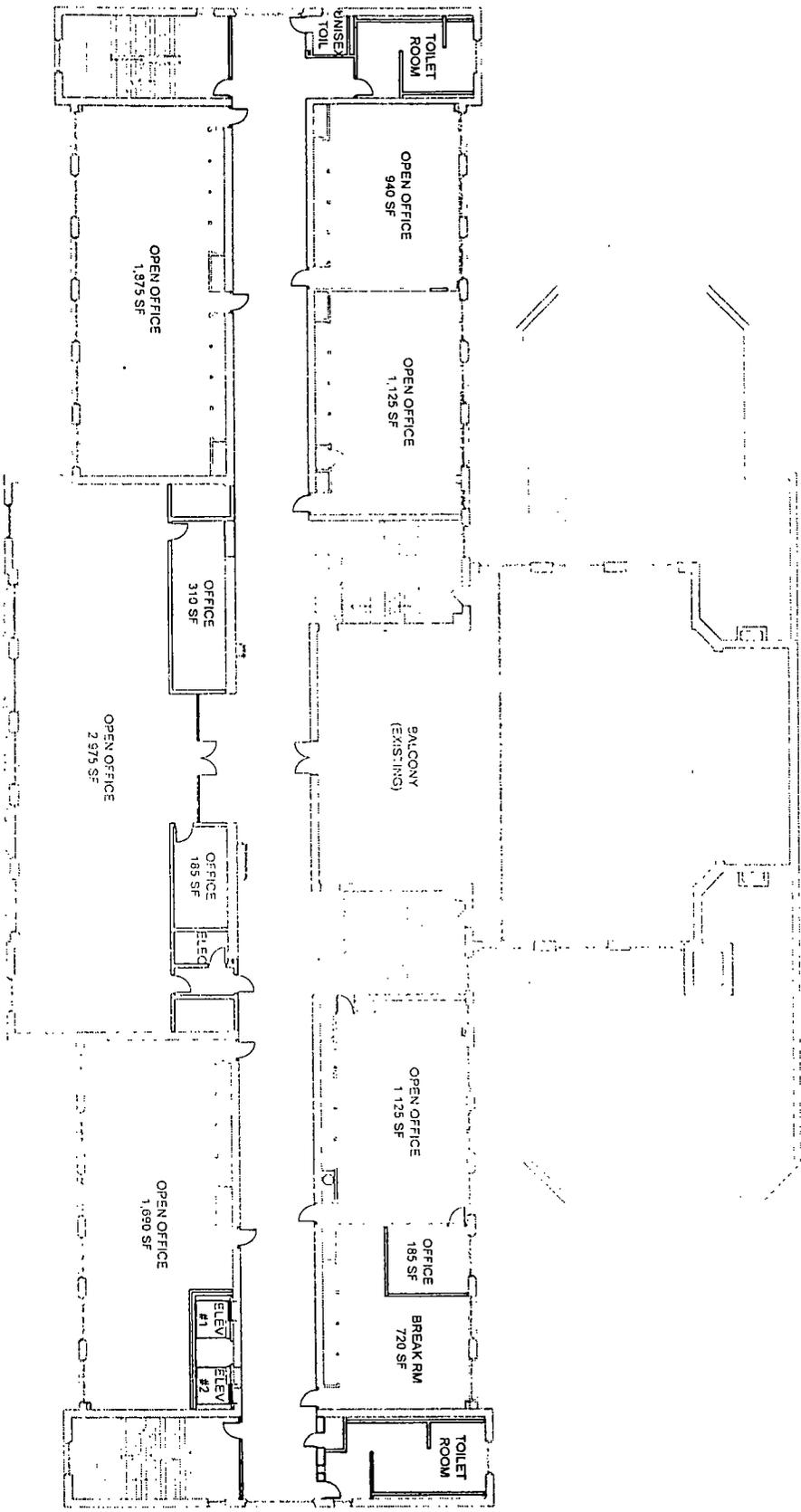
Off-street parking: 35 spaces including 4 accessible (Subject to an Administrative Adjustment)

***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.



NOT FOR CONSTRUCTION

ASK-24B

©2017 KOO LLC

SECOND FLOOR PLAN
DRAWING NO.

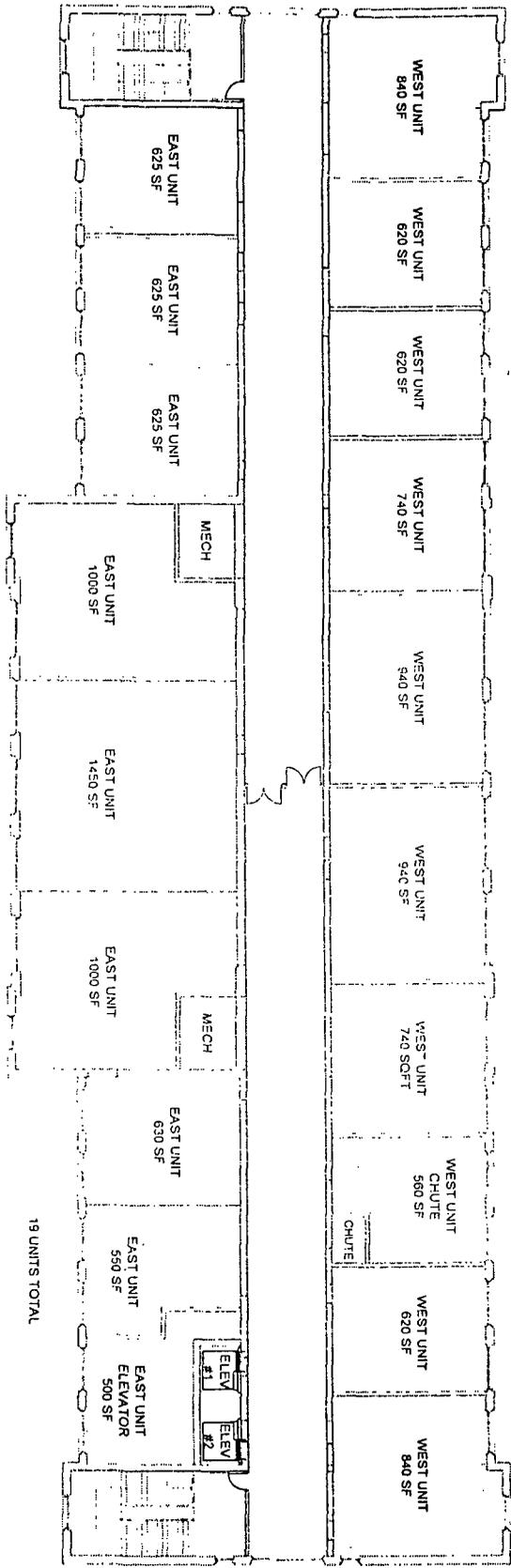
10-27-2017



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

KOO LLC
53 W JACKSON BLVD S. 215
CHICAGO IL 60604
312-235-0820 PH





NOT FOR CONSTRUCTION



KOO LLC
53 W JACKSON BLDG S. 215
CHICAGO, IL 60604
312-235-0920 PH

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



10-27-2017

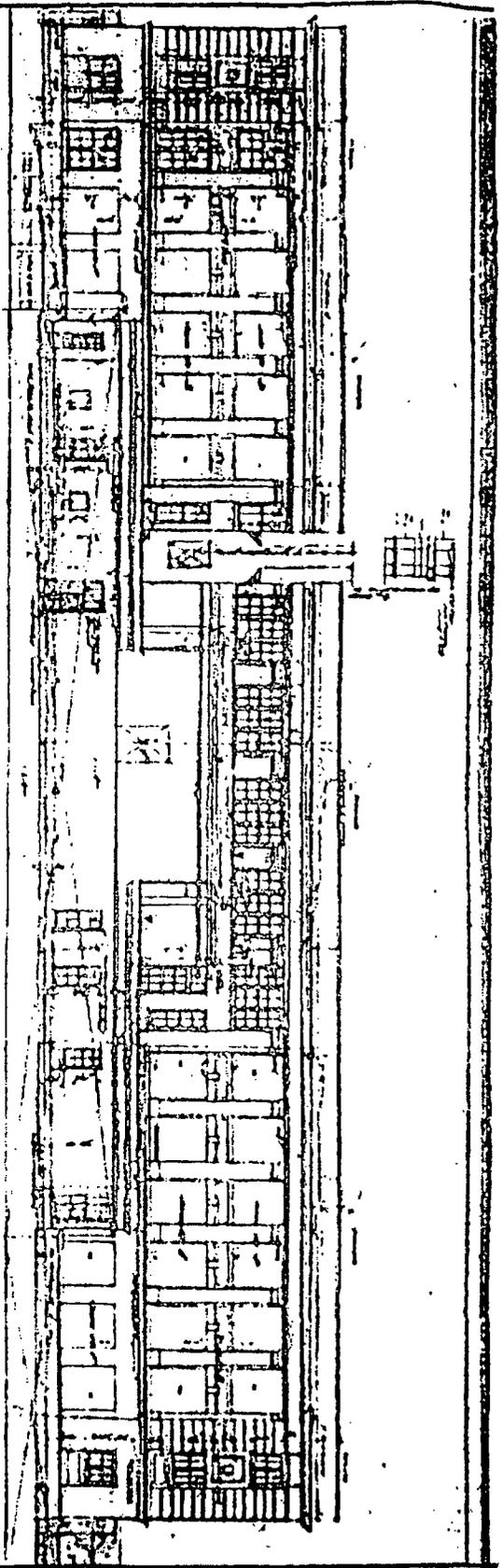
THIRD FLOOR
PLAN

DRAWING NO.

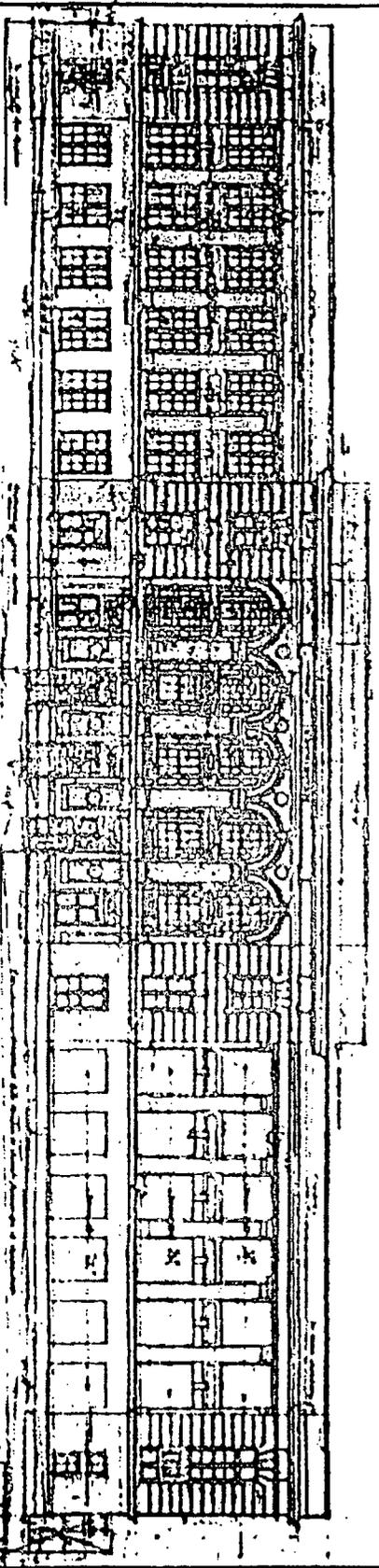
ASK-24C

©2017 KOO LLC

POPE SCHOOL - 1852 S. ALBANY AVE.



REAR ELEVATION



FRONT ELEVATION

PUBLIC SCHOOL
1852 S. ALBANY AVE.
ST. LOUIS, MO.
DESIGNED BY
EDUCATIONAL CONTRACTORS

PRIMARY BLDG.
ELEVATIONS
NO SCALE

**Rules Regarding
Economic Disclosure Statement and Affidavit**

These Rules are promulgated pursuant to Section 2-154-050 of the Municipal Code of Chicago ("Code"). These rules are intended solely to provide guidance on interpretation of Chapter 2-154 of the Code and are not intended to abrogate any disclosure requirements contained in 65 ILCS 5/8-10-8.5, as applicable.

1. The following entities listed in (a) through (i) shall not be required to file an EDS:
 - (a) any unit of government in the United States or any agency or instrumentality thereof;
 - (b) any unit of government of a foreign government recognized by the United States government, or any agency or instrumentality of such unit of government;
 - (c) a pension fund maintained by, or for the benefit of, an entity covered under (a) or (b) above;
 - (d) an enterprise created by Federal or state statute, but not formed as a corporation (e.g., Fannie Mae, Federal Home Loan Corporation, SLM Corporation);
 - (e) an entity directly owned by an entity covered under (a) or (b) above (e.g., Government National Mortgage Association);
 - (f) a foundation having a current tax exemption under Section 501(c) of the Internal Revenue Code, so long as such foundation provides a copy of its most recent IRS Form 990;
 - (g) a registered investment adviser, so long as such registered investment adviser provides a copy of its most recent Form ADV and its most recent amendment thereto;
 - (h) a mutual fund, so long as such mutual fund provides a copy of its form N-1A and the most recent amendment thereto; or
 - (i) such other entity that is regulated by and required to make periodic filings with the federal Securities and Exchange Commission under the Securities Act, the Securities and Exchange Act, the Williams Act the Public Utility Holding Company Act, or the Investment Company Act or pursuant to comparable foreign securities regulatory and filing requirements, provided that (i) such entity provides a copy of such most recent filing or report, and (ii) the Corporation Counsel determines that such filing or report and the entity's disclosures therein reasonably satisfy the purposes and intent of the EDS Form.

2. Section 2-154-010 of the Municipal Code requires disclosures to be made when a person or entity "makes application to the City of Chicago for action." This phrase shall be construed not to apply to a transaction, and thus not to require submission of an EDS in conjunction with that transaction, if either A, B, C or D below applies:

(a) If the contracting party is providing money or other in-kind goods or services to the City in exchange solely for advertising or promotional rights relating to a City-produced

festival, fair, event or seasonal program (an example of a seasonal program is Riverwalk).

(b) If all of the following circumstances (i) through (iv) are present:

- (i) The action is being undertaken at the request of the City.
- (ii) The action is being undertaken for the primary benefit of the City.
- (iii) The affected party is not seeking the action and would not participate in the action if not for the City's request.
- (iv) The affected party is uniquely situated, such that the City would be unable to seek the benefit at issue from a different party. Examples include an easement granted for the City's benefit, or site access granted by a railroad or airline for the City's benefit.

(c) If the City is legally obligated, pursuant to an ordinance or an existing contract, to execute an agreement with a party for a transaction and the City is not permitted, under its existing legal obligation, to exercise discretion in the selection of such party (e.g., a lender to an Applicant with whom the City is executing a subordination or intercreditor agreement, a third-party depository or escrow agent or the Applicant's landlord or tenant, or a similar co-participant in a deal involving an Applicant).

(d) If the City enters into a subordination agreement or other form of intercreditor agreement with a private lender to an Applicant, which agreement is required by a governmental entity, instrumentality or agency (e.g., the United States Department of Housing and Urban Development) in connection with the provision of financing for affordable housing from the City to such Applicant, such private lender shall not be required to submit an EDS solely by virtue of such agreement.

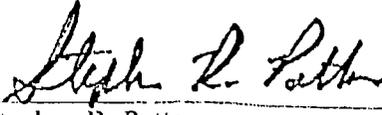
3. The participation in a transaction by a party solely in that party's capacity as an escrowee or similar administrative capacity, where that party otherwise has no contracting relationship with the City in that transaction, shall not obligate that party to submit an EDS.

4. If a Disclosing Party is required to supplement an EDS filing to comply with the requirements of Chapter 1-23, as incorporated into Section 2-154-020, of the Code, regarding that party's status as eligible to do business with the City, such supplemental disclosure shall be provided in writing to the Office of the Corporation Counsel.

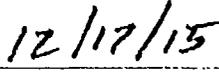
5. The terms "ownership interest" and "beneficial interest" as used in Section 2-154-010(a)(1) shall, for owners of shares in corporations, refer only to those shareholders who have the right to receive dividends or other distributions of money from the corporation.

NOTE: The exceptions in these Rules are set forth as a general matter, and depending on the facts

and circumstances of a particular transaction, the City reserves the right to require an EDS from any one or more of the types of entities listed herein.



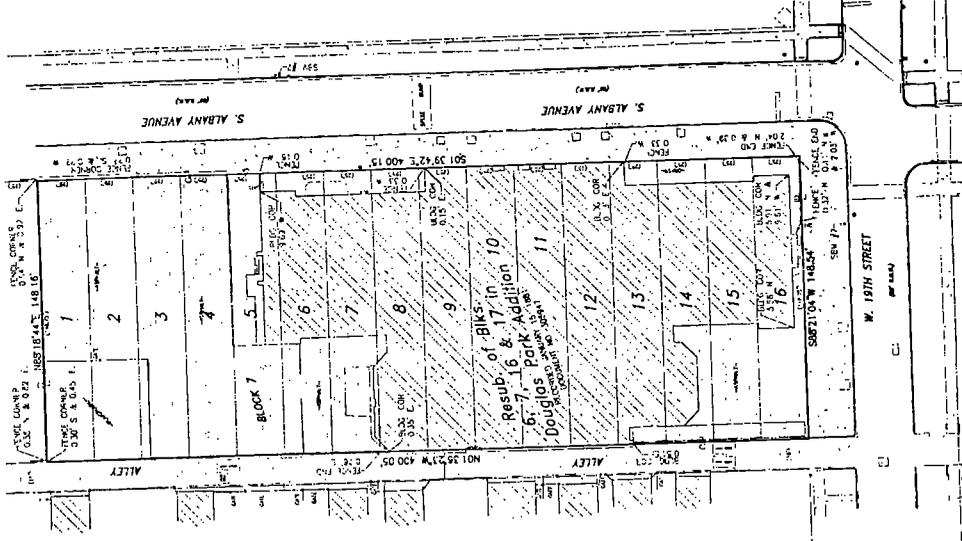
Stephen R. Patton



Date

Ver.1-01-16

PLAT OF SURVEY



LEGAL DESCRIPTION

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 in Addition 10' to Douglas Park, Chicago, Cook County, Illinois, and the West 1/2 of the Southeast 1/4 of Section 24, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Said Parcel contains 1.383 acres (59,355 sq. ft.), more or less.

Shortest walking distance from the southwest corner of surveyed parcel to C.I.A. Kezble Station entrance is 982.3'

STATE OF ILLINOIS
COUNTY OF COOK

This is to certify that I, Thomas E. Baumgartner, a Illinois Professional Land Surveyor, have surveyed (or caused to be surveyed) the above described parcel and that this Professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.

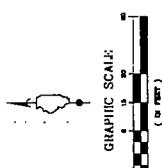
Gives under my hand and seal in Chicago, Illinois, this 31st day of October, 2017.

THOMAS E. BAUMGARTNER, LICENSED LAND SURVEYOR NO. 3142
LICENSE EXPIRATION 11-30-2018
Field work completed September 26, 2017.



NOTE: TERRA ENGINEERING does not guarantee the accuracy of the survey unless it contains an original and signatures.

CHA POPE SCHOOL



LEGEND AND ABBREVIATIONS

- PROPERTY LINE
- BUILDING
- CONCRETE
- ASPHALT
- DEPRESSED CURB
- CONCRETE CURB
- IRON FENCE
- WOOD FENCE
- QUINCY
- FOUND PERM. WALL
- SET/POLYAD OUT CROSS
- COMBINATION SEWER
- SEWER
- WATER SEWER
- WATER SEWER
- GAS LINE
- SEW. COMMUNICATION LINE
- TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- RACK OF CURB ELEVATION
- FLOW TIME SETTING
- EDGE OF PAVEMENT ELEVATION
- MANHOLE
- WATER MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- CATCH BASIN
- AREA DRAIN
- UTILITY POLE
- TELEPHONE POLE
- POWER POLE W/DUP WIRE
- GAS VALVE
- ELECTRIC METER
- BUFFALO ROOF
- TREE-3000000
- TREE-1500000
- RUSH
- SOIL
- SOIL
- SPRINKLER
- CLEANOUT

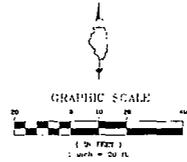
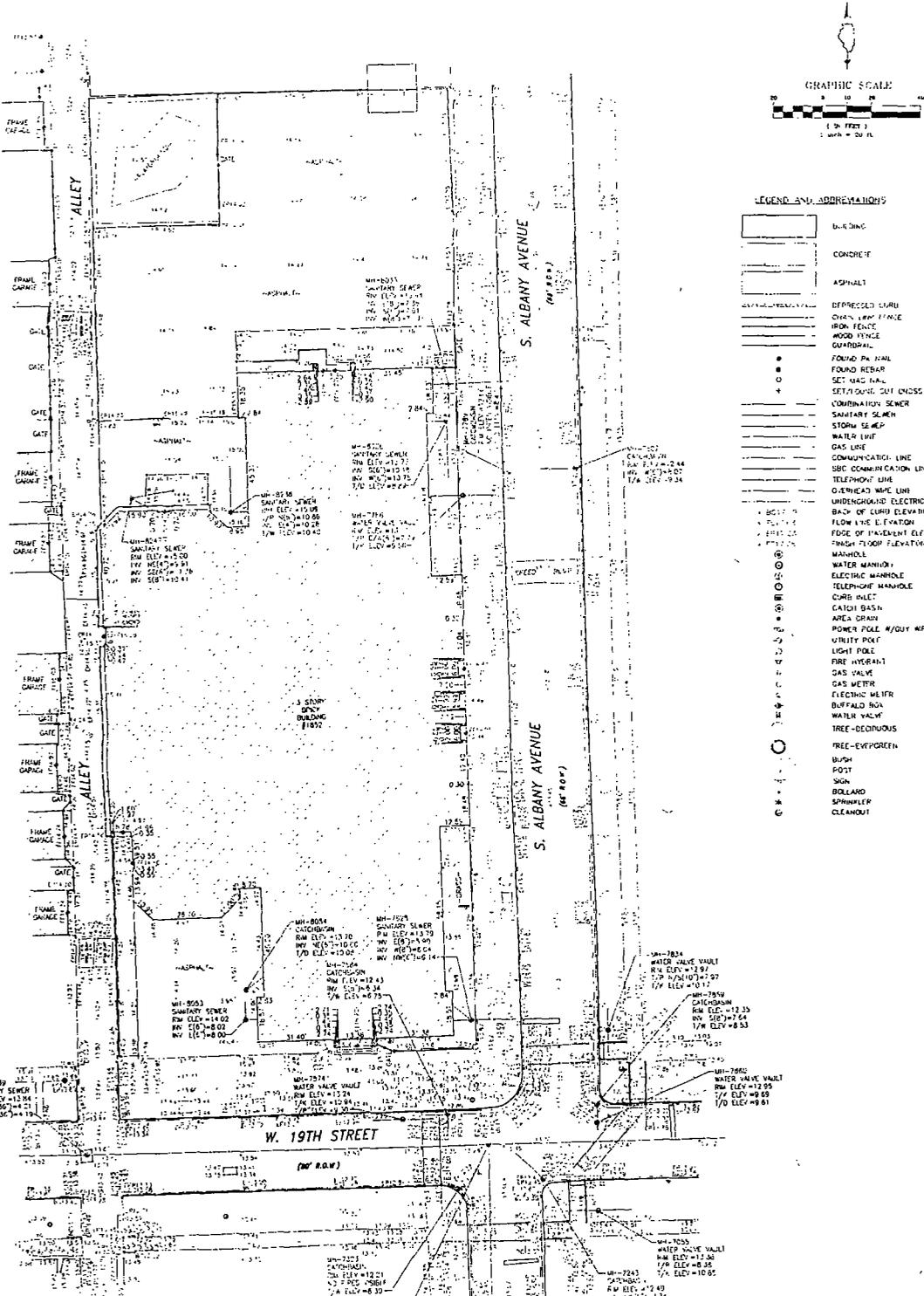
Project Information:
PROJECT # 17-211
DATE 10/31/17
DESIGN BY TB
CHECKED BY TB

TERRA ENGINEERING LTD.
225 W. Ohio Street
Chicago, IL 60654
TEL: (312) 460-0220
www.terraengineering.com

#	Date	Description
1	10/31/17	FINAL
2	10/31/17	FINAL

1. PROPERTY STATE: Note the accompanying plat is a scaled representation of the physical situation which is found in the field and shows the location of utility which is found at the base of any survey of this parcel to comply with the requirements of the Illinois Surveying Act, 2005, Chapter 150, Section 1-10. For more information concerning this plat, please contact the appropriate public agencies or utility companies.

PLAT OF SURVEY



LEGEND AND ABBREVIATIONS

- BUILDING
- CONDUIT
- ASPHALT
- DEPRESSED CURB
- CHAIN LINK FENCE
- IRON FENCE
- WOOD FENCE
- GARTHOL
- FOUND REBAR
- FOUND REBAR
- SET BACK LINE
- SET BACK LINE
- SANITARY SEWER
- STORM SEWER
- WATER LINE
- GAS LINE
- COMMUNICATION LINE
- SBC COMMUNICATION LINE
- TELEPHONE LINE
- OVERHEAD WIRE LINE
- UNDERGROUND ELECTRIC LINE
- BACK OF CURB ELEVATION
- FLOW LINE ELEVATION
- EDGE OF PAVEMENT ELEVATION
- FINISH FLOOR ELEVATION
- MANHOLE
- WATER MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- CATCH BASIN
- AREA DRAIN
- POWER POLE W/OUT WIRE
- UTILITY POLE
- LIGHT POLE
- FIRE HYDRANT
- GAS VALVE
- GAS METER
- ELECTRIC METER
- BUFFALO BOX
- WATER VALVE
- TREE-DEAD/DEAD
- TREE-EVERGREEN
- BUSH
- POST
- SIGN
- BOLLARD
- SPREADER
- CLEANOUT

CITY OF CHICAGO BENCHMARK NUMBER 2654
Mark set on Northwest corner of stone sidewalk at 1
story brick building at the south line of 19th Street and
8 feet east of the east line of Racine Street
Elevation = 17.674

CITY OF CHICAGO BENCHMARK NUMBER 4993
Mark set on northwestern corner of stone sidewalk at the
north side of 19th Street and 2653 West Ogden Avenue
Elevation = 13.475

Site Benchmark #1
Northwest corner of fire hydrant located at the Northwest
corner of W. 19th Street and S. Albany Avenue
Elevation = 15.631

Site Benchmark #2
Northwest corner of fire hydrant located on the East side of S.
Albany Avenue approximately 270 feet North of W. 19th
Street
Elevation = 13.942

Shortest walking distance from the southwest
corner of surveyed parcel to C.T.A. Kiedzie
Station entrance is 982.5'

I FURTHER STATE that the accompanying plat is a scaled representation of the
physical situation which I found in the field and shows the location of visible
evidence of utilities which I found at the time of my survey of these premises,
and underground based on supplied plans. No attempt has been made in part of
this survey to ascertain, uncover or expose those facilities to field check the
existence, size, depth, condition capacity or exact location of these facilities.
For more information concerning these utilities, please contact the appropriate
public agencies or utility company

#	Date	Description
1	10-4-17	Issued

TERRA
ENGINEERING LTD.
275 W. Ohio Street
Chicago, IL 60654
TEL (312) 487-0123
FAX (312) 407-0200
www.terraengineering.com

Project Information

PROJECT #	17-211
DRAWN BY	KR
DESIGN BY	TB
CHECKED BY	TB

CHA POPE SCHOOL

October 31, 2017

PUBLIC NOTICE

Dear Sir or Madam:

In accordance with the requirements for an Amendment to the Chicago Zoning Ordinance specifically Section 17-13- 0107-A, please be informed that on or about **October 31, 2017** the undersigned will file an application to change the zoning for the property commonly known as **1852 S. Albany, Chicago, Illinois (“Property”)** from a B3-3 Community Shopping District to a B3-3 Community Shopping District to increase the number of permitted dwelling units in the Property from 14 to 19 dwelling units. In 2016, the Property was rezoned from a RM-5 Residential Multi-Unit District to a B3-3 Community Shopping District to permit the **Chicago Housing Authority (CHA)** to convert and renovate the Property, the former Pope School, into a mixed-use building with administrative offices on the first and second floors and 14 residential (dwelling) units on the third floor. The CHA is filing a revised Type 1 zoning application to increase the number of dwelling units on the third floor from 14 to 19 dwelling units and to increase the number of on-site parking spaces from 32 spaces to 35 spaces. The footprint and height of the existing three story masonry building will not change except for the possible addition of an ADA elevator lobby on the north side of the building.

The Property is less than 1320 feet from the CTA Pink Line Kedzie Avenue Station entrance and qualifies as a Transit Served Location. The Applicant received an Administrative Adjustment to reduce the number of on-site parking spaces to 32 under Section 17-10-0102B of Chicago Zoning Ordinance. The revised plan increases the number of on site parking spaces from 32 to 35 spaces.

The **Chicago Housing Authority** is the Owner and Title Holder of the Property and the Applicant. The **CHA** is located at 60 E. Van Buren, Chicago, IL 60605. The contact person for this application is **Terrance Diamond**. My address is 120 N. LaSalle Street, Suite 2600, Chicago, Illinois 60602. My telephone number is 312-641-7144.

Very Truly Yours,



Terrance Diamond

Please note that the Applicant is not seeking to purchase or rezone your property. The Applicant is required by law to send this notice because you own property located within 250 feet of the property subject to the proposed zoning amendment.

AFFIDAVIT OF MAILING

October 31, 2017

Honorable Daniel Solis
Chairman, Committee on Zoning
121 North LaSalle Street
Room 304 - City Hall
Chicago, Illinois 60602

To Whom It May Concern:

The undersigned, **Terrance Diamond**, being first duly sworn on oath, deposes and states the following:

The undersigned certifies that she has complied with the requirements of Section 17-13-0107 of the Chicago Zoning Ordinance, by sending written notice to such property owners who appear to be the owners of the property within the subject area not solely owned by the applicant, and to the owners of all property within 250 feet in each direction of the lot line of the subject property, exclusive of the public roads, streets, alleys and other public ways, or a total distance limited to 400 feet. Said "written notice" was sent by First Class U.S. Mail, no more than 30 days before filing the application.

That the undersigned certifies that the notice contained the address of the property sought to be rezoned; a statement of intended use of said property; the names and addresses of the applicant; Owner and titleholder; and a statement that the applicant intends to file an application for a change in zoning on approximately **October 31, 2017**.

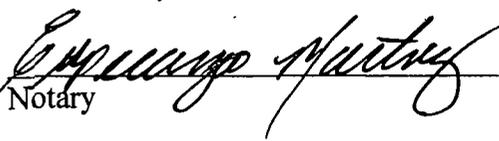
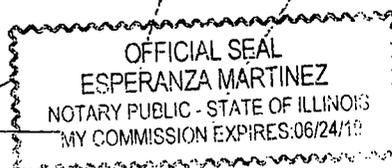
The undersigned certifies that the applicant has made a bona fide effort to determine the addresses of the parties to be notified under Section 17-13-0107 of the Chicago Zoning Ordinance, and that the accompanying list of names and addresses of surrounding property owners within 250 feet of the subject site is a complete list containing the names and addresses of the people required to be served.

Neal & Leroy, LLC



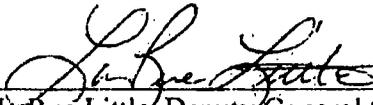
By: Terrance Diamond

Subscribed and Sworn to before me
This 31st day of October, 2017


Notary

To whom it may concern:

I, LaRue Little, Deputy General Counsel for the Chicago Housing Authority, the Applicant with regard to the property located at 1852 South Albany Avenue, Chicago, Illinois, ("Property") authorize Neal & Leroy, LLC to file a zoning amendment application before the City of Chicago for that Property.



LaRue Little, Deputy General Counsel
Chicago Housing Authority

Dated: October 30, 2017

19423-T1
INTRO DAT

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:

1852 South Albany Avenue

2. Ward Number that property is located in: 24th Ward

3. APPLICANT Chicago Housing Authority

ADDRESS 60 E. Van Buren, 12th Floor CITY Chicago

STATE IL ZIP CODE 60605 PHONE (312) 913-7134

EMAIL llittle@thecha.org CONTACT PERSON LaRue Little

4. Is the applicant the owner of the property? YES X 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.

OWNER Chicago Housing Authority

ADDRESS 60 E. Van Buren, 12th Floor CITY Chicago

STATE IL ZIP CODE 60605 PHONE (312) 913-7134

EMAIL llittle@thecha.org CONTACT PERSON LaRue Little

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

ATTORNEY Terrance L. Diamond, Neal & Leroy, LLC

ADDRESS 120 N. LaSalle Street, Suite 2600

CITY Chicago STATE IL ZIP CODE 60602

PHONE (312) 641-7144 FAX (312) 641-5137 EMAIL tdiamond@nealandleroy.com

6. 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.

Chicago Housing Authority, a Governmental Unit

*EDS NOT REQUIRED BECAUSE APPLICANT AND OWNER IS A GOVERNMENTAL UNIT (SEE EDS RULES ATTACHED).

7. On what date did the owner acquire legal title to the subject property? May 12, 2017

8. Has the present owner previously rezoned this property? If yes, when?

On November 16, 2016, the Property was rezoned from RM5 to B3-3 to enable CHA to convert a former public school into administrative offices and 14 dwelling units. See Ordinance O2016-6354 attached, City Council Journal dated 11/16/2016, pages 38381-38388 (App. No. 18959T1)

9. Present Zoning District B3-3 Proposed Zoning District B3-3

10. Lot size in square feet (or dimensions) 59,355 sq. ft.

11. Current Use of the property Property is a closed Chicago Public School Building. Property was rezoned in 2016 as a Type I Application.

12. Reason for rezoning the property The applicant is seeking to increase the number of permitted dwelling units from 14 to 19 on the third floor of the building. First and second floors will be used by CHA for its administrative offices and related functions.

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) The Applicant is seeking to rezone the Property to convert an existing three-story (former school) building into offices on the first and second floors and 19 dwelling units above. There will be no physical expansion of the existing three-story building except for the possible addition of an ADA elevator. The plan includes 35 on-site parking spaces. The Applicant intends to file for a revised administrative adjustment to reduce the number of parking spaces required under the Zoning Code because the property is less than 1,320 feet from the CTA Pink Line at 1944 S. Kedzie and qualifies as a Transit Served Location.

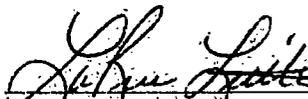
14. The Affordable Requirements Ordinance (ARO) requires on-site affordable housing units and/or a financial contribution for residential housing projects with ten or more units that receive a zoning change which, among other triggers, increases the allowable floor area, or, for existing Planned Developments, 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 X _____

ALL OF THE DWELLING UNITS ON THE PROPERTY WILL BE SUBSIDIZED PUBLIC HOUSING UNITS OWNED AND OPERATED BY THE CHA.

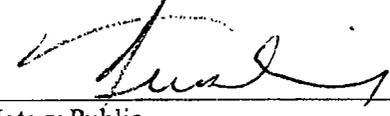
COUNTY OF COOK
STATE OF ILLINOIS

LaRue Little, Deputy General Counsel for Chicago Housing Authority, 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
31st day of October, 2017.



Notary Public



For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____