



Office of the City Clerk

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Legislation Details (With Text)

File #: O2022-2750
Type: Ordinance **Status:** Passed
File created: 9/21/2022 **In control:** City Council
Final action: 10/26/2022

Title: Zoning Reclassification Map No. 3-M at 5852-5858 W Augusta Blvd - App No. 21140T1
Sponsors: Misc. Transmittal
Indexes: Map No. 3-M
Attachments: 1. O2022-2750 (V1).pdf, 2. O2022-2750.pdf

Date	Ver.	Action By	Action	Result
10/26/2022	1	City Council	Passed	Pass
9/21/2022	1	City Council	Referred	

FINAL FOR PUBLICATION 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 be amended by changing all the RS3 Residential Single-Unit (Detached

House) District symbols and indications as shown on Map No. 3-M in the area bounded by

a line 58.44 feet north of and parallel to West Augusta Boulevard; a line 84.50 feet east of and parallel to North Mayfield Avenue; West Augusta Boulevard; and North Mayfield Avenue,

to those of a B2-3 Neighborhood Mixed-Use District.

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

Common Address of Property: 5852-5858 West Augusta Boulevard and

1001-1005 North Mayfield Avenue

NARRATIVE AND PLANS FOR PROPOSED REZONING FOR A TYPE 1 ZONING AMENDMENT - 5852-

5858 AUGUSTA BOULEVARD

The current zoning of the parcel is RS-3 Residential District. The zoning amendment is required to change the zoning of the parcel to B2-3 Neighborhood Mixed Use District. The zoning change is needed to allow a new Community Center to exist. There will be no exterior changes to the existing building.

Lot Area:	4,938 sq. ft.
FAR:	0.814
Building Area:	4,019.48 sq. ft.
Density/Dwelling Unit:	0 (Zero)
Off Street Parking Spaces:	0 spaces
Front Setback: (Existing)	0 ft.
Rear Setback: (Existing)	2.90 ft..
Sideyard (North): (Existing)	0' x 0" ft.
Sideyard (South): (Existing)	0 ft.
Building Height: (Existing)	15.83 ft.

After rezoning, the property shall be used to operate a Community Center

Department of Planning and Development

CITY OF CHICAGO

October 4, 2019

Verasline Wardlaw Connections to the Future, Inc
5858 West Augusta Blvd Chicago, IL 60651

RE: Parking Determination
Proposal: Community Center Location: 5852-58 W
Augusta Blvd

Dear Ms Wardlaw,

This is in reference to a determination of the minimum off-street parking requirement pursuant to Section 17-10-207-E of the Chicago Zoning Ordinance for a Community Center use locating in an RS3 Residential Single-Unit District.

According to the information provided, the facility will serve as a Community Center providing space for youth services, parental education, meeting and exhibit space. There will typically be a maximum of six employees staffed at any one time.

Please note that Community Centers are Special Uses and must be reviewed and approved by the Zoning Board of

Appeals (ZBA). If approved, the intensity of use will be established by the ZBA as part of the review and approval process. In as much the typical standard for employee parking exercised is one space for every three staff resulting in a requirement of two automobile parking spaces along with a default minimum of four bicycle spaces. Furthermore, adding at least two spaces to the requirement should allow for user transition or accommodate added staff.

Therefore, the Department of Planning and Development determines that the minimum off-street parking requirement for the proposed Community Center use should be set at four (4) automobile parking spaces and four (4) bicycle spaces.

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Sincerely, A ' A ,

Patrick Murphey Zoning Administrator

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