



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2022-365
Type: Ordinance **Status:** Passed
File created: 1/26/2022 **In control:** City Council
Final action: 2/23/2022
Title: Zoning Reclassification Map No. 6-F at 500-518 W 28th Pl also known as 2815-2827 S Wallace St - App No. 20934T1
Sponsors: Misc. Transmittal
Indexes: Map No. 6-F
Attachments: 1. O2022-365.pdf, 2. SO2022-365.pdf

Date	Ver.	Action By	Action	Result
2/23/2022	1	City Council	Passed as Substitute	Pass
2/22/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
1/26/2022	1	City Council	Referred	

NO. 20934T1

SUBSTITUTE 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 MI-1 Limited Manufacturing/Business Park District symbols as shown on Map No. 6-F in the area bounded by:

The public alley next north of and parallel to West 28th Place; South Normal Avenue; West 28th Place; and South Wallace Street.

To those of a B2-2 Neighborhood Mixed-Use District.

SECTION 2. This Ordinance takes effect after its passage and due publication. Common address of

property:

500-518 West 28th Pl, and 2815-27 South Wallace Street, Chicago

A SUBSTITUTE NARRATIVE AND PLANS FOR TYPE 1 ZONING
AMENDMENT FOR 500-518 WEST 28TH PLACE, also known as 2815
-27 SOUTH WALLACE STREET, CHICAGO

The subject property is currently improved with 4 vacant buildings (former site of All Saints St. Anthony Church campus: a church building, a rectory, a convent building and a school building). The Applicant needs a zoning change to allow adaptive reuse of the subject property in order to establish day care centers for children and adults within the existing buildings.

Project Description:	Zoning Change from an M1-1 to a B2-2
Use:	Adaptive reuse of the subject property in order to establish day care centers for children and adults within the existing buildings.
Floor Area Ratio:	0.8
Lot Area:	1.09 Acres
Existing Building Floor Area:	37,925 Square Feet
Density:	N/A - commercial use only
Off- Street parking:	Parking spaces: 21
Existing Setbacks:	Existing Front: 0 Feet Existing North Side Setbacks: 0 Feet Existing South Side Setback: 22'-5-1/2" Rear Setback: 59'-0-1/4"
Existing Building Height:	98'-10" (prior church building) 45'-7" (prior school building)

Rider to Substitute Narrative for Type 1 zoning Amendment for 500-518 West 28th Place and 2815-27

South Wallace Street, Chicago.

*Must comply with the Air Quality Ordinance as per Section 17-3-0307 EXCEPTIONS. May require a Special Use at the Zoning Board of Appeals if property is within 660 feet to establish a new day care use.

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