



Office of the City Clerk

City Hall
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Legislation Text

File #: O2017-7754, Version: 1

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.4-1 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

**FINAL FOR
PUBLICATION**

17-13-0303-C (1)

1852 South Albany Avenue

Narrative Zoning Analysis (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:

Proposed Land Use:

Floor Area Ratio:

Density (Minimum Lot Area Per Dwelling Unit):

Off-street parking:

59,355 sq. ft.

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.

1.3 8 FAR Based on 81,695 SF of Building Area M9 Dwelling Units ($59,355/19 = 3,123.9$ SF per

unit)

35 spaces including 4 accessible (Subject to an Administrative Adjustment)

Front Setback: Rear Setback: Side Setbacks:

- North:
- South:

Existing - no change

0.1 Foot (existing - no change) 0 feet (existing - no change)

98 feet (after addition of an elevator/lobby) 0 feet (existing - no change)

60 Feet - Existing

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