



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Text

---

File #: SO2022-365, Version: 1

---

**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 28<sup>th</sup> Place; South Normal Avenue; West 28<sup>th</sup> 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.

J: ; ; 1 r; CD

±33dis aovinvM Hinos

1 ij

CD  
CM