



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Details (With Text)

File #: O2017-2222
Type: Ordinance
Status: Passed
File created: 3/29/2017
In control: City Council
Final action: 5/24/2017
Title: Zoning Reclassification Map No. 17-G at 4701-4707 N Albany Ave and 3048-3058 W Leland Ave - App No. 19175T1
Sponsors: Misc. Transmittal
Indexes: Map No. 17-G
Attachments: 1. O2017-2222.pdf, 2. O2017-2222 (V1).pdf

Date	Ver.	Action By	Action	Result
5/24/2017	1	City Council	Passed	Pass
5/9/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
3/29/2017	1	City Council	Referred	

ORDINANCE

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BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO: tJ\ / (

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RS3 Residential Single-Unit District symbols and indications as shown on Map No. 17-G in the area bounded by: ¹

a line 89.61 feet north of and parallel to West Leland Avenue; the public alley west and parallel to North Whipple Street; West Leland Avenue; North Albany Avenue.

to those of a RM6 Residential Multi-Unit District.

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

Common Address of Property:

4701-07 North Albany Avenue / 3048-58 West Leland Avenue, Chicago, Illinois.

ZONING AMENDMENT APPLICATION PROJECT
NARRATIVE

4701 N. Albany, LLC, an Illinois limited liability company ("4701") is the owner of the multi-family residential property situated at 4701-07 North Albany Avenue / 3048-58 West Leland Avenue, in Chicago, Illinois 60625 (the "Property"). 4701 is also the Applicant seeking the zoning amendment.

The Property is an existing three-story building with a height of 35 feet, older than 50-years, currently zoned RS3, legally non-confirming, and contains 19 units. 4701, in partnership with Housing Plus, a not-for-profit corporation who has a public interest in working with landlords to convert vacant space into affordable housing, intends to add three (3) units within the building's existing structure. Pursuant to a covenant to be recorded against the land, all three (3) units shall only be leased to tenants whose household income is no more than 60% of the Area Median Income, as recognized by the City of Chicago.

Under the Property's current zoning, 4701 cannot add these three (3) units, and is thus seeking to rezone the property to RM6 to accommodate a floor area ratio of 2.68 and a minimum lot area per unit of 509. Such accommodation can only be achieved under the RM6 zoning classification. The project will not modify the building's land use, setbacks, or building height. The project does not include the addition of any parking as 4701 will be seeking a variation with the Zoning Board of Appeals, which is permitted to reduce parking requirements by three (3) spaces when a property's zoning classification is RM6 and the building has been in existence for more than 50 years. Chicago Zoning Ordinance 17-13-1101-C.

Lot Area:

Minimum Lot Area Per Unit:

Existing Front Setback:

Existing North Setback:

Existing South Setback:

Existing Rear Setback:

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