



Office of the City Clerk

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

Legislation Text

File #: O2016-6354, **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 of the RM5 Residential Multi-Unit 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 South Albany Avenue
Narrative Zoning Analysis

1852 South Albany Avenue (Former Pope Elementary School)

Proposed Zoning: B3-3 Community Shopping District

Lot Area: 59,403 sq. ft.

Proposed Land Use:

Floor Area Ratio:

**Density (Minimum
Lot Area Per Dwelling Unit):**

Off-street parking:

The Applicant is seeking to rezone the subject property to convert an existing three-story closed school building to CHA administrative offices on the first and second floors and 14 residential (dwelling) units on the third floor. There will be no physical expansion of the existing three-story school building except for the addition of a small ADA elevator and lobby*.

The plan also calls for 32 onsite parking spaces. The property is less than 1320 feet from the entrance to the Kedzie stop on the CTA Pink Line and will qualify as a transit served location after the Property is rezoned to B3-3. The CHA intends to apply for an administrative adjustment to reduce the number of required parking spaces for its administrative offices because the property will qualify as a transit served location under §17-10-0102 B.2 after it is rezoned to B3-3.

1.38 FAR Based on 81,650 SF of Building Area 14 Dwelling Units ($59,403/14 = 4,251$ SF per unit)

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

Front Setback: Rear Setback: Side Setbacks:

- North:
- South:

0.1 Foot (existing - no change) 0.7 Foot (existing - no change)

98 feet (after addition of an elevator/lobby) 3 feet (existing - no change)

Rear Yard Open Space:

60 Feet - Existing

"See survey and site plan attached.

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