

**ORDINANCE**

**WHEREAS**, City of Chicago affordable housing data demonstrate that 26% of the housing units in the Logan Square Community Area are affordable, compared to 36% of housing units citywide; and,

**WHEREAS**, the property commonly known as 2625 North Talman Avenue is currently improved with a church building, which comprises more than 9,000 square feet that may be adaptively reused into multi-unit housing residences; and,

**WHEREAS**, the 2021 Affordable Requirements Ordinance and Connected Communities Ordinance dictate that 2625 North Talman Avenue is in a Community Preservation Area, and pursuant to 17-3-0307(2) a Neighborhood Mixed-Use District would prohibit single unit residences and encourage the adaptive reuse of multi-unit housing at the existing church building; now therefore

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:**

**SECTION 1.** Pursuant to Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 7-I in the area bounded by:

North Talman Avenue, starting at the intersection of North Talman Avenue and the alley immediately north of and parallel to West Logan Boulevard and perpendicular to North Talman Avenue; a line approximately 125.86' feet east thereof, to the alley immediately east of and parallel to North Talman Avenue; a line approximately 75 feet north thereof; a line approximately 125.86' feet west thereof, returning to North Talman Avenue; and a line approximately 75 feet south thereof, returning to the intersection of North Talman Avenue and the alley immediately north of and parallel to West Logan Boulevard.

to those of a B2-3 Neighborhood Mixed-Use District.

**SECTION 2.** This ordinance shall take full force and effect upon its passage and approval.

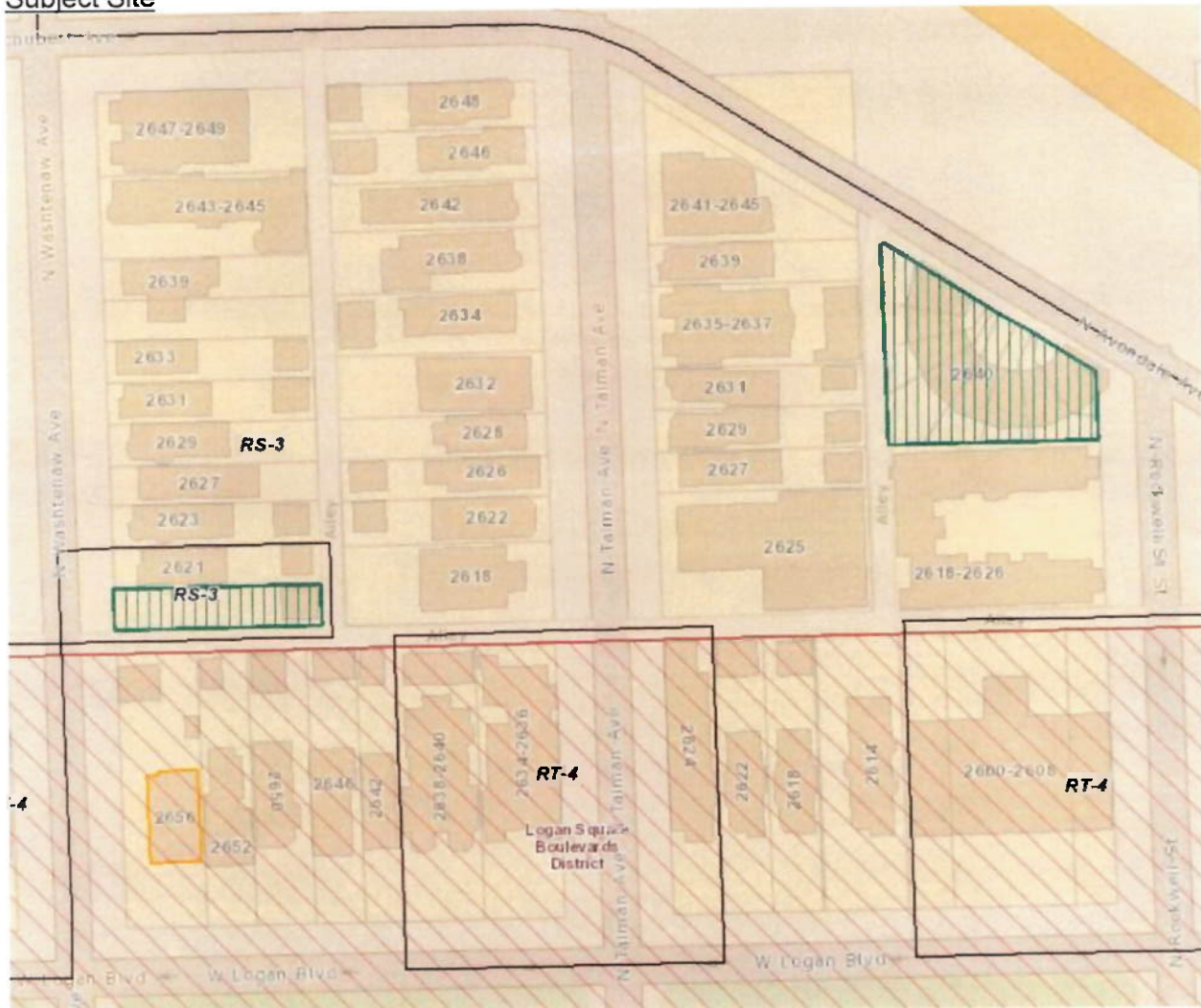
  
Daniel La Spata  
Alderman, 1<sup>st</sup> Ward

Address Commonly Known As: 2625 North Talman Avenue

## Zoning Application

Pursuant to 17-13-0303-A and 17-13-0303-C, this is a Type 1 Rezoning Application submitted by City Council.

## Subject Site



This is a general outline of the subject property, 2625 N Talman Ave, demonstrating North Talman Avenue, West Logan Boulevard, and the alleys that run parallel to both streets. The site boundary is formed by the property line along North Talman Avenue; the alley north of West Logan Boulevard; the alley east of North Talman Avenue; and the northernmost property line runs roughly 125.86' between North Talman Avenue and the parallel alley east of North Talman Avenue.

## Narrative

The purpose of this ordinance is to encourage adaptive reuse of the existing church building at 2625 N Talman. This project will be further incented with a Low Affordability Area ordinance, and will meet the policy goals of the 2021 Affordable Requirements Ordinance (ARO) and Equitable Transit Oriented Development. The project is expected to reasonably include 11 dwelling units, 2 of which will be income-limited affordable housing units per the ARO. The

existing parking of 0 spaces will be maintained, and the existing envelope of the building will be maintained.

#### Bulk and Density Table

This is a description of the bulk and density allowed by the zoning district, and the actual proposed adaptive reuse, which fits within the confines of a Residential Multi-Unit District. The proposed zoning district will maintain the existing setbacks via a variation.

#### (1) Allowable Bulk and Density Framework for Adaptive Reuse of the Existing Church Building

- a. Maximum allowable floor area ratio of 28,319 square feet. Proposed: no more than 10,600 square feet.
- b. Maximum density of 23 dwelling units allowed. Proposed: no more than 11 dwelling units.
  - i. Rear portion of the lot, 7 dwelling units expected on roughly 6,400 square foot envelope (roughly 3,200 square feet for each floor, across two floors)
  - ii. Front portion of the lot, no more than 4 dwelling units expected across roughly 3,900 square feet total.
- c. Existing off-street parking of 0 will be maintained via 17-10-0102-B1.
- d. The existing setbacks of the current church building will be maintained with no expansion or increase in intensity.
  - i. Side:
    1. North building has two setbacks, of no more than 2.5 feet on the northeast side of the lot, and no more than 9.75 feet on the northwest side of the lot.
    2. South building has two setbacks, of no more than 3.2 feet on the southeast side of the lot, and no more than 27.6 feet on the southwest side of the lot.
  - ii. Front: no more than 12.2 feet
  - iii. Rear: no more than 2.5 feet

*Variation Sought: A variation is sought to bring the existing setbacks into conformance with the Zoning Ordinance. No change to the existing setbacks is proposed.*

- (2) Height: Maximum allowable height of 65 feet. Presumed existing building height: No more than 47 feet

## Transit-Served Location



2625 North Talman is approximately 955 feet from the Diversey Avenue bus (76), which is a Transit-Served Bus Route segment listed in 17-17-0400-B.

## Photographs of Site Demonstrating Building Envelope

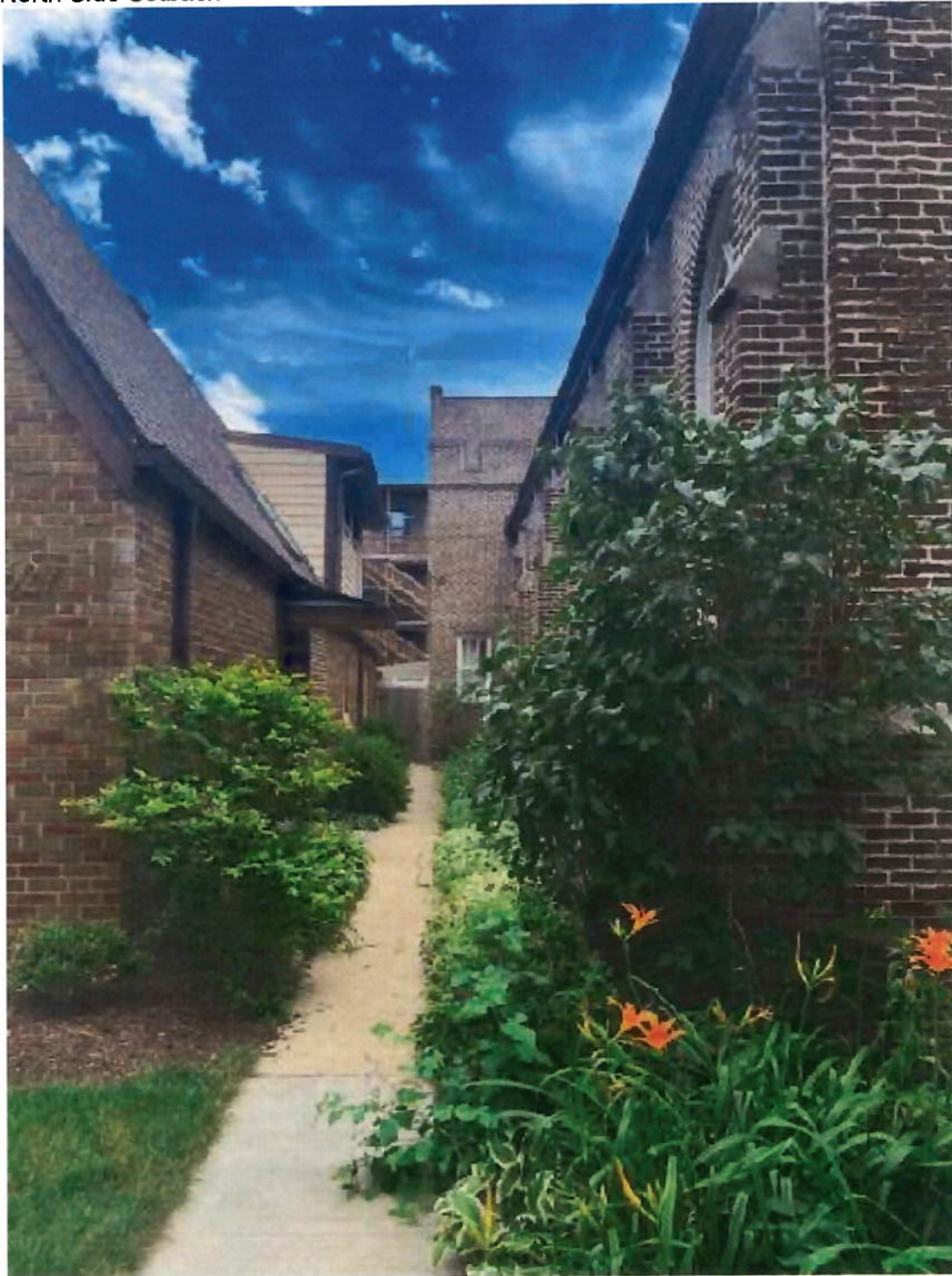
Pursuant to 17-13-0303-C.2, these photographs will exhibit the building orientation and setbacks; building bulk and scale in relation to nearby buildings; curb cuts; sidewalks; parking and loading areas; landscaping; and usable on-site open space.

Below, there will also be conceptual plans demonstrating proposed garbage space on the first floor, rear of the building.

Front elevation (west side of lot)



North Side Setback



Rear setback (northeast corner)



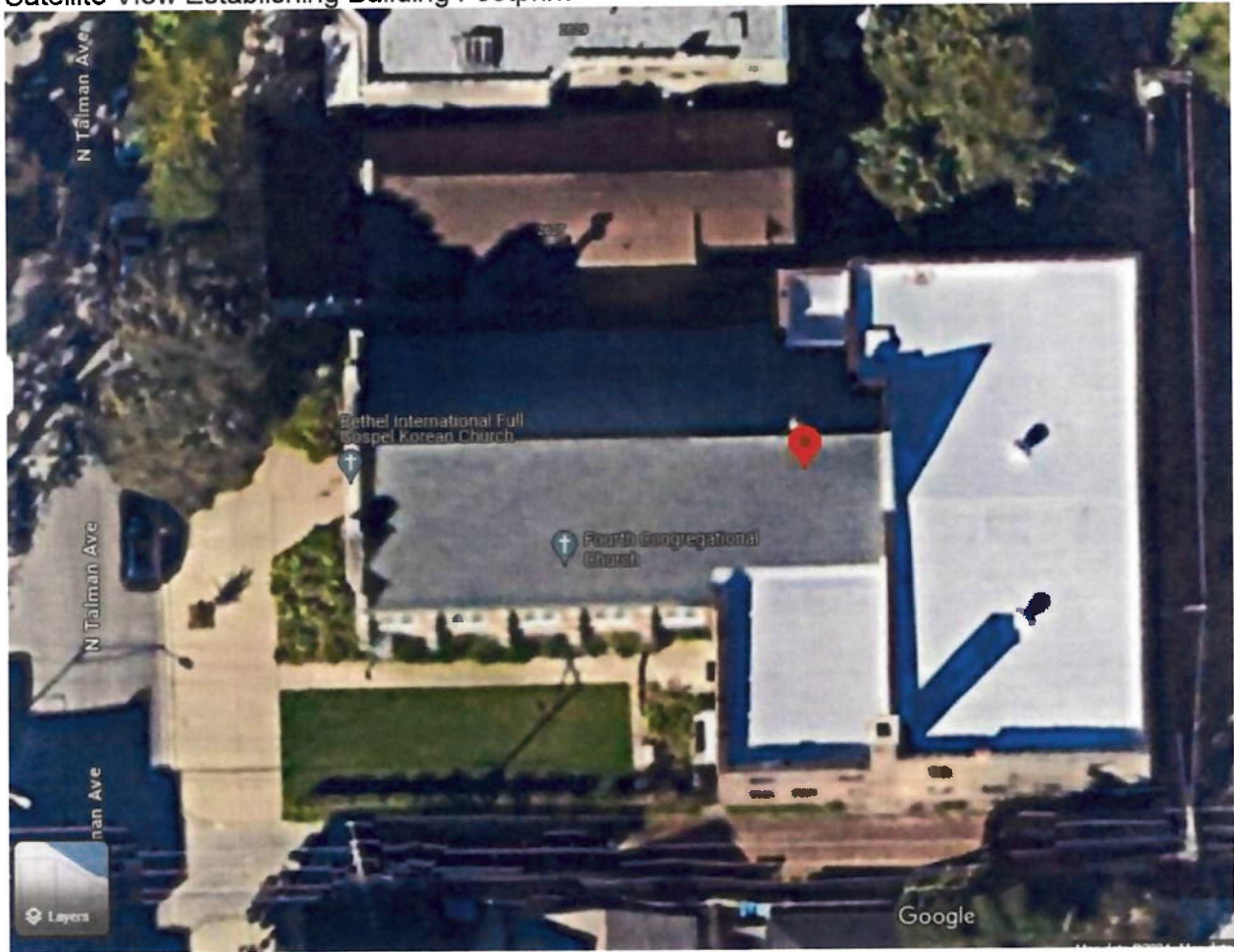
Rear setback (southeast corner)

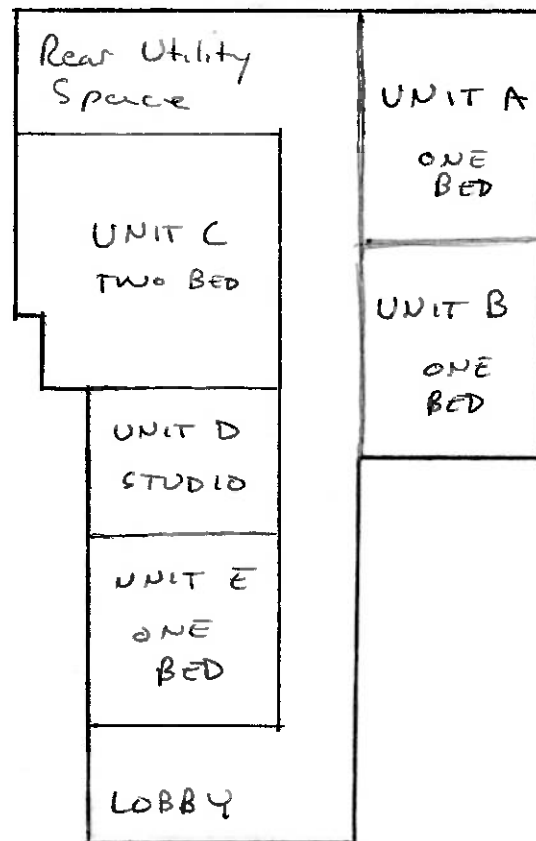


Side setback (south side)

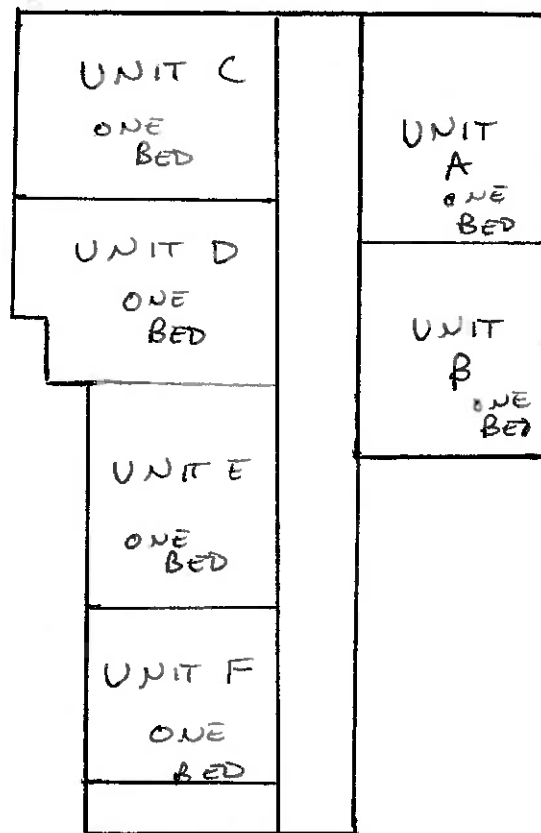


Satellite View Establishing Building Footprint





FIRST FLOOR



SECOND FLOOR