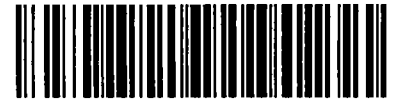




City of Chicago



SO2018-8053

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/31/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 15-O at 7432 W Talcott Ave - App No. 19850T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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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 RS-2 Residential Single-Unit District symbols and indications as shown on Map No. 15-O in the area bounded by

That part of Lot 1 of the Northeast Quarter of Section 1, Township 40 North, Range. 12 East, of the third principal meridian, described as follows: Commencing at the intersection of the northeasterly line of West Talcott Road with the West Line of the East half of Lot 6 in County Clerk's Division of un subdivided lands; Thence North 56 degrees 10 minutes 29 seconds West along the northeasterly line of West Talcott Road, a distance of 589.35 feet to the point of beginning: Thence North 33 degrees 49 minutes 36 seconds East, a distance of 57.00 feet; Thence North 47 degrees 21 minutes 17 seconds East, 103.12 feet; Thence North 87 degrees 18 minutes 51 seconds East, 107.03 feet; Thence North 2 degrees 11 minutes 53 seconds West, 14.59 feet; Thence North 87 degrees 43 minutes 04 seconds east, 99.26 feet; Thence North 2 degrees 28 minutes 06 seconds West, 101.70 feet; Thence North 87 degrees 13 minutes 48 seconds east, 11.15 feet; Thence North 2 degrees 12 minutes 22 seconds West, 16.91 feet; Thence North 87 degrees 29 minutes 53 seconds East, 42.52 feet; Thence North 2 degrees 32 minutes 49 seconds West, 72.19 feet; Thence South 87 degrees 26 minutes 00 seconds West, 37.40 feet; Thence North 2 degrees 36 minutes 24 seconds West, 76.11 feet; Thence North 87 degrees 42 minutes 10 seconds East, 13.11 feet; Thence North 2 degrees 17 minutes 50 seconds West, 37.02 feet; Thence South 87 degrees 42 minutes 10 seconds East, 9.99 feet; Thence North 2 degrees 20 minutes 57 seconds West, 71.65 feet; Thence North 47 degrees 22 minutes 05 seconds West, 14.14 feet; Thence South 87 degrees 36 minutes 47 seconds West, 91.55 feet; Thence South 42 degrees 32 minutes 17 seconds West, 14.12 feet; Thence South 2 degrees 28 minutes 41 seconds East, 58.75 feet; Thence South 87 degrees 43 minutes 58 seconds West, 139.02 feet; Thence North 3 degrees 30 minutes 56 seconds West, 51.42 feet; Thence South 86 degrees 46 minutes 22 seconds West, 26.05 feet; Thence South 2 degrees 50 minutes 30 seconds East, 50.98 feet; Thence South 87 degrees 43 minutes 58 seconds West, 28.57 feet; Thence South 9 degrees 12 minutes 39 seconds West, 377.05 feet; Thence South 33 degrees 49 minutes 36 seconds West, 35.00 feet; Thence South 56 degrees 10

minutes 29 seconds East, 80.00 feet more or less to the point of beginning, all in Cook County, Illinois and containing therein, 130,651 square feet (2.999 acres) more or less,

to those of an RM-5 Residential Multi-Unit District and a corresponding uses district is hereby established in the area above described.

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

Common address of property: 7432 West Talcott Avenue

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17-13-0303-C (1) Narrative Zoning Analysis
7432 West Talcott Street, Chicago, IL

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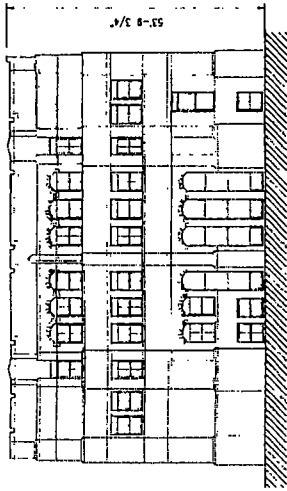
Proposed Zoning: RM-5 Residential Multi-Unit District

Lot Area: 130,651 square feet

Proposed Land Use: The Applicant is seeking a zoning change to permit the conversion of the existing religious convent building to a senior living facility. The building will offer seventy-two (72) dwelling units and onsite parking for forty-three (43) cars. The height of the existing building will remain 46 ft-9 in. The building will otherwise remain "as is," as no changes or physical expansion of the building is proposed.

- (A) The Project's Floor Area Ratio: 85,305 square feet (0.653 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit):
72 dwelling units (Minimum Required Lot Area Per Unit: 200 sq. ft.)
- (C) The amount of off-street parking: 43 parking spaces
- (D) Setbacks:
 - a. Front Setback: 0 feet-0 inches
 - b. Rear Setback: 0 feet-0 inches
 - c. Side Setbacks:
 - North: 0 feet-0 inches
 - South: 0 feet-0 inches
- (E) Building Height:
46 feet-9 inches

CATHOLIC ASSISTED LIVING
 7432 W TALCOTT STREET, CHICAGO, IL

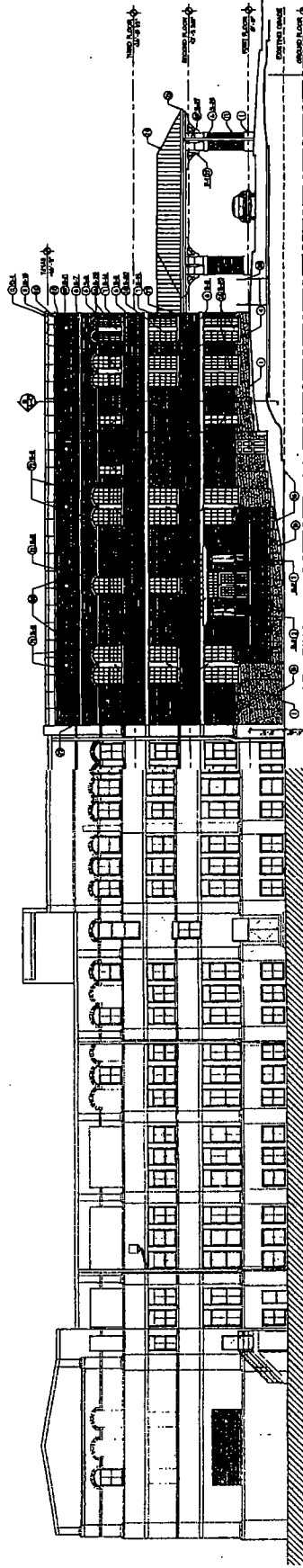


NORTH EXTERIOR ELEVATION

SCALE: 1" = 25'



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WEST EXTERIOR ELEVATION

SCALE: 1" = 25'



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 DATE: 10-02-18
 JOB NUMBER: 18-026

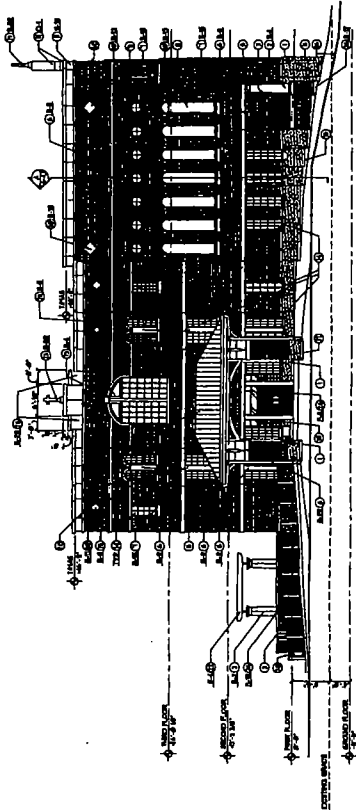


GLEASON ARCHITECTS, P.C.

709 Hardwood Drive, Unit A, Sage Green, Illinois
 Phone: 630-468-9740 Fax: 630-468-9740

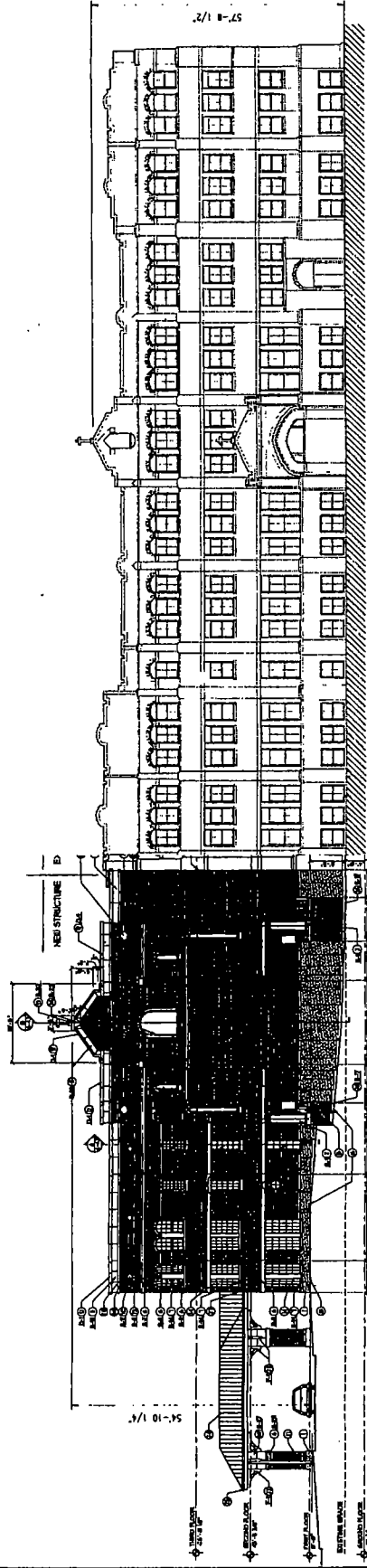
CATHOLIC ASSISTED LIVING
7432 W TALCOTT STREET, CHICAGO, IL

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SOUTH EXTERIOR ELEVATION

SCALE: 1" = 2'-0"



EAST EXTERIOR ELEVATION

SCALE: 1" = 2'-0"



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GLEASON ARCHITECTS, P.C.

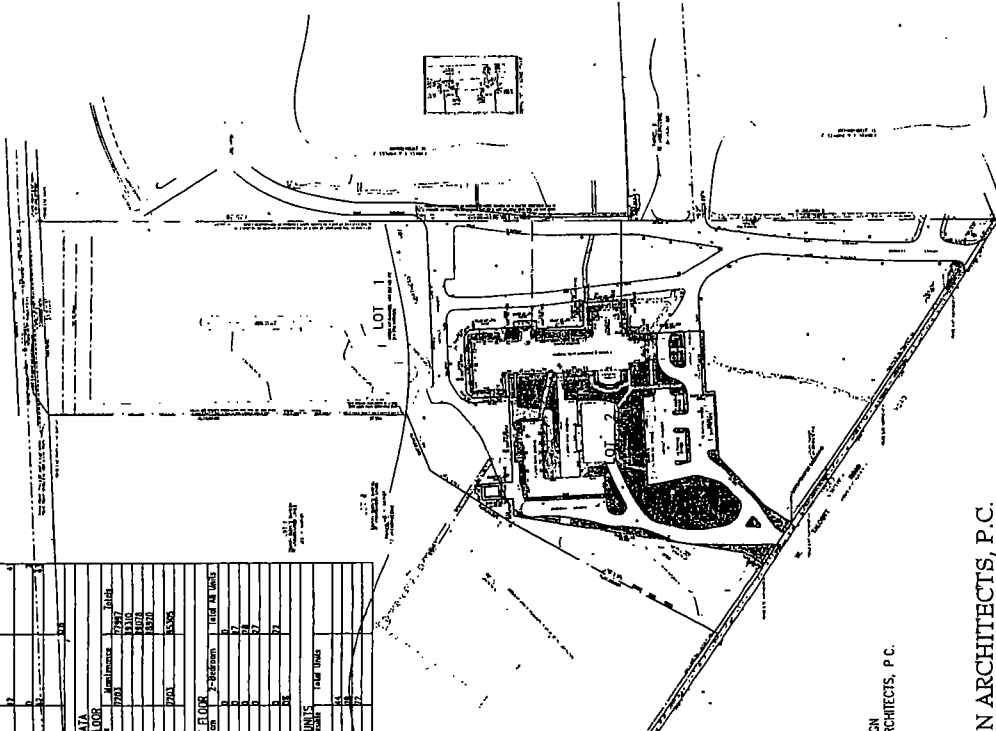
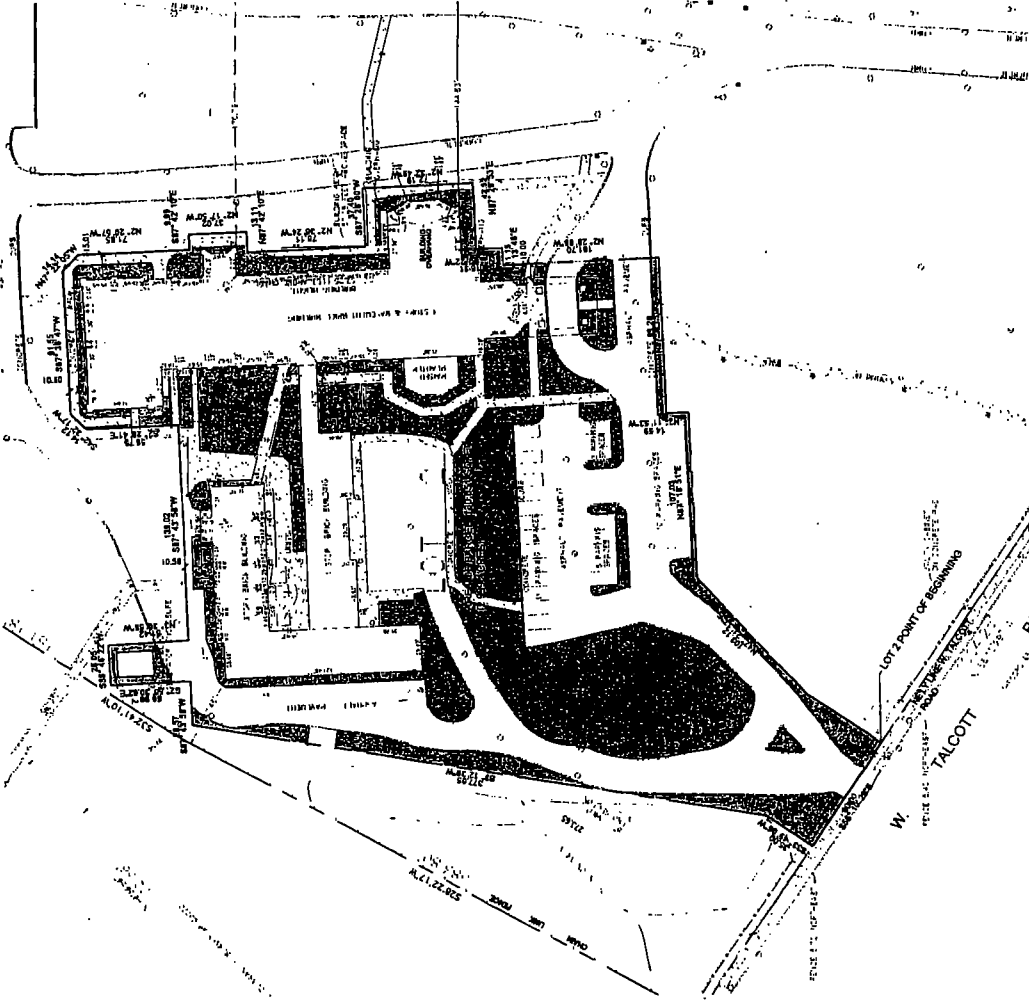
707 Harvard Drive, Oak A, Skokie, Illinois
Phone: 831-66-5210 Fax: 831-66-8750

CATHOLIC ASSISTED LIVING

7432 W TALCOTT STREET, CHICAGO, IL

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EXISTING / PROPOSED SITE PLAN
SCALE: 1" = 40'

OVERALL EXISTING / PROPOSED SITE PLAN
SCALE: 1" = 100'

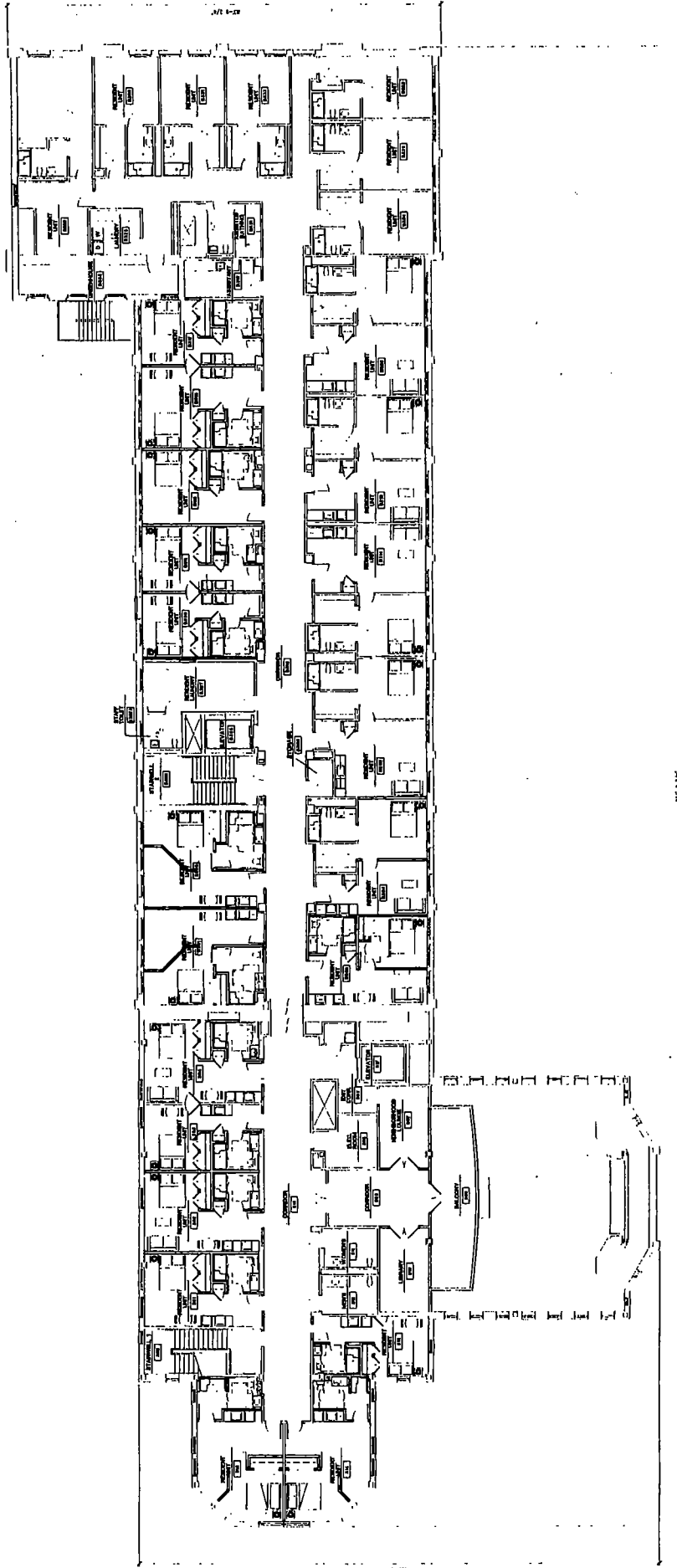
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GILEASON ARCHITECTS, P.C.
769 Roseland Drive, Unit A, Eagle Grove, Illinois
Phone: 630-466-8740 Fax: 630-466-8760

CATHOLIC ASSISTED LIVING
7432 W TALCOTT STREET, CHICAGO, IL

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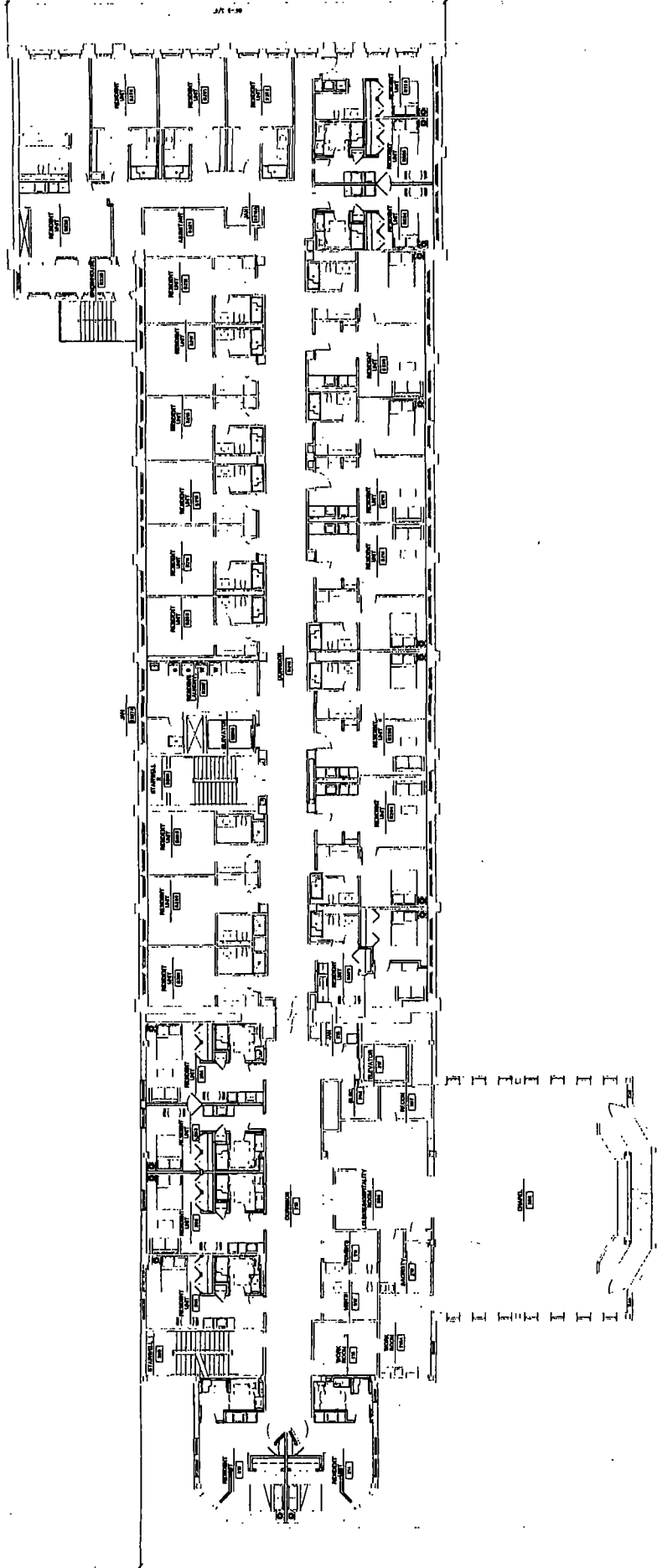
PROPOSED THIRD FLOOR PLAN

SCALE: 1/8" = 1'-0"



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BS-1.17R

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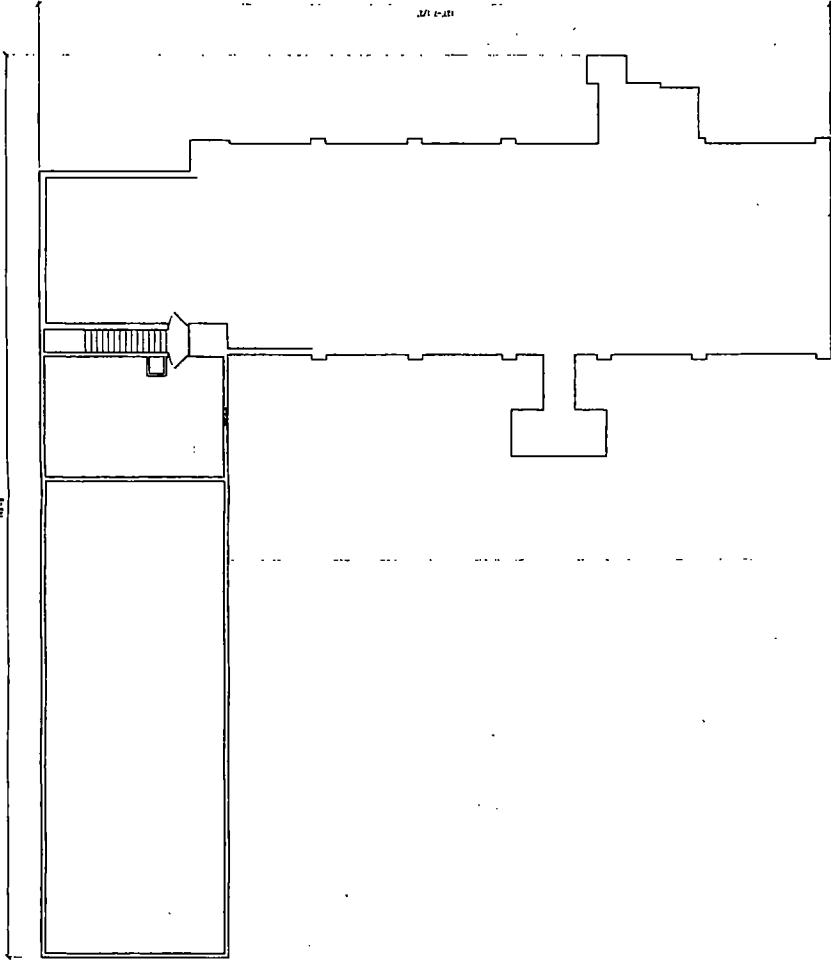
789 Harland Drive, Unit A, Sugar Grove, Illinois

PROPOSED SECOND FLOOR PLAN

SCALE: 1" = 20'



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7432 W TALCOTT STREET, CHICAGO, IL



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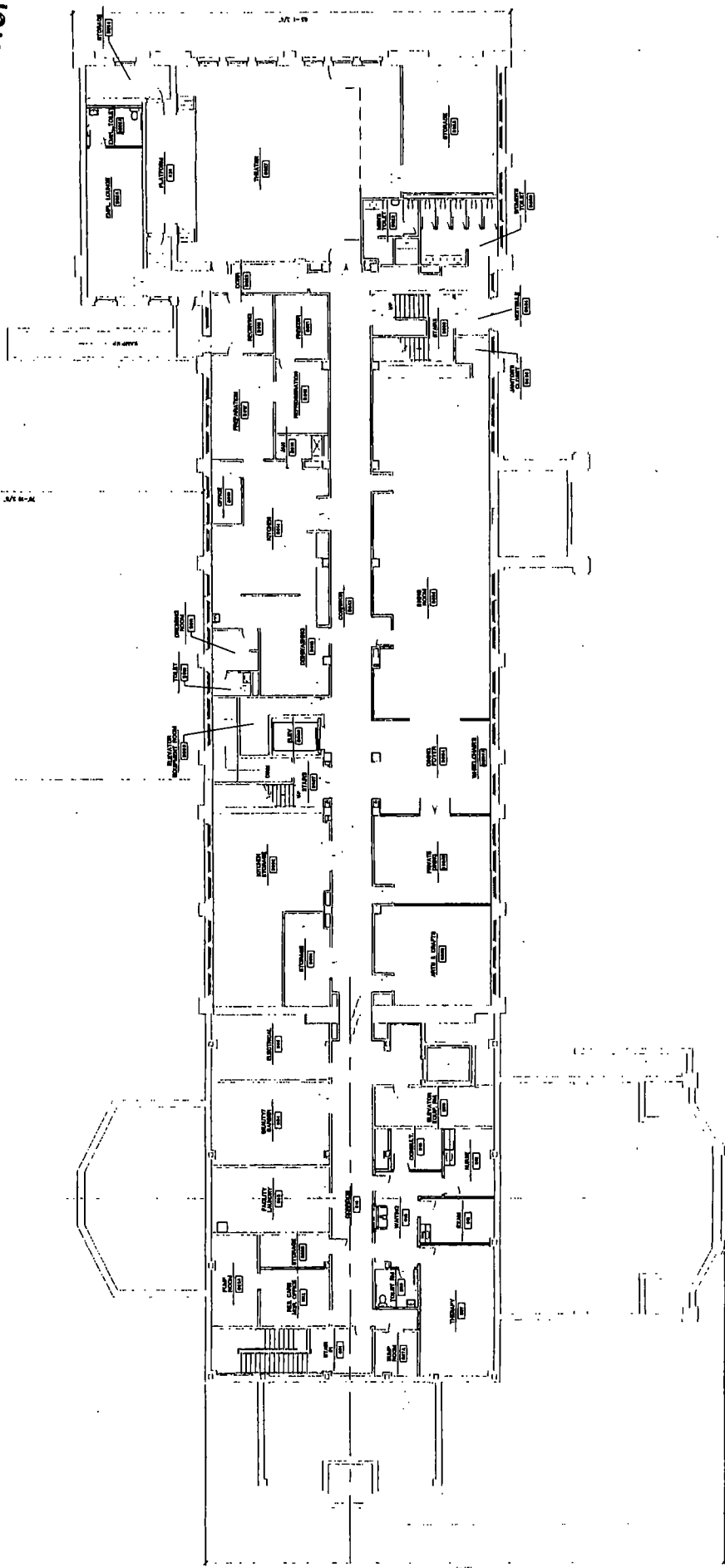
700 Howard Drive, Unit A, Skokie, Illinois
Phone: 630-466-5740 Fax: 630-466-5760



PROPOSED GROUND LEVEL FLOOR PLAN - GARAGE
SCALE: 1" = 20'

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7432 W TALCOTT STREET, CHICAGO, IL

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RF-1/1F

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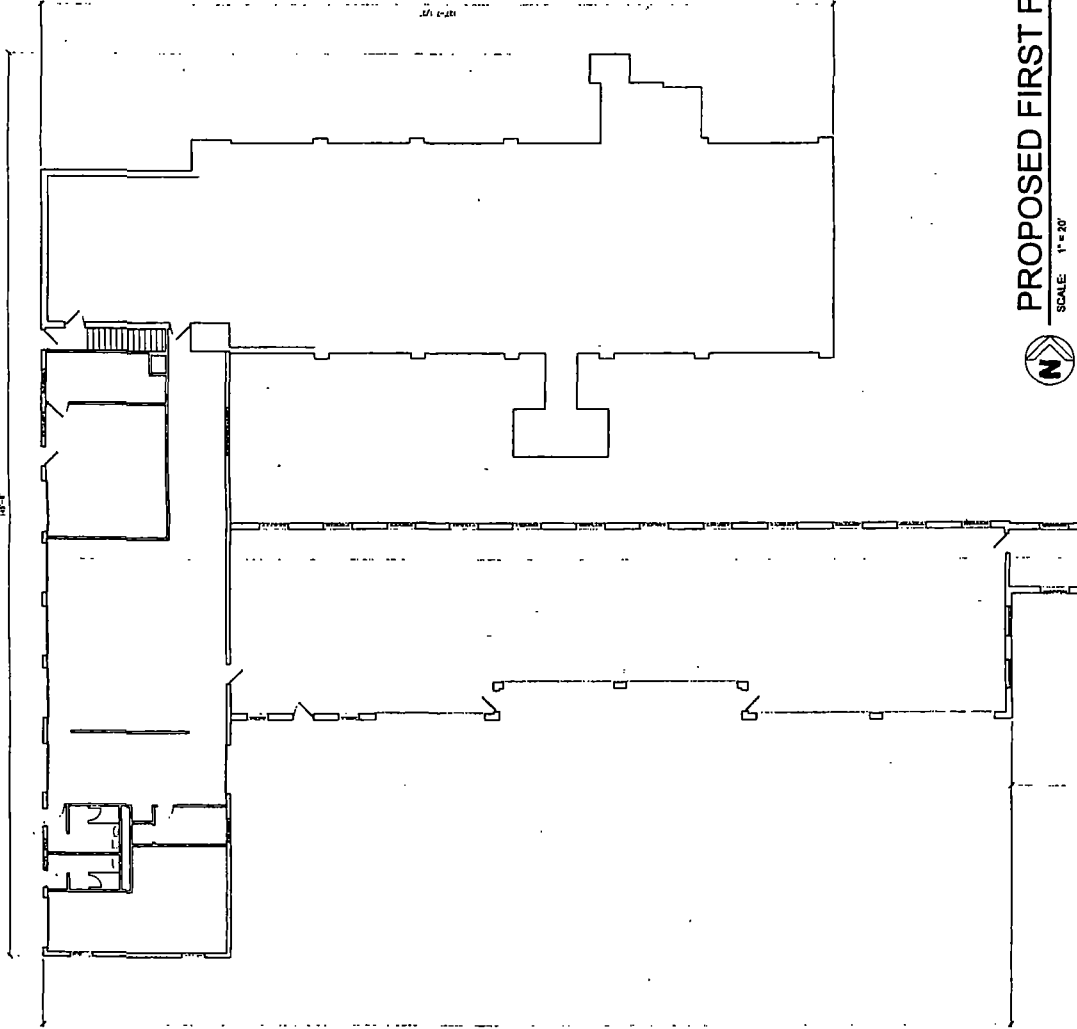
GLEASON ARCHITECTS, P.C.
709 Hubbard Drive, Unit A, Fager Grove, Illinois



PROPOSED GROUND LEVEL FLOOR PLAN
SCALE 1" = 20'

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7432 W TALCOTT STREET, CHICAGO, IL

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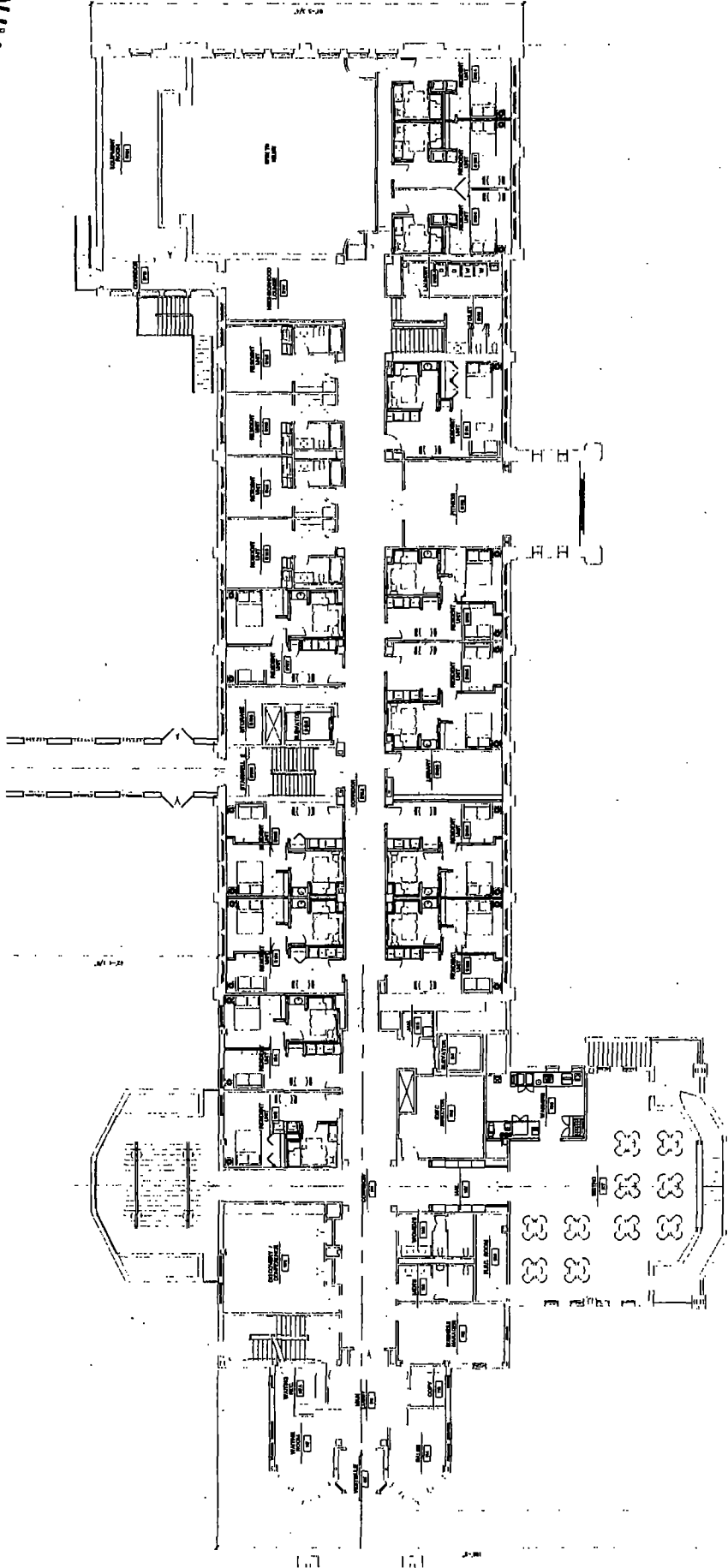
769 Highland Drive, Unit A, Skokie, Illinois
Phone: 630-466-8720 Fax: 630-466-8720



PROPOSED FIRST FLOOR PLAN - GARAGE
SCALE 1"=20'

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769 Hawthood Drive, Unit A, Sugar Grove, Illinois
Phone: 630-466-5210 Fax: 630-466-5700



PROPOSED FIRST FLOOR PLAN

SCALE: 1" = 20'