City of Chicago

SO2017-5483

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/26/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-F at 1521-1527 N Sedgwick Ave - App No. 19301T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#19301 T1
INTRO. DATE
JULY 26, 2017

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 C1-3 Neighborhood Commercial District symbols and indications as shown on Map No. 3-F in an area bound by

North Sedgwick Street, a line 316.38 feet South of and parallel to West North Avenue, a line 102.15 feet East of and parallel to North Sedgwick Street, a line 391.36 feet South of and parallel to West North Avenue

to those of a C1-3 Neighborhood Commercial District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 1521-27 North Sedgwick Street.

SUBSTITUTE NARRATIVE & PLANS

1521-27 North Sedgwick Street

C1-3 to C1-3

Applicant seeks to renovate an existing 5 story commercial building 54 feet 6 inches in height to establish a 48 bed transitional residence and construct a new 5 story addition 70 feet in height with 20 efficiency units and no parking. The subject property is located within 150 linear feet from the CTA Brown Line train station so we are seeking a waiver to provide no parking and to increase the floor area ratio to 3.7. We are also seeking a building height increase to 70 feet and to allow 100% efficiency units.

FAR	3.7
Lot Area	7,659 Square Feet
Building Area	28,100 Square Feet
Building Height	70 Feet
Front Setback	2 Feet 10 inches
Rear Setback	Zero
North side Setback	Zero
South side Setback	Zero
Parking	Zero
Minimum Lot Area per Efficiency Unit	382 Square Feet

Will seek variations for setbacks that are not compliant.

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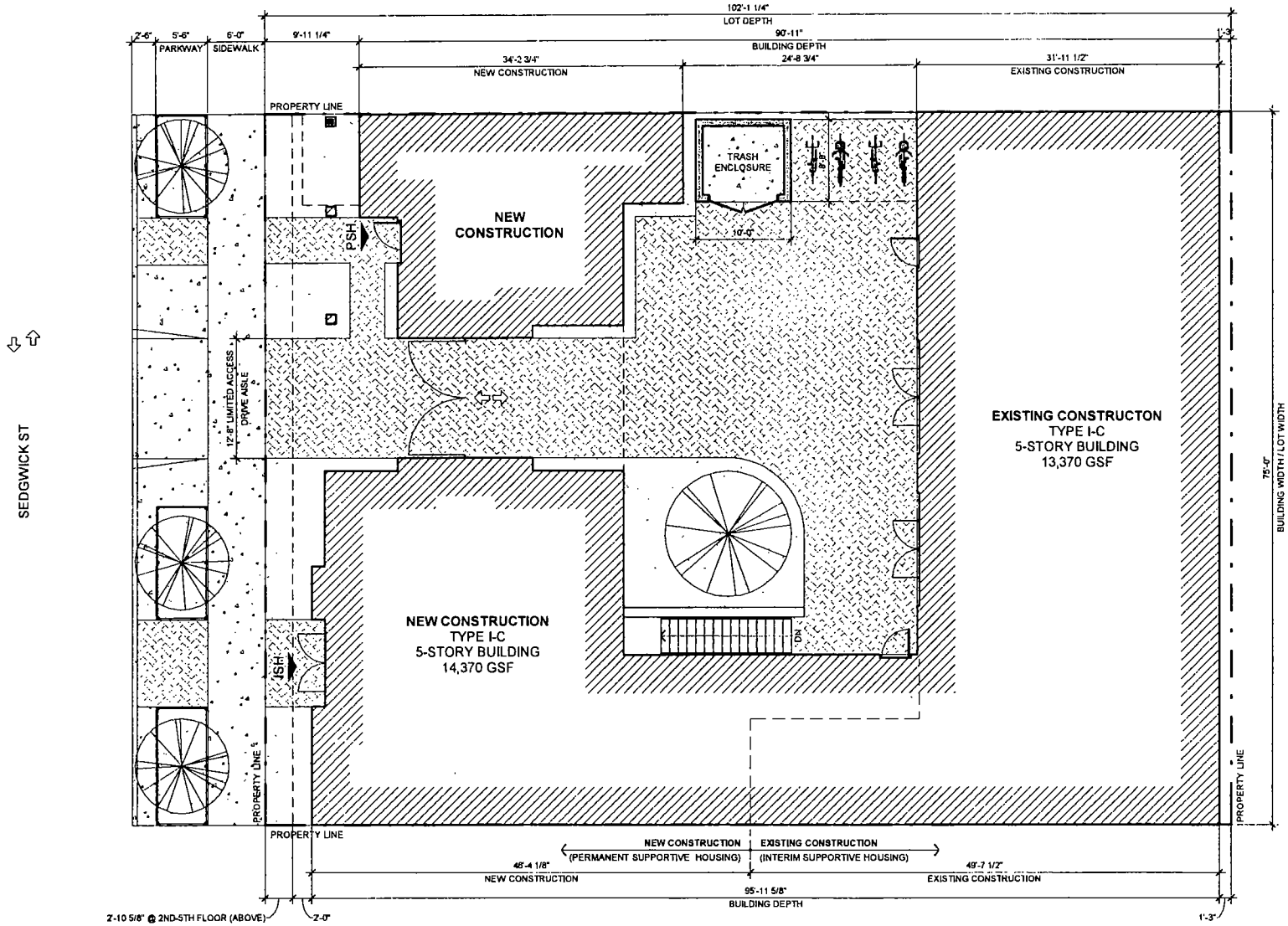

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LINCOLN PARK COMMUNITY SERVICES
PERMANENT SUPPORTIVE HOUSING / INTERIM SUPPORTIVE HOUSING PROJECT
1521 N SEDGWICK ST
CHICAGO, ILLINOIS 60610

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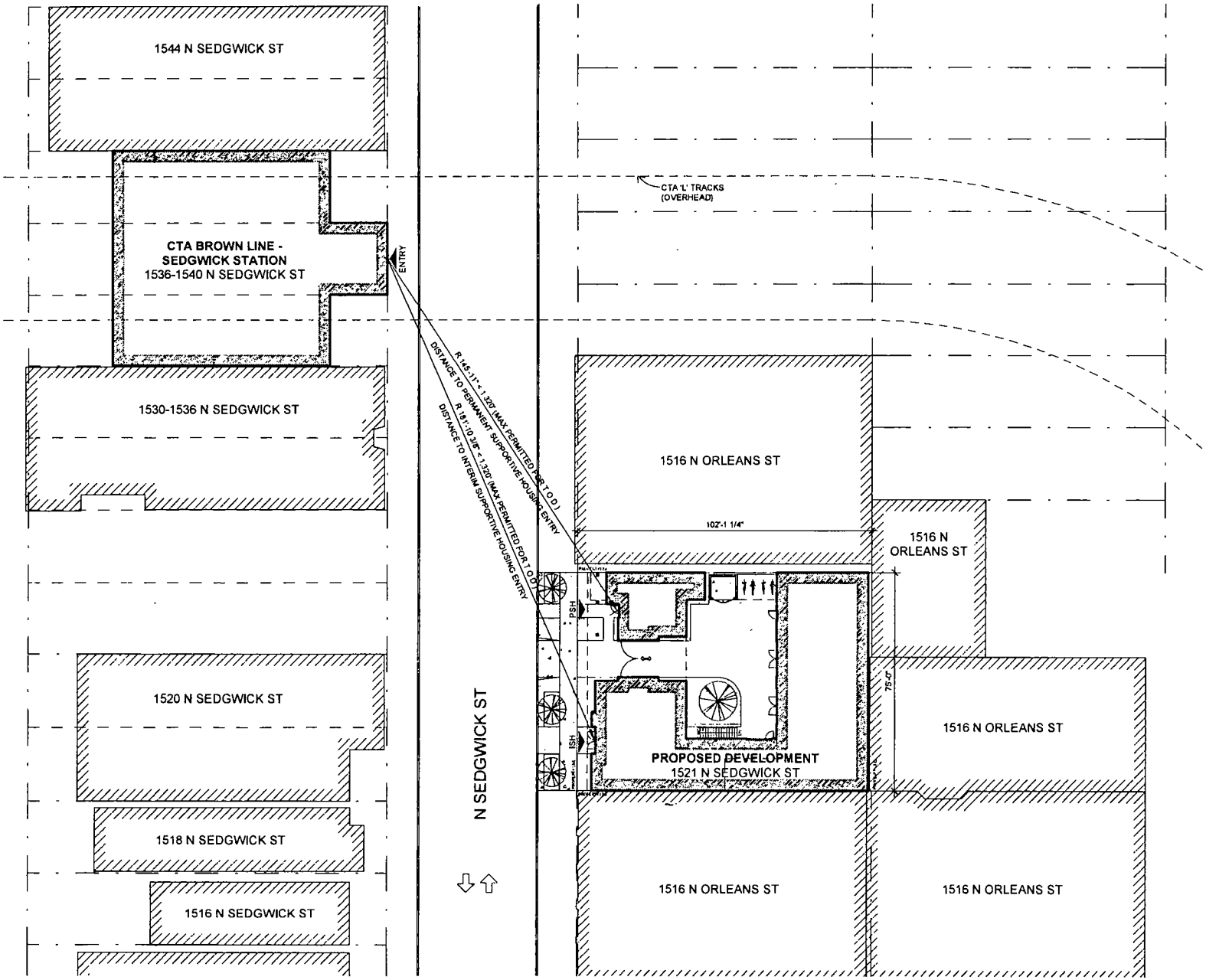
SITE / LANDSCAPE PLAN

0' 2' 5' 10' 20'

09/11/2017

/ -



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SITE PLAN - DISTANCE TO CTA

0' 4' 20' 40'

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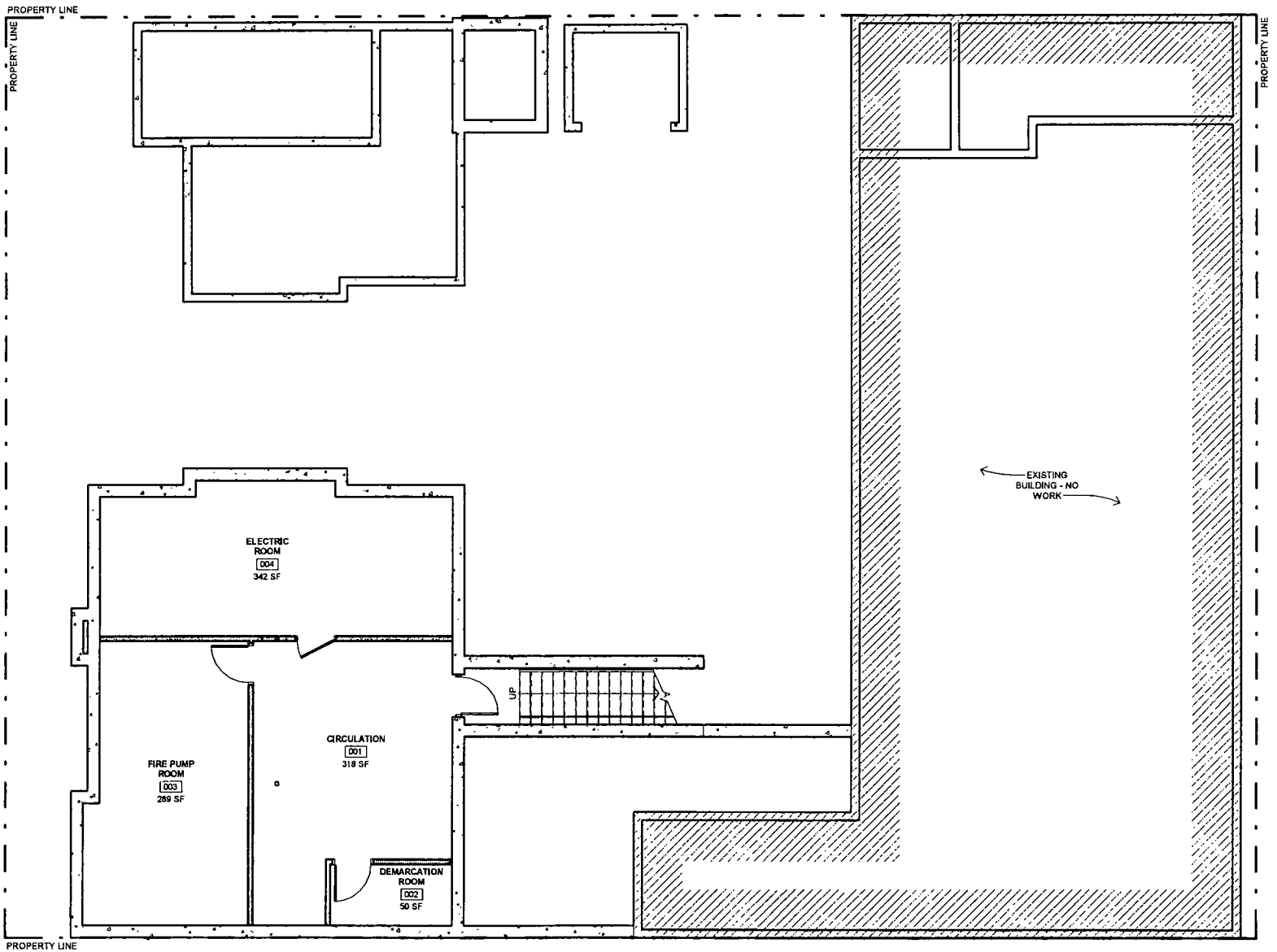
2



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BASEMENT FLOOR PLAN

0' 2' 4' 10'

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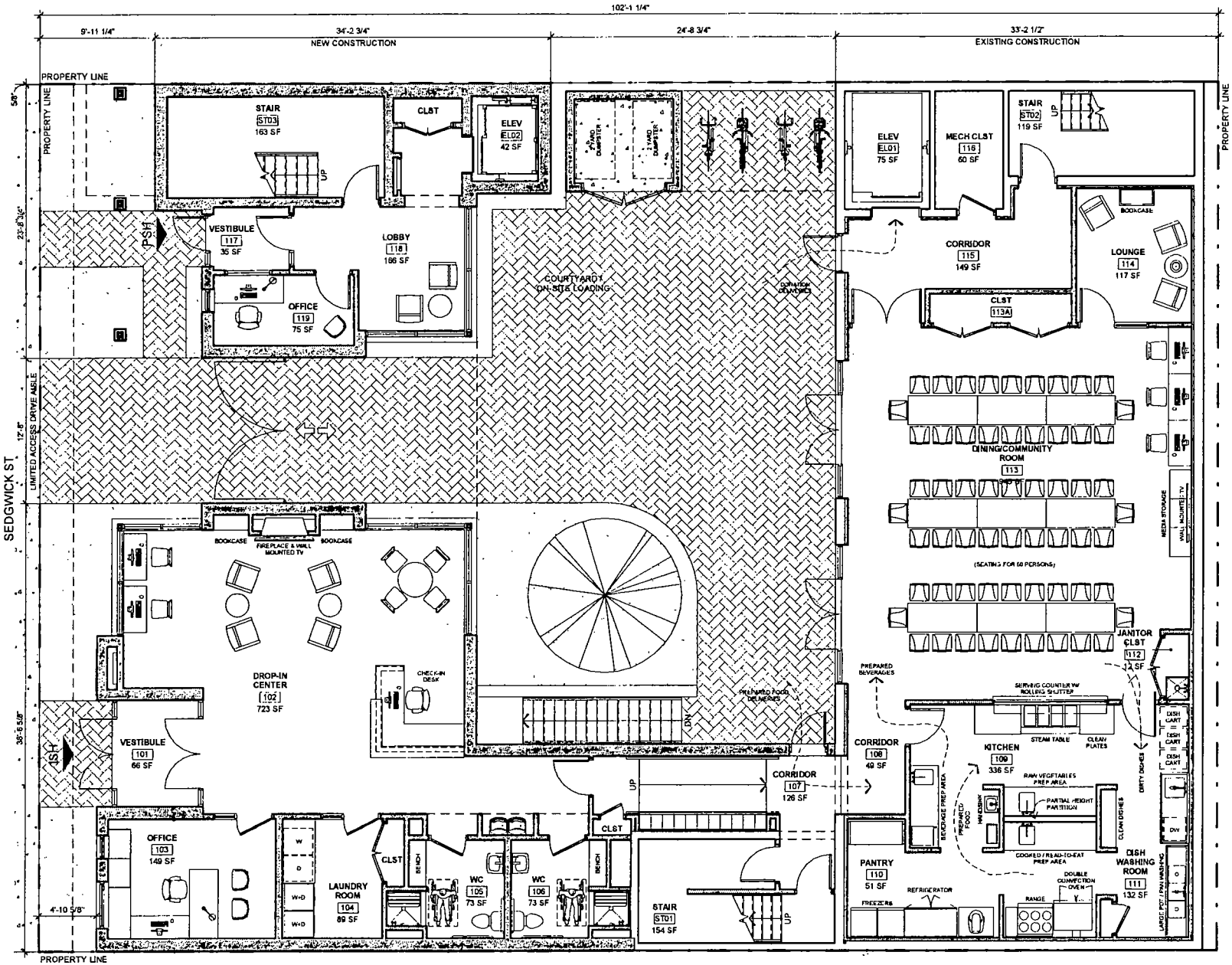
3



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FIRST FLOOR PLAN

0' 2' 4' 10'

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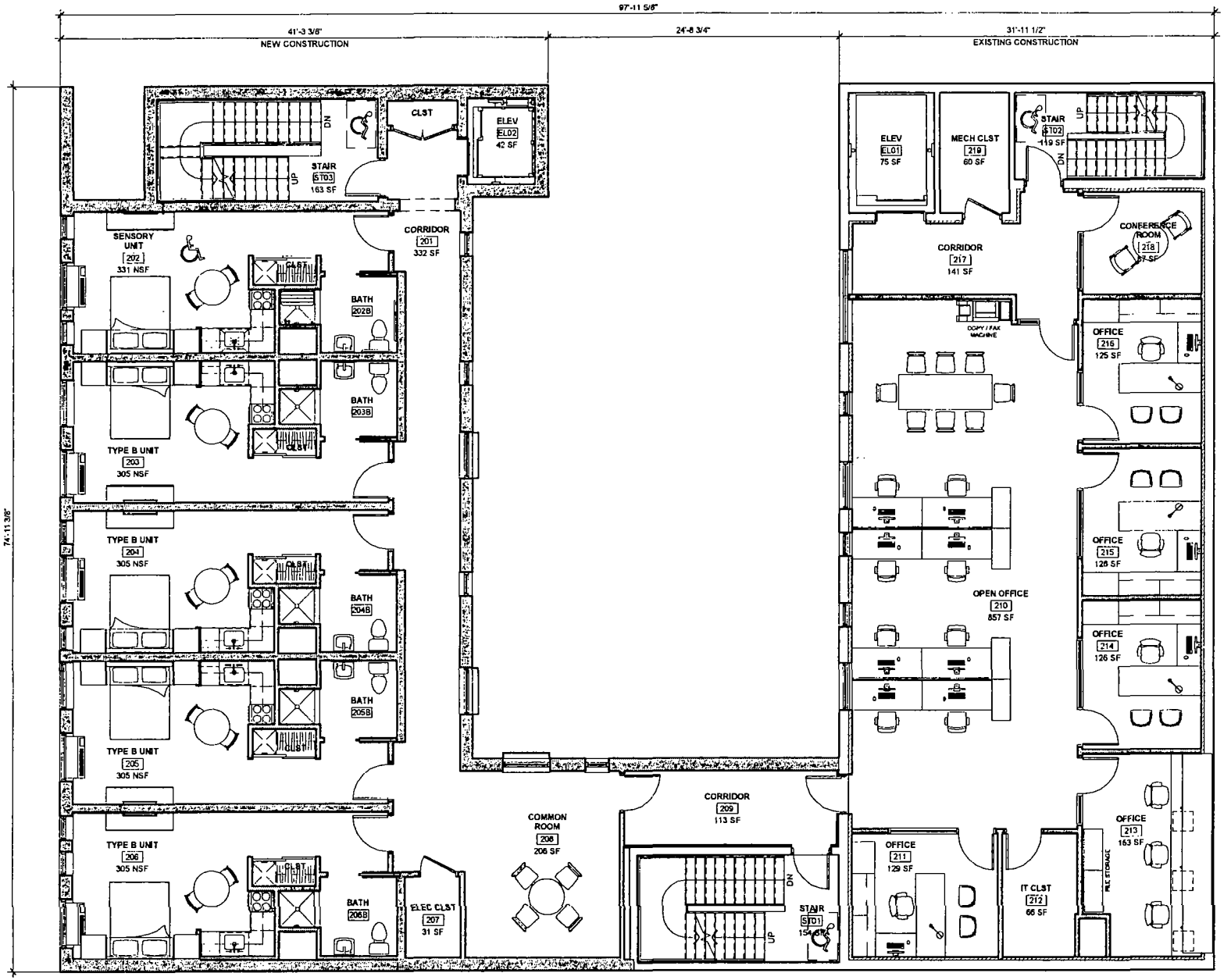
4



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SECOND FLOOR PLAN

0' 2' 4' 10'

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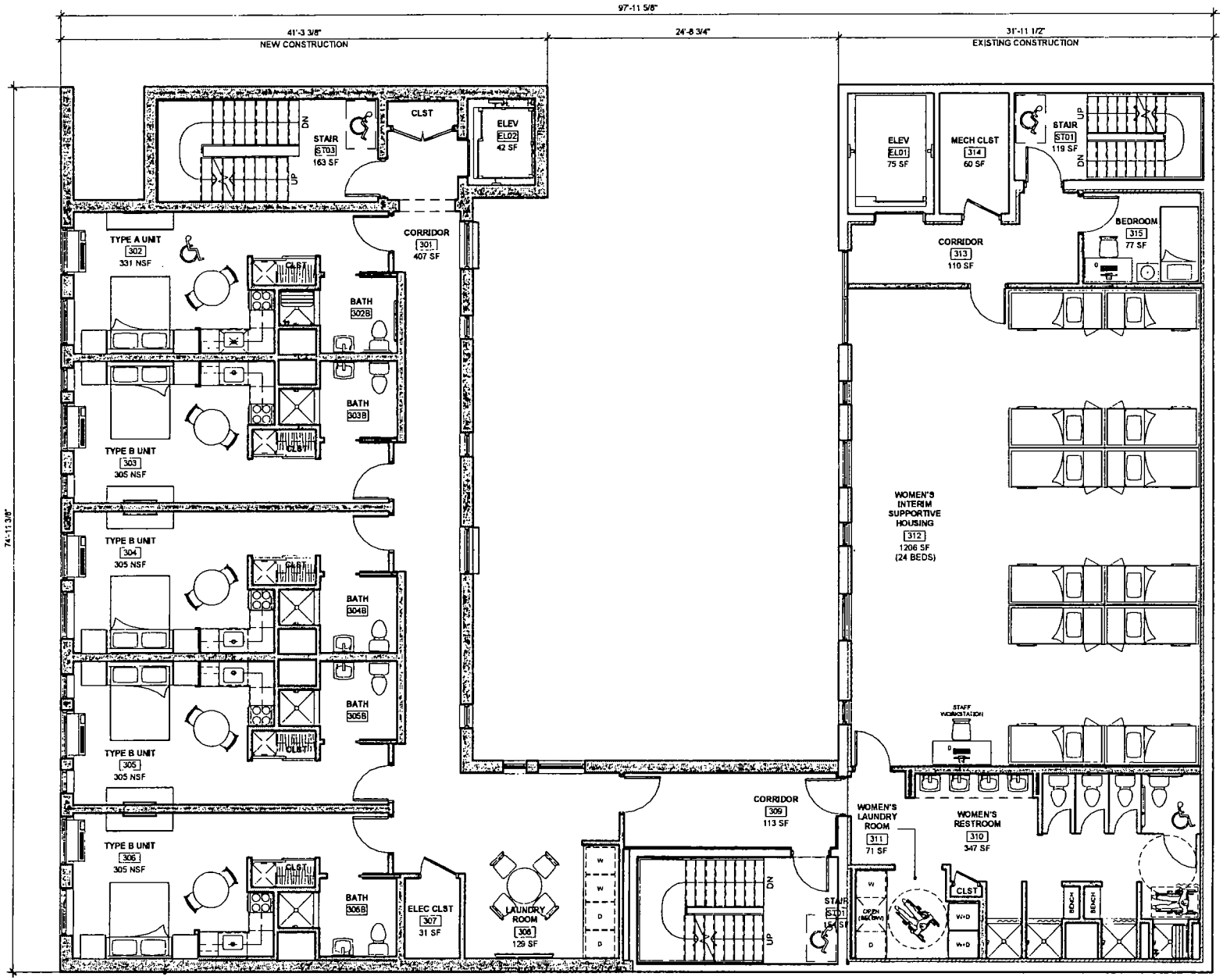
5



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THIRD FLOOR PLAN

0' 2' 4' 10'

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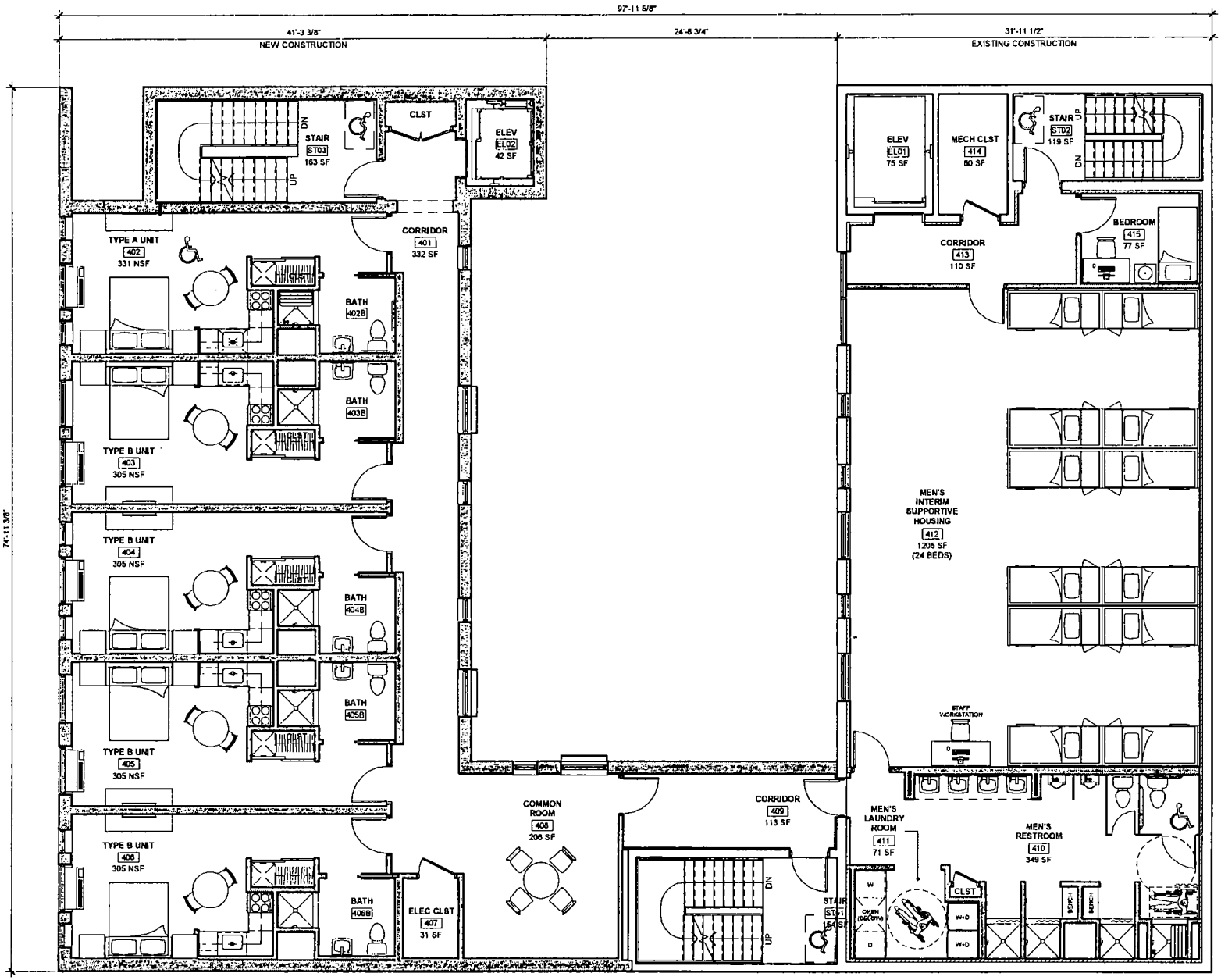

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FOURTH FLOOR PLAN

0' 2' 4' 10'

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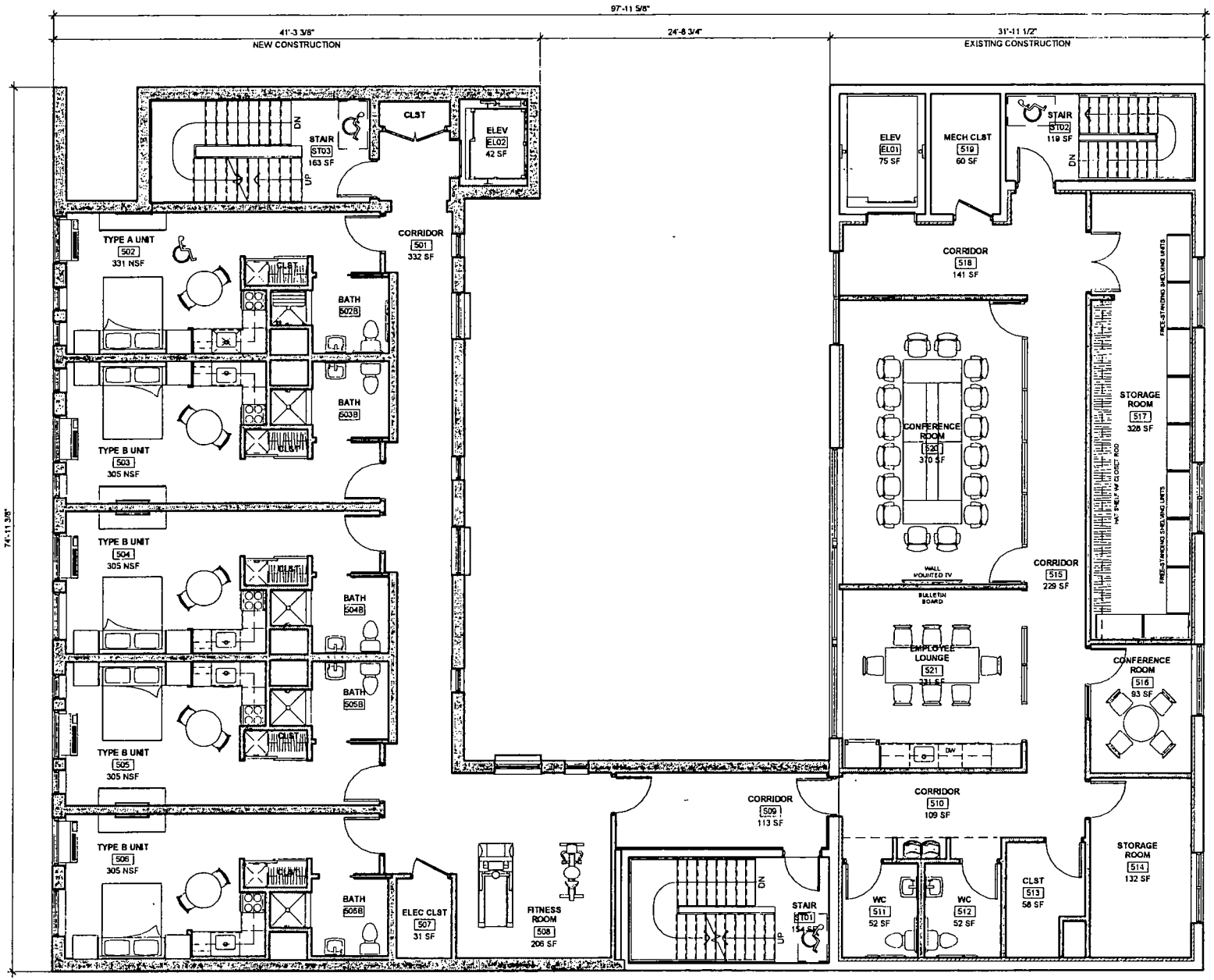

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FIFTH FLOOR PLAN

0' 2' 4' 10'

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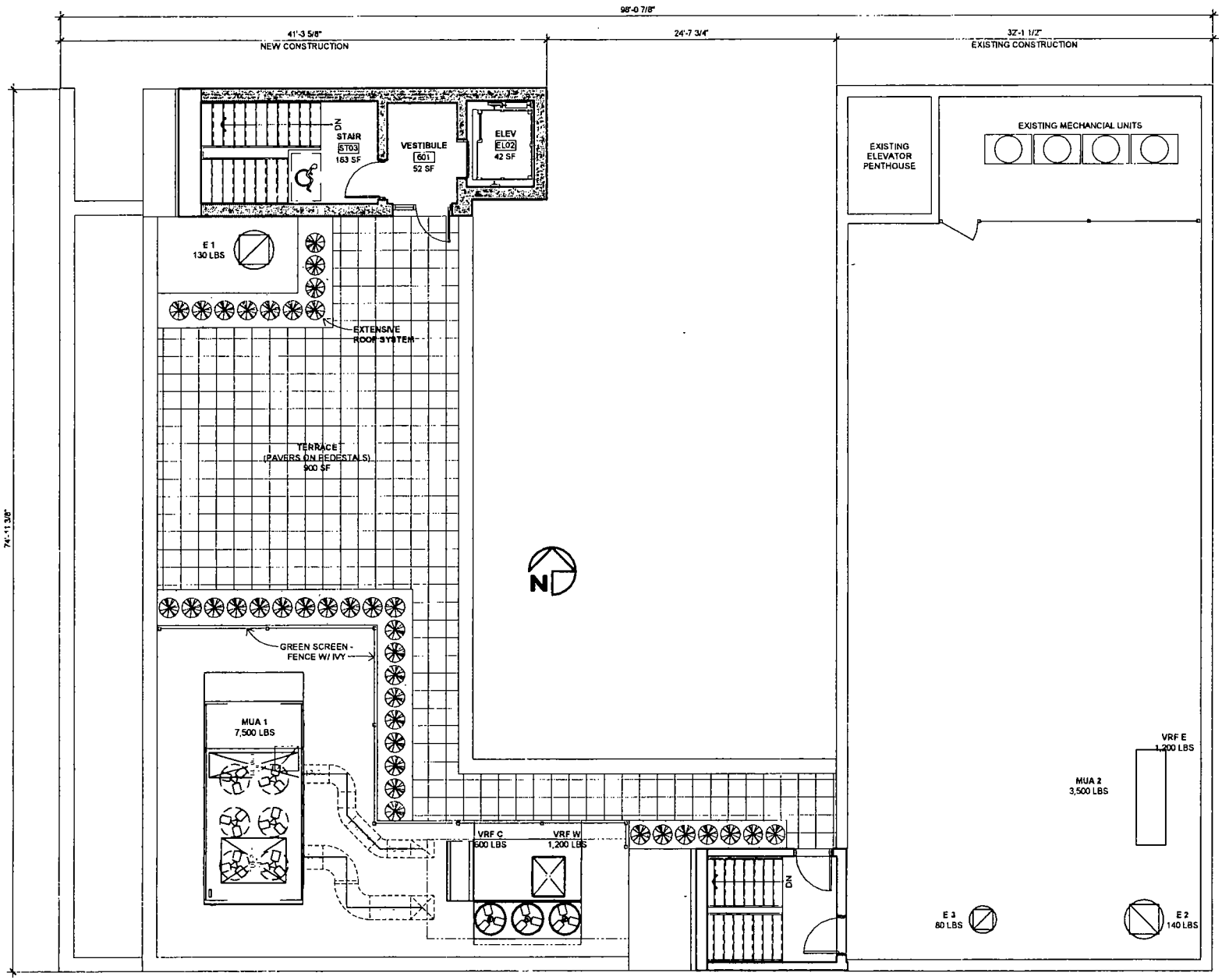

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ROOF PLAN

0' 2' 4' 10'

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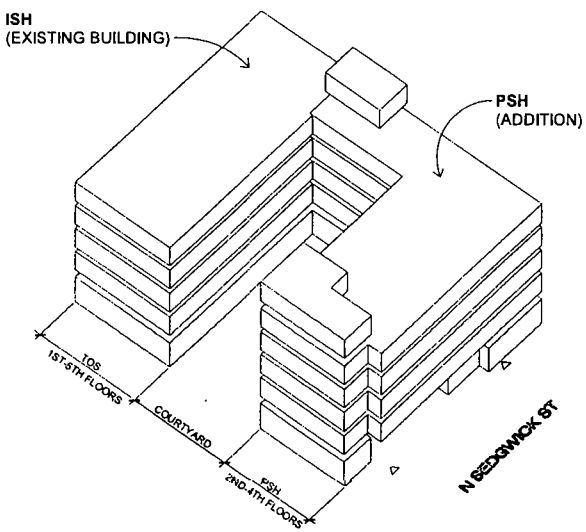
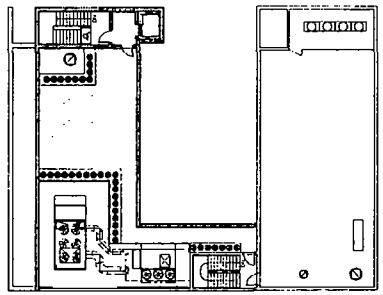
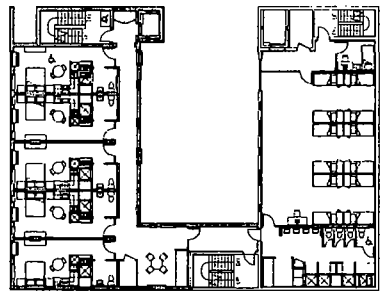
9



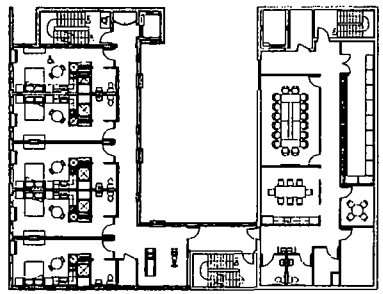
SPACE USE DIAGRAM



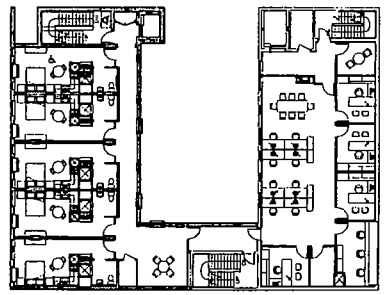
SIXTH FLOOR PLAN



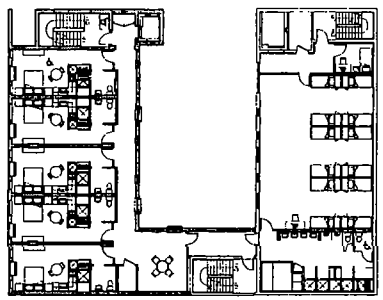
THIRD FLOOR PLAN



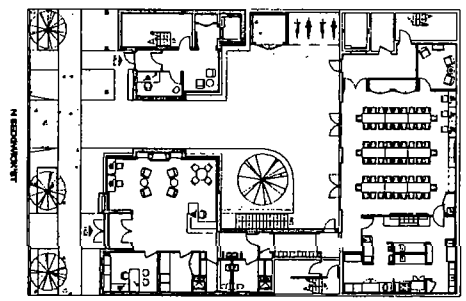
FIFTH FLOOR PLAN



SECOND FLOOR PLAN



FOURTH FLOOR PLAN



FIRST FLOOR PLAN

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OVERALL FLOOR PLANS

0' 4' 20' 40'

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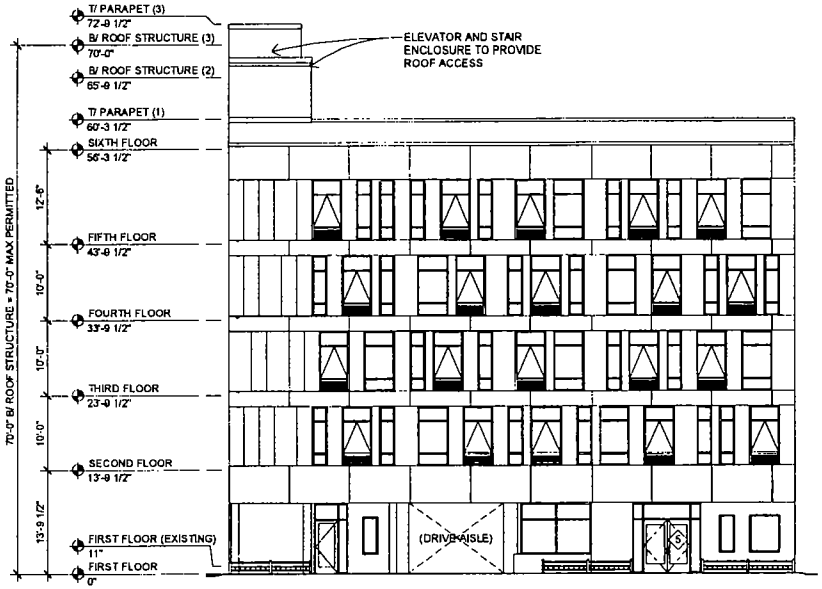
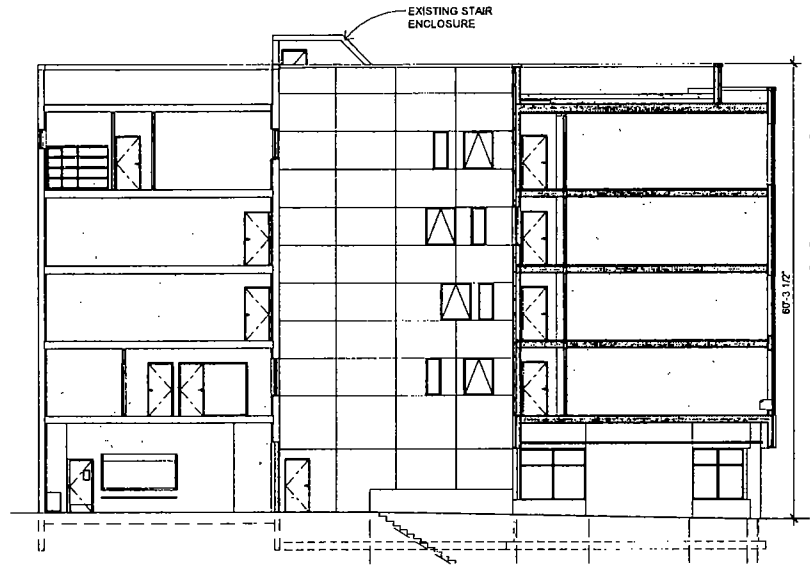
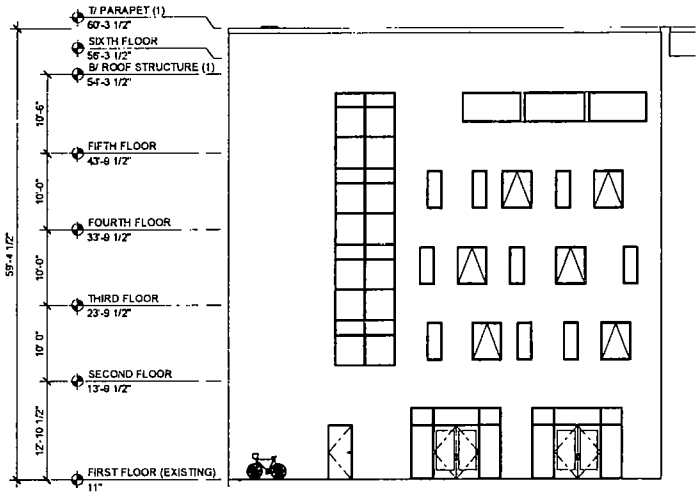


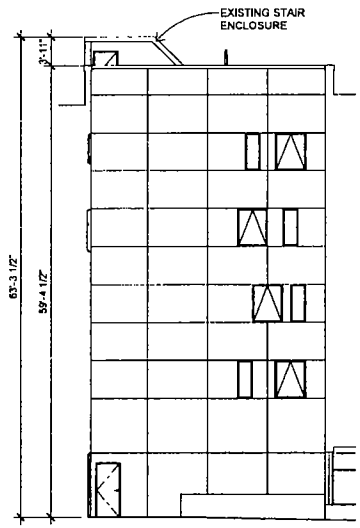
WEST ELEVATION @ STREET



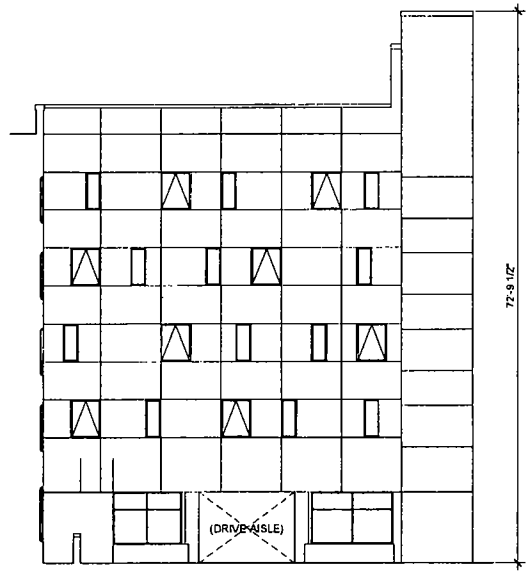
EAST/WEST BUILDING SECTION



WEST ELEVATION @ COURTYARD



NORTH ELEVATION @ COURTYARD



EAST ELEVATION @ COURTYARD

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BUILDING ELEVATIONS & SECTION

0' 2' 10' 20'

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