



City of Chicago



O2016-663

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	2/10/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-H at 1637-1659 W Washington Blvd and 49-59 N Paulina St - App No. 18671T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18671 TI
INTRO DATE:
2-10-16

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 RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 1H in the area bounded by:

West Washington Boulevard; a line 239 feet east of the east line of North Paulina Street; the public alley next south of West Washington Boulevard; North Paulina Street.

to those of a RM5.5 Multi-Unit District.

SECTION 2. This ordinance takes effect after its passage and approval.

Common Address of Property: 1637-1659 West Washington Boulevard;
49-59 N. Paulina Street

McCrory Senior Apartments, LLC
Type 1 Zoning Amendment Application for
1637-1659 West Washington Boulevard; 49-59 N. Paulina Street

Narrative and Plans
RT4 to RM5.5

The applicant, McCrory Senior Apartments, LLC, an Illinois limited liability company proposes to rezone the subject property from RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM5.5 Multi-Unit District. The purpose of the zoning amendment is to permit the applicant to construct a 5-story, 62 unit affordable elderly housing building.

The requested map amendment is a Type 1 rezoning under the Chicago Zoning Ordinance because the proposed RM5.5 District allows a floor area ratio that is 2 or more times higher than the existing RT4 District.

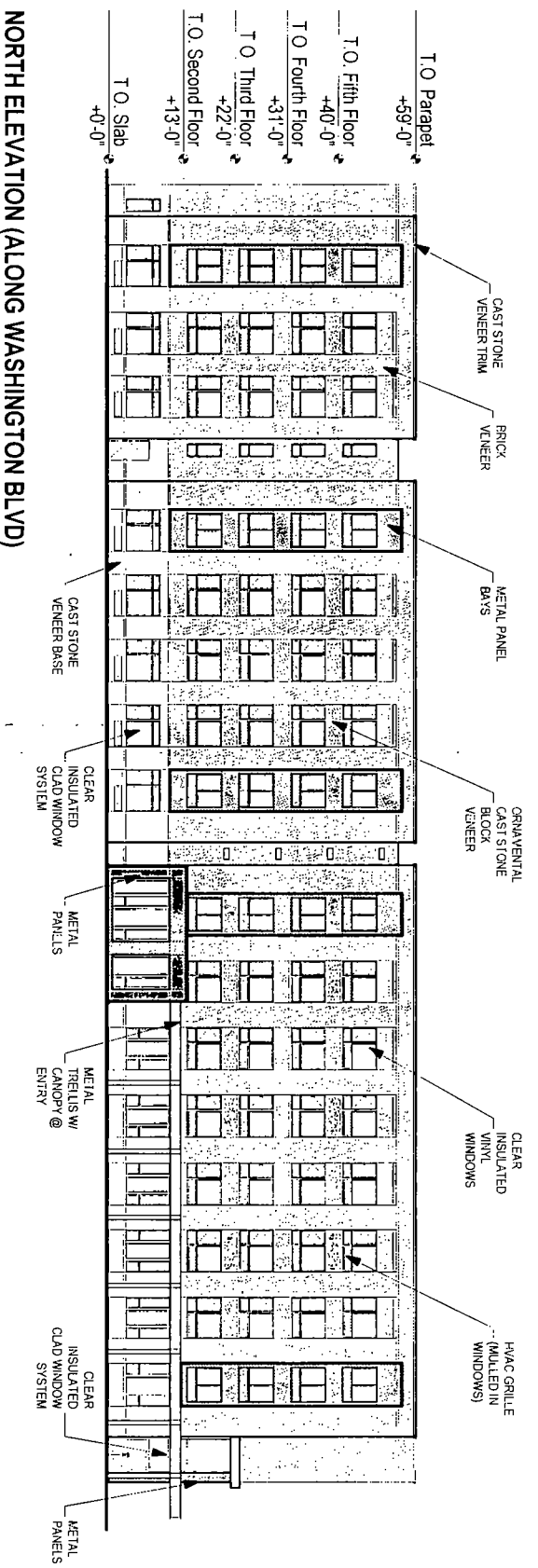
The following is the bulk table for the development which is in accordance with the plans by Landon Bone Baker Architects that are attached hereto.

Proposed Zoning District:	RM5.5 Multi-Unit District
Net Site Area:	29,893 square feet
FAR:	2.11
Floor Area:	62,940
Dwelling Units:	62
Minimum Lot Area Per Dwelling Unit:	480 square feet
Setbacks:	
Front (north):	15 feet
Rear (south):	37 feet – 6 inches
Side (west):	5 feet
Side (east):	5 feet
Height:	59 feet
Off-Street Parking:	20 parking spaces

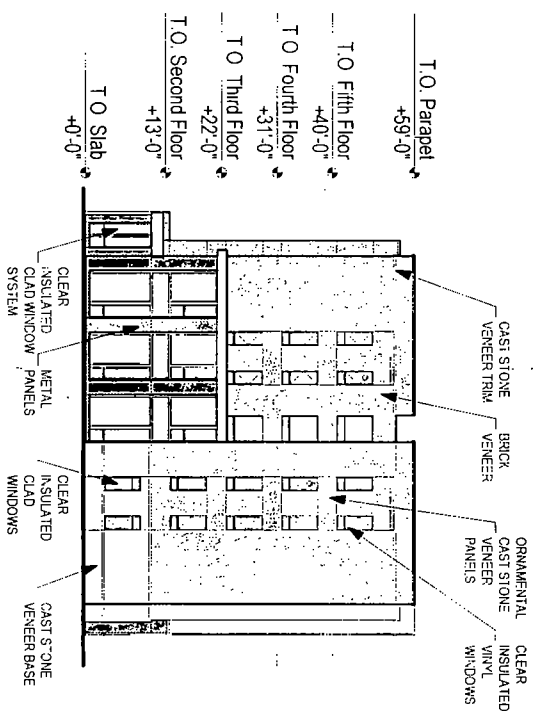
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Chicago, IL 60612



NORTH ELEVATION (ALONG WASHINGTON BLVD)



WEST ELEVATION (ALONG PAULINA ST)

Building Elevations

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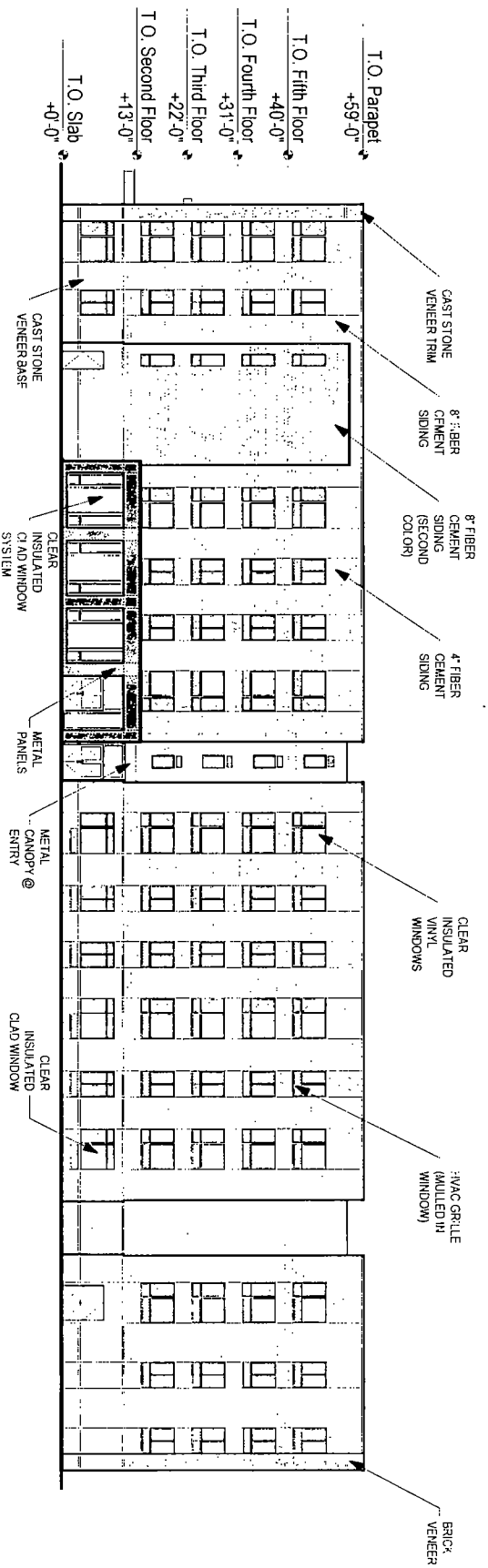
1/29/2016

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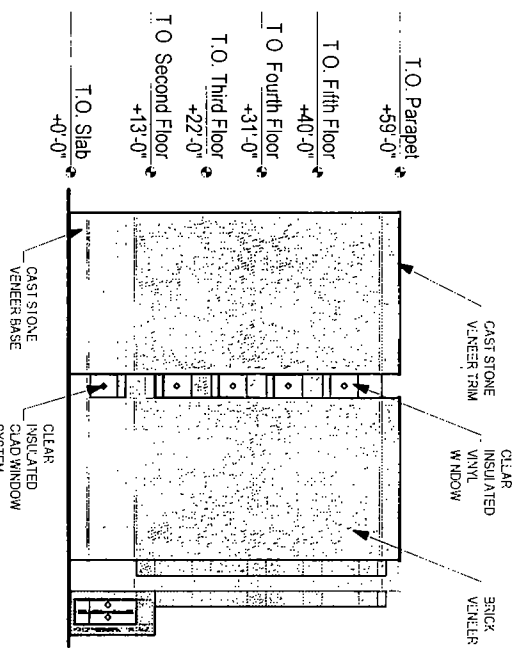
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APPLICANT: McGrotry Senior Apartments, LLC
 666 W Dundee Rd, Suite 1102
 Northbrook, IL 60062
ADDRESS: 1637-1659 W. Washington Blvd,
 49-59 N. Paulina St.
 Chicago, IL 60612

SOUTH ELEVATION (ALONG PARKING/PUBLIC ALLEY)



EAST ELEVATION



Building Elevations

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