



City of Chicago



SO2016-1615

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/16/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 7-L at 5525 W Diversey Ave - App No. 18690T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

18690T1
SUB

SUBSTITUTE ORDINANCE No. 18690T1

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 RS3 Residential Single-Unit (Detached House) District and B3-1 Community Shopping District symbols and indications as shown on Map No.7-L in the area bounded by

West Diversey Avenue; a line 126.55 feet west of and parallel to North Linder Avenue; the alley next south of and parallel to West Diversey Avenue; and a line 426.27 feet west of and parallel to North Linder Avenue,

to those of a B2-5 Neighborhood Mixed-Use 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: 5525 West Diversey Avenue

17-13-0303-C (1) Substitute Narrative and Plans - 5525 W. Diversey, Chicago, Illinois

Proposed Zoning: B2-5

Lot Area: 37,536.9 sq. ft. (299.72 ft. x 125.24 ft.)

Proposed Land Use: The Applicant is seeking to redevelop the subject property with a new three-story residential building containing 98 dwelling units and 41 onsite parking spaces. 76 of the proposed residential units will qualify as elderly housing units. The proposed building will be masonry construction and measure 37 ft. in height. One loading berth will be provided onsite.

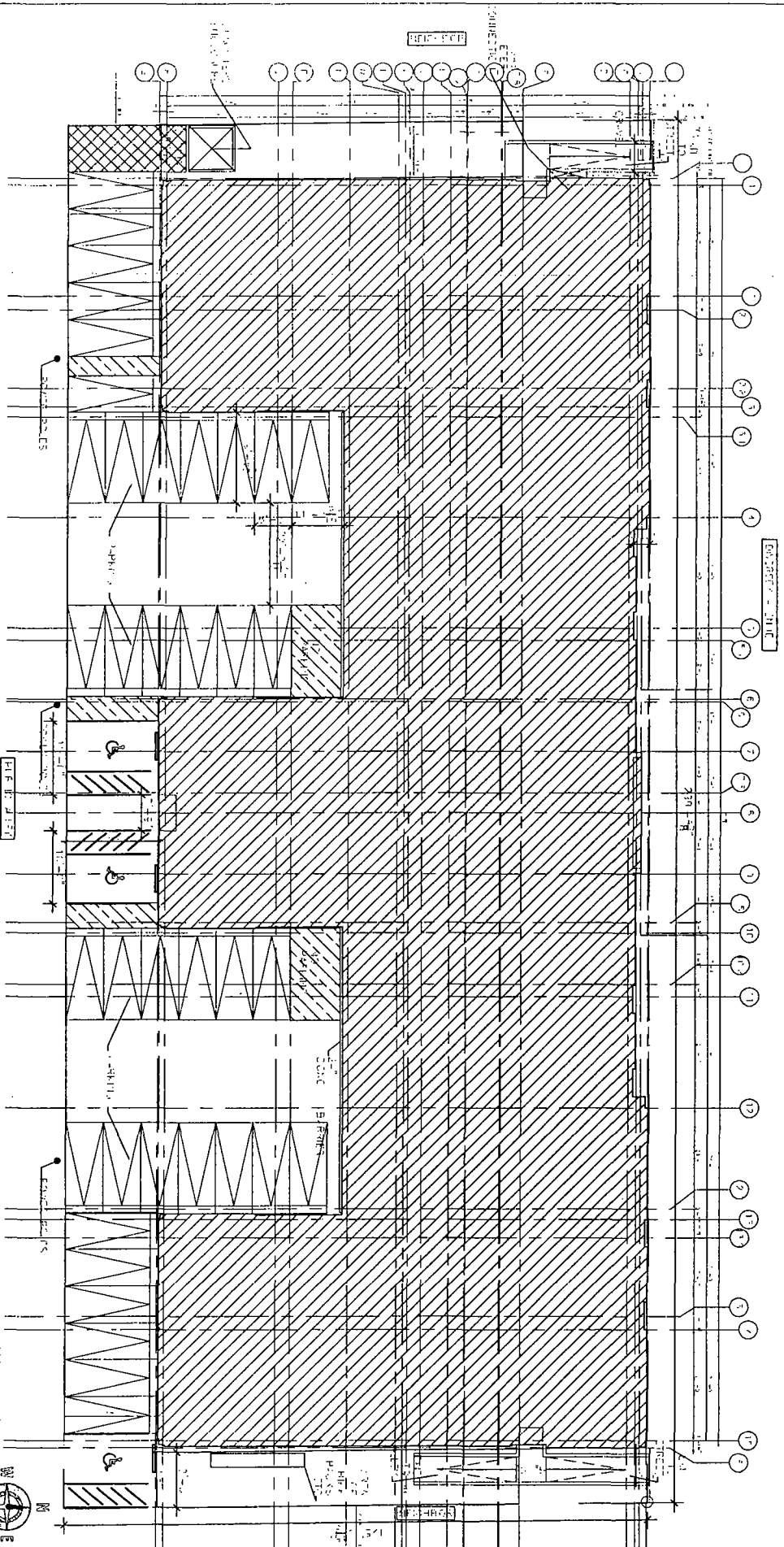
- (a) The Project's floor area ratio: 1.9
- (b) The project's density (Lot Area Per Dwelling Unit): 98 units (includes 76 elderly housing units and 22 CHA units)
- (c) The amount of off-street parking: 41 (17-10-0207-C and Variation, if required, to further reduce the parking requirement in the resulting B2-5 zoning district)
- (d) Setbacks:
 - a. Front Setback: zero
 - b. Rear Setback: 19'-8"
 - c. Side Setbacks: 12' east side / 12' west side
 - d. Rear Yard Open Space: none
 - e. Building Height: 38'-11"
- (e) Loading Berth: 1

*17-10-0207-A

*17-13-0303-C(2) – Plans Attached.

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PROPOSAL FOR 5525 WEST DIVERSEY, CHICAGO, ILLINOIS

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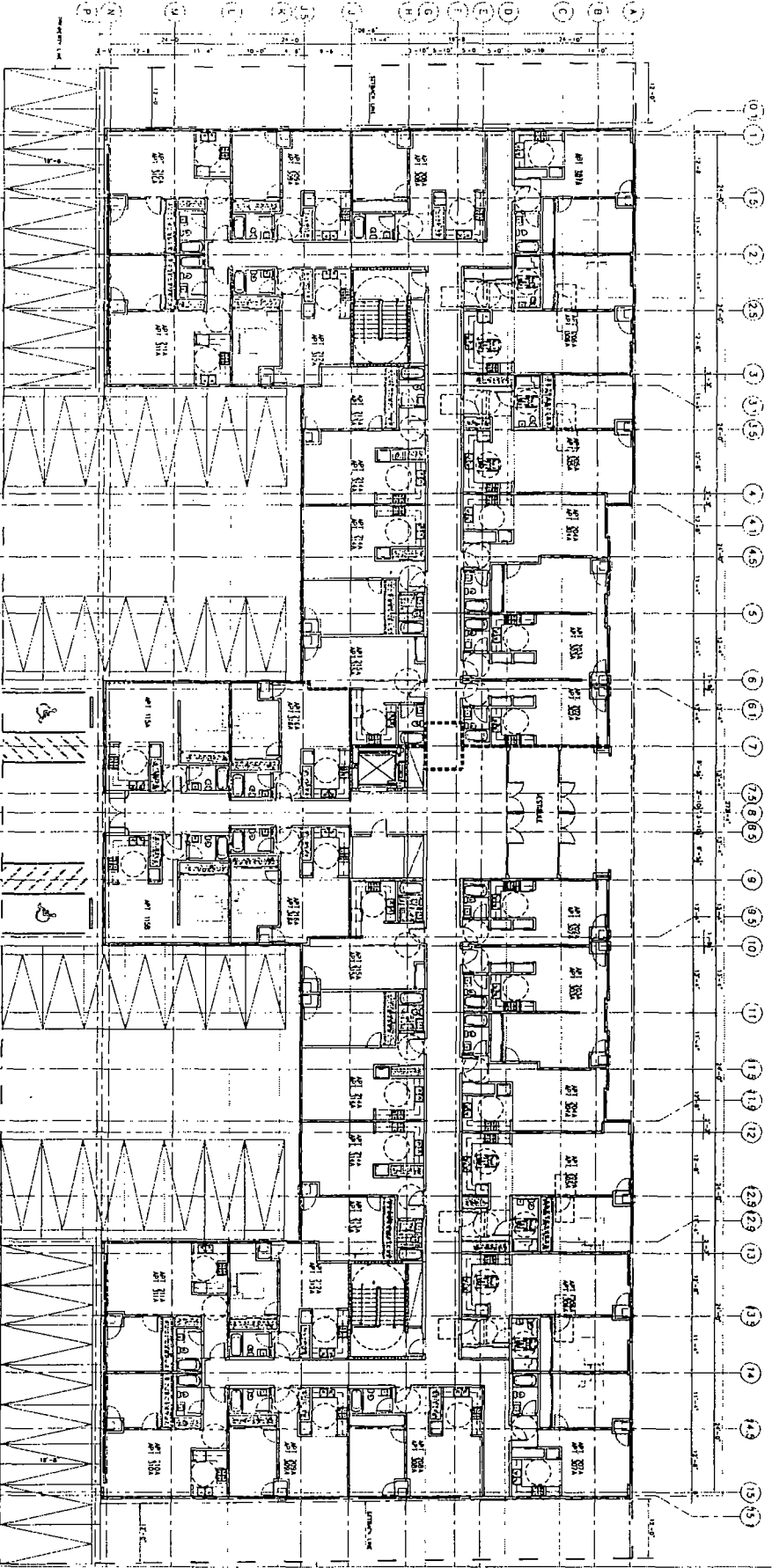


CONCEPTUAL DESIGN DOCUMENTS
TITLE: SITE PLAN

SCALE: 3/64"=1'-0"
NO: DIV-A1-00 MAY 23 2016

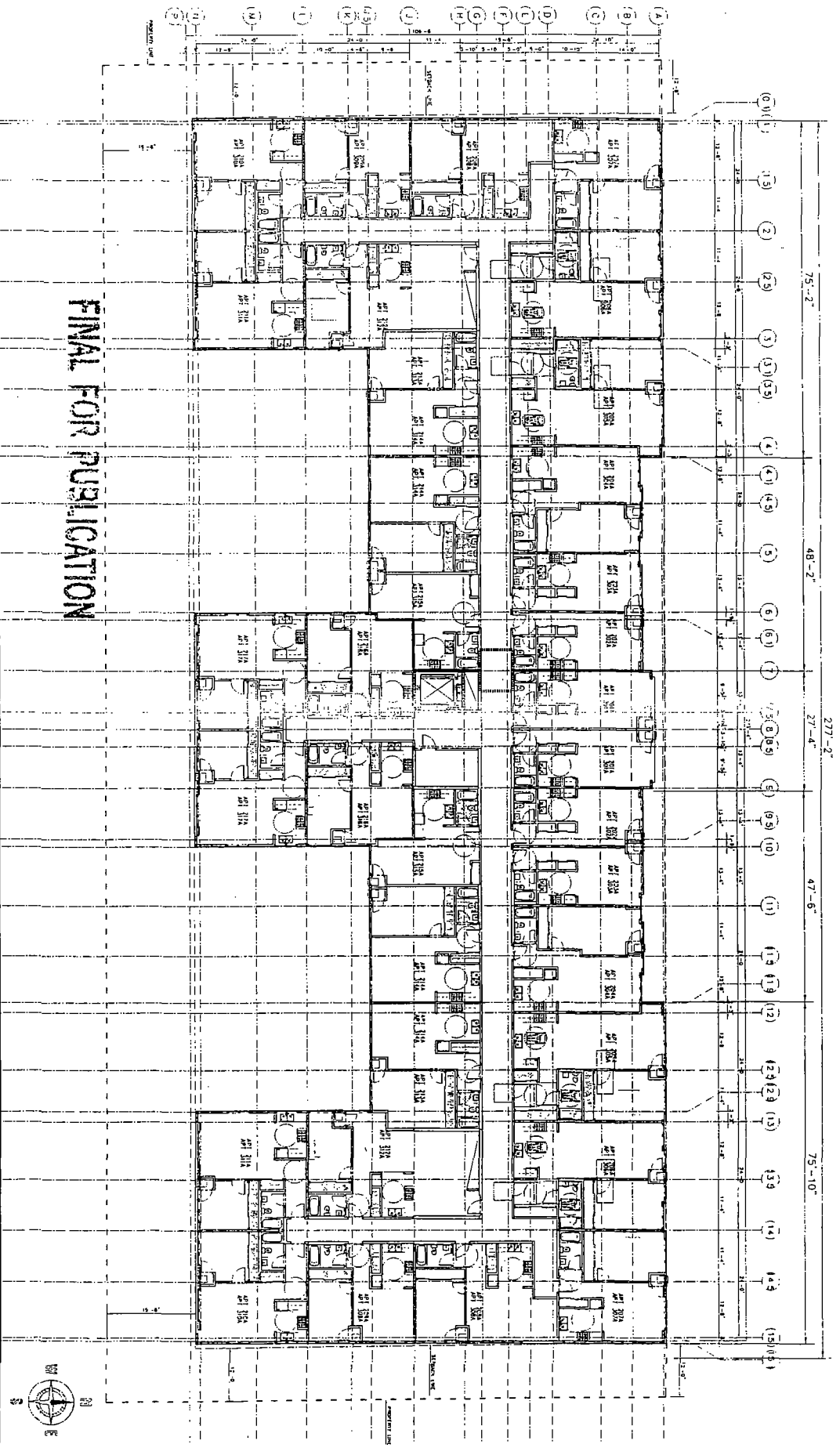
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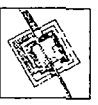
DRAWING NO A-1.01	PROJECT: 5525 W DIVERSEY AVENUE		REV. BY	DESCRIPTION	DATE	ARCHITECTS: CSA PARTNERS LTD. 29 E Madison Street, Suite 1309 Chicago, IL 60602 (USA) 69A Nepeansee Road, Manisha 1st Flr Mumbai 400006 (INDIA) T: 1-312 578 0550 (US), +91-987 021 9229 (IN) E: contact@csa-partners.com W: www.csa-partners.com	M E P / P ENGINEERS DILIGENT DESIGN GROUP 120 S La Salle Street Chicago, IL 60602 T: 773 342 0383
	PROJECT LOCATION	5525 W DIVERSEY AVE, CHICAGO IL 60639	11				
	OWNER/DEVELOPER	METROPOLITAN HOUSING DEVELOPMENT CORPORATION 8 SOUTH MICHIGAN AVE, SUITE 3100, CHICAGO, IL 60603	10			STRUCTURAL CONSULTANTS SIMPSON GUMPERTZ & NEGER 1000 North Dearborn Street Chicago, IL 60610 T: 312 578 0550 (US), +91-987 021 9229 (IN) E: contact@sgn.com	120 S La Salle Street Chicago, IL 60602 T: 773 342 0383
	DRAWING TITLE	FIRST FLOOR PLAN	09				
	SCALE	3/32" = 1'-0"	08				
	DATE OF ISSUE	01-15-2016	07				
	OWNER'S SIGNATURE	CONSULTANT'S SIGNATURE	06				
			05				
			04				
			03				
			02				
			01				



CSA PARTNERS LTD. CHICAGO & MUMBAI
PROPOSAL FOR 3525 WEST DIVERSEY, CHICAGO, ILLINOIS

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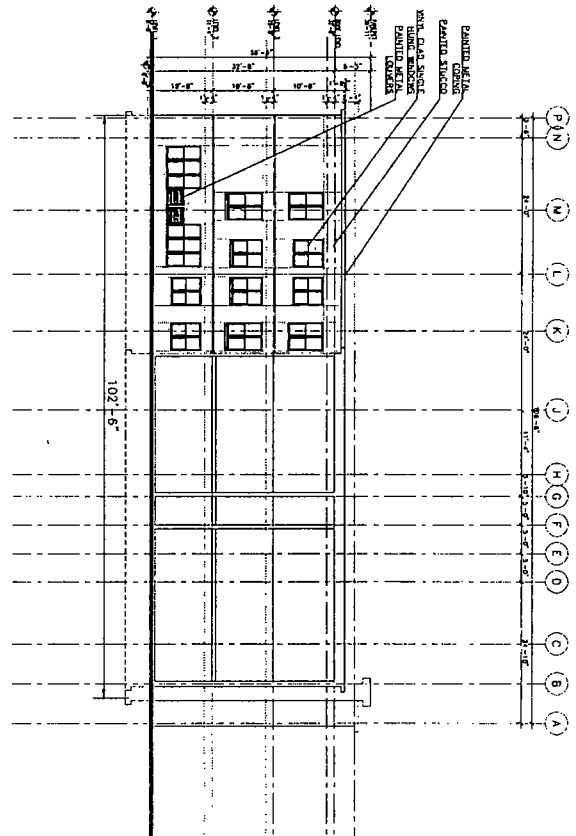
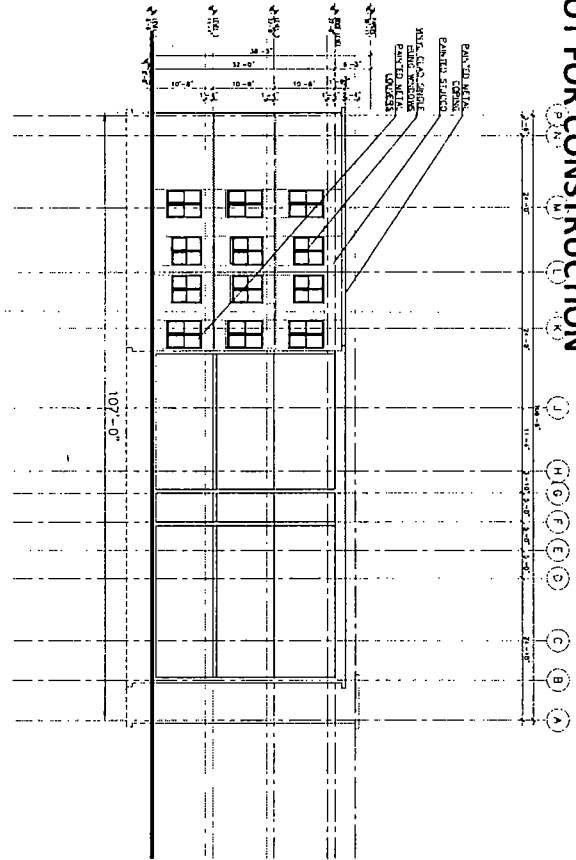
CONCEPTUAL DESIGN DOCUMENTS
TITLE: SECOND & THIRD FLOOR PLANS
SCALE: 3/64"=1'-0"
NO. DIV-AL-02



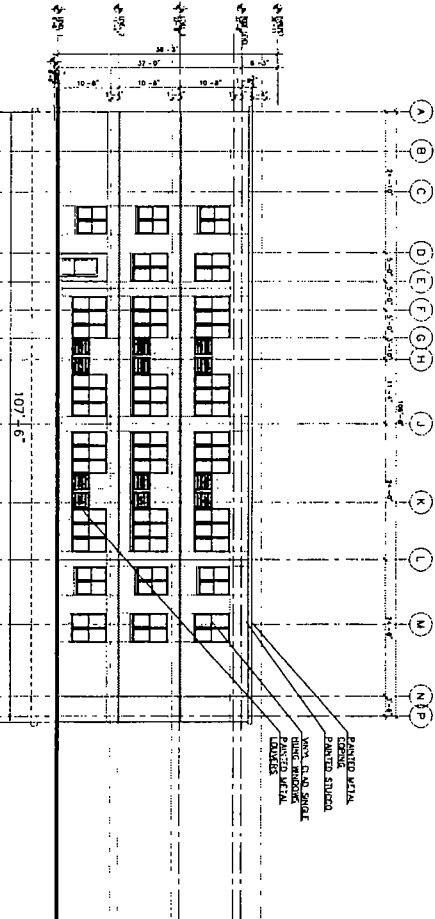
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DRAWING NO A-2.02	PROJECT: 5525 W DIVERSEY AVENUE		REV. BY	DESCRIPTION	DATE
	PROJECT LOCATION: 5525 W DIVERSEY AVE, CHICAGO IL 60639		11		
OWNER/ DEVELOPER: METROPOLITAN HOUSING DEVELOPMENT CORPORATION		10			
8 SOUTH MICHIGAN AVE, SUITE 3100, CHICAGO, IL 60603		09			
DRAWING TITLE: SIDE ELEVATIONS		08			
SCALE: 3/32" = 1'-0"		07			
DATE OF ISSUE: 01-15-2016		06			
OWNER'S SIGNATURE		05			
DRAWN BY		04			
REVIEWED BY		03			
CONSULTANT'S SIGNATURE		02			
		01			
ARCHITECTS CSA PARTNERS LTD 29 E Madison Street, Suite 1309 Chicago, IL 60602 (USA) 69A Nepeansee Road, Manisha 1st Flr Mumbai 400006 (INDIA) T: +312 578 0550 (US) +91-987 021 9229 (IN) E: contact@csa-partners.com W: www.csa-partners.com					
STRUCTURAL CONSULTANTS SHARON GUMPERT & HIGER (Engineers of Steel) Ltd 1000 Building Frederick Imperial College Road 1000 120 South LaSalle Street, Suite 200 Chicago, Illinois 60602					
M. E. P. / P. ENGINEERS DILIGENT DESIGN GROUP 120 S La Salle Street Chicago, IL 60602 T: 773 342 0383					