



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2016-1615
Type: Ordinance **Status:** Passed
File created: 3/16/2016 **In control:** City Council
Final action: 6/22/2016
Title: Zoning Reclassification Map No. 7-L at 5525 W Diversey Ave - App No. 18690T1
Sponsors: Misc. Transmittal
Indexes: Map No. 7-L
Attachments: 1. O2016-1615.pdf, 2. SO2016-1615.pdf

Date	Ver.	Action By	Action	Result
6/22/2016		City Council	Passed as Substitute	Pass
6/20/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
6/20/2016	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
4/26/2016	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
3/16/2016	1	City Council	Referred	

SUBSTITUTE ORDINANCE No. 18690T1

BEIT ORDAINED B Y THE CITY COUNCIL OF THE CITY OFCHICA GO:

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:

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.

DRAWING NO
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PROJECT: 5525 W DIVERSEY AVENUE
PROJECT LOCATION 5525 W DIVERSEY AVE CHICAGO IL 60639

drawing title NORTH AND SOUTH ELEVATIONS

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01 15-2016 J REVIEWED OY

* CONSULTANTS SIGNATURE

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PROJECT 5525 W DIVERSEY AVENUE
PROJECT LOCATION 5525 W DIVERSEY AVE CHICAGO IL 60639
DRAWING TITLE

OWNER/ DEVELOPER METROPOLITAN HOUSING DEVELOPMENT CORPORATION
11 SOUTH MICHIGAN AVE SUITE 3100, CHICAGO, IL 60603

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