



Office of the City Clerk

City Hall
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Legislation Details (With Text)

File #: O2016-663
Type: Ordinance
Status: Passed
File created: 2/10/2016
In control: City Council
Final action: 3/16/2016
Title: Zoning Reclassification Map No. 1-H at 1637-1659 W Washington Blvd and 49-59 N Paulina St - App No. 18671T1
Sponsors: Misc. Transmittal
Indexes: Map No. 1-H
Attachments: 1. O2016-663.pdf

Date	Ver.	Action By	Action	Result
3/16/2016	1	City Council	Passed	Pass
3/14/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
2/10/2016	1	City Council	Referred	

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

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McCrary 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, McCrary 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 a construct 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
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Net Site Area:	29,893 square feet
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FAR:

Floor Area:

Dwelling Units:

Minimum Lot Area Per Dwelling Unit:

Setbacks:

Front (north): Rear (south): Side (west): Side (east):

15 feet

37 feet - 6 inches

5 feet 5 feet

Height:

Off-Street Parking:

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