

Legislation Details (With Text)

File #:	SO2	016-1615			
Туре:	Ordi	nance S	tatus:	Passed	
File created:	3/16	/2016 In	n control:	City Council	
		Fi	inal 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	Acti	ion	Result
		······································			Result
6/22/2016		City Council		ssed as Substitute	Pass
6/22/2016 6/20/2016	1	•	Pas		
	1	City Council Committee on Zoning, Landr	Pas marks Red	ssed as Substitute	
6/20/2016		City Council Committee on Zoning, Landr and Building Standards Committee on Zoning, Landr	Pas marks Rec marks Am	ssed as Substitute commended to Pass	Pass

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.

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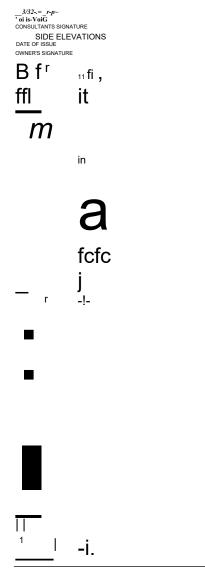
PROJECT: 5525 W DIVERSEY AVENUE PROJECT LOCATION 5525 W DIVERSEY AVE CHICACIQ IL 60039

File #: SO2016-1615, Version: 1

i M E P^FP ENGINEERS ; DIILIGENT DESIGN GROUP i 120SLaSaltoSiroet : Chicago. IL 60602 i V 773 342 0383 01 15-2016 J REVIEWEDOY

' CONSULTANTS SIGNATURE

OWNFR/ DEVELOPCFt METROPOLIAN HOUSING CLVELOI'MENI CORPORATION 8 SOUTH MICHIGAN AVE SUITF 3100, CHICAGO, II- 60603



PROJECT' 5525 W DIVERSEY AVENUE PROJECT LOCATION 5525 W DIVERSEY AVE CHICAGO IL 60039 DRAWING TITLE

OWNER/ DEVELOPER METROPOLITAN HOUSING DEVELOPMENT CORPORATION fi SOUTH MICHIGAN AVE SUITI 3100, CHICAGO. IL 60603

File #: SO2016-1615, Version: 1

T . DATE ARCHITECTS ICSA PARTNERS LTD ICSA PARTNERS LTD .22 E M(dison Street, Suite 1309 .Child S

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