



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
[www.chicityclerk.com](http://www.chicityclerk.com)

## Legislation Text

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**File #:** O2016-663, **Version:** 1

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### 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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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 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

Net Site Area: 29,893 square feet

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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