

# Office of the City Clerk

City Hall 121 N. LaSalle St. Room 107 Chicago, IL 60602 www.chicityclerk.com

## Legislation Text

File #: SO2016-1615, Version: 1

### SUBSTITUTE ORDINANCE No. 18690T1

#### BEIT 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:

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

#### File #: SO2016-1615, Version: 1

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)
- The amount of off-street parking: 41 (17-10-0207-C and Variation, if required, to further reduce the c) parking requirement in the resulting B2-5 zoning district)
- d) Setbacks:
  - Front Setback: zero
  - b. Rear Setback: 19'-8"
  - Side Setbacks: 12' east side /12' west side
  - d. Rear Yard Open Space: none
  - e. Building Height: 38'-11"
- Loading Berth: 1 (e)

\*17-10-0207-A \*17-13-0303-C(2) - Plans Attached.

DRAWING NO > 1

ro

PROJECT: 5525 W DIVERSEY AVENUE

PROJECT LOCATION 5525 W DIVERSEY AVE CHICACIQ IL 60039

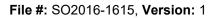
drawing title NORTH AND SOUTH ELEVATIONS

g title NORTH AND SOUTH ELE
ARCHITECTS
CSA PARTNERS LTD.
22 E Madnon Street. Suite 1309
Chicj(o. 14 G0602 (USA)
630A Nepeimer Road, Manrichi lift Fir
Mumbał 400006 (INDIA).
T 1-312 578 6505 (US), '01-057 021 9329 (IN)
E conilidic' o partners com
W www cua-partners com

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



> **b** NJ

# 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 SUITF 3100, CHICAGO. IL 60603 $_{-3/32}$ -= $_{r}$ -p~ 'oi is-VoiG CONSULTANTS SIGNATURE SIDE ELEVATIONS DATE OF ISSUE OWNER'S SIGNATURE $Bf^{r}$ 11 **fi**, it min fcfc DATE ARCHITECTS I CSA PARTNERS LTD :29 E (Mison Street, Suite 1309 Chicil). IL 60602 (USA) 69A Nepcinsej Road, Manith\* lit Fir MumbJi 400006 (INDIA) 1-312 576 6595 (USL-01-957021 9229 (IN)) t ct/klaciClosa-psrinen com W www oap-purtnert.com STRUCTURAL CONSULTANTS 11MMON CUMTrni I HICK ME.P/FP ENGINEERS DILLIGENT DESIGN GROUP IZOSLaSiik Si/wt Chicago, IL 00602 f 7r"3 342 0383 0 3D vO**O** SSI H "30 C "O