

## PROJECT NARRATIVE – 521-523 WEST DIVERSEY PARKWAY

521 Diversey, LLC (the “Applicant”) proposes to develop the property commonly known as 521-523 West Diversey Parkway (the “Property”) with a new, mixed use project. The site, which is approximately 16,875 square feet, is currently vacant. The Property is zoned B1-5 Neighborhood Shopping District and is also located in the Private Zone, as that term is defined in the Lake Michigan and Lakefront Protection Ordinance.

Surrounding zoning classifications to the east and west on West Diversey Parkway are varying business and commercial use intensity and densities. As one travels north and south of West Diversey Parkway and to the east of North Clark Street, the zoning classifications are predominantly residential with varying densities. The proposed building, at 74 feet in height, fits well into the context of the surrounding area and is in fact, much less dense than many of the neighboring buildings.

The Applicant proposes to develop the Property with a mixed-use building. The ground floor will be improved with approximately 3,400 sf of retail space fronting on West Diversey, 36 accessory parking spaces and residential functions including the lobby (which is accessed from North Hampden Court), a bike room with a storage capacity of 19 bikes and mechanical functions. One 10’ x 25’ loading berth will be accessible from the alley next south of West Diversey Parkway. In addition, the first floor parking garage will also be accessed off of the same alley.

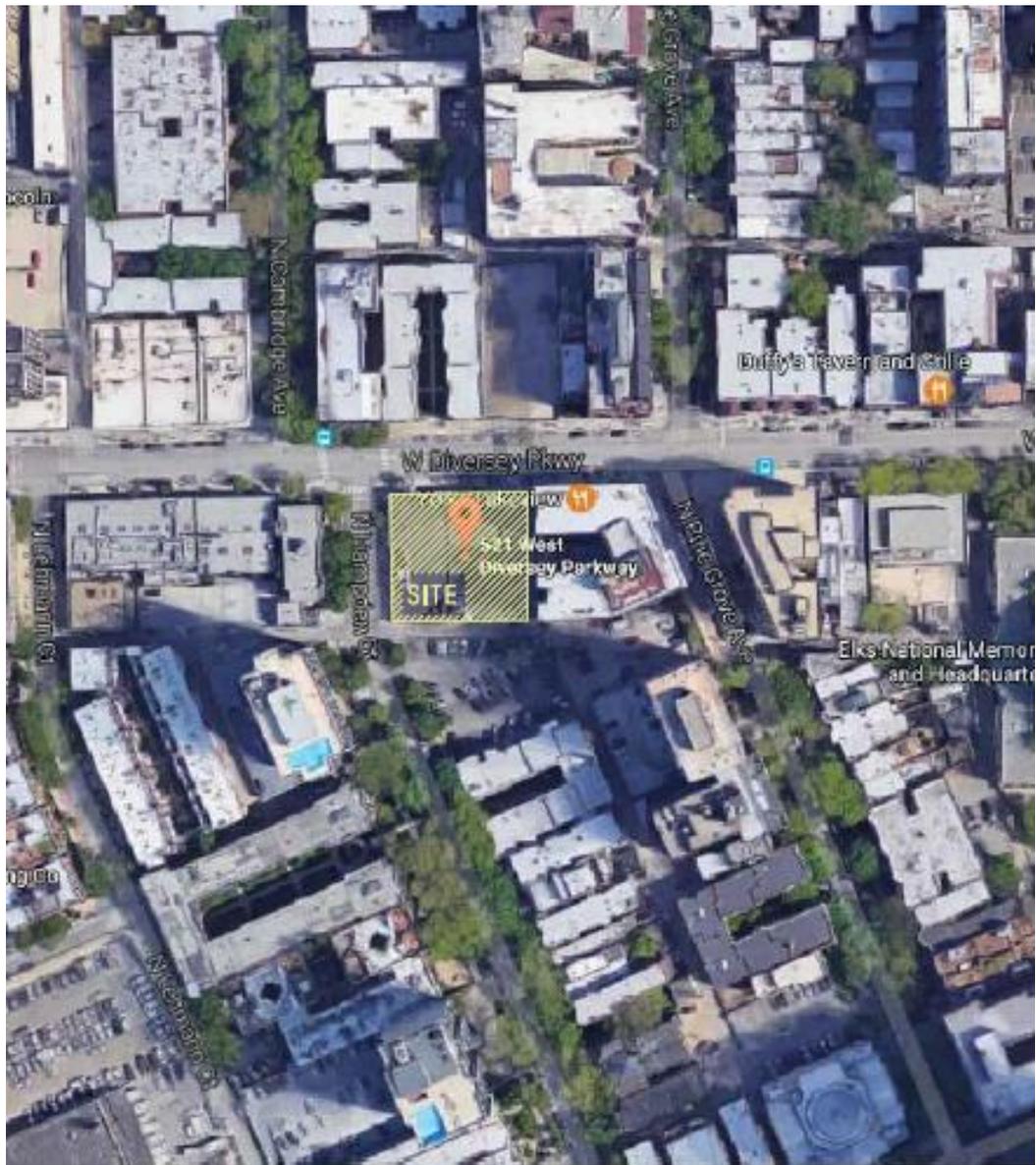
Floors two through six will be improved with 30 dwelling units. The unit mix will be 30 four bedrooms and range in square footage from 1,900 to 3,300. It should be noted that the Applicant is constructing substantially fewer dwelling units than is permitted by the current zoning classification. Even though 84 units are permitted, the Applicant is only building 30 units.

The building will have a floor area, for floor area ratio purposes, of approximately 73,942 square feet, or a 4.38 floor area ratio which is about 10,000 square feet less than what is permitted.

The Applicant intends to implement the following sustainability strategies in order to meet the City of Chicago’s sustainability policy: Other sustainable features in the building include: Designed to earn the EnergyStar, exceed the energy code for efficiency by 5%, 50% green roof, proximity to transit, bike share sponsorship, exceed bike parking requirement by 100%.

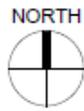
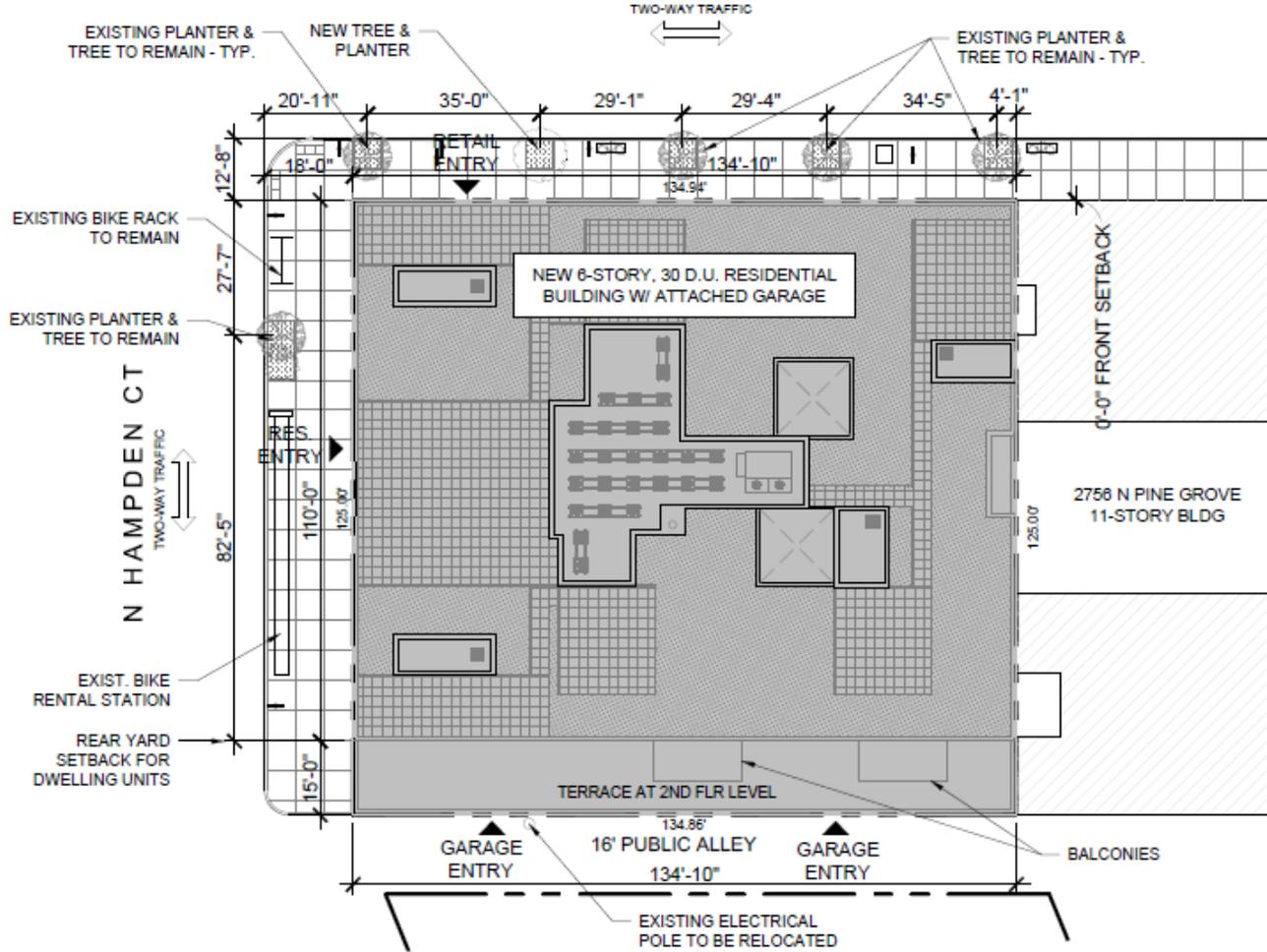
## ZONING DATA

<b>Project Address</b>		<b>521 W. Diversey</b>	<table border="1"> <tr> <td>S</td><td>U</td><td>L</td><td>L</td><td>I</td><td>V</td><td>A</td><td>N</td> </tr> <tr> <td>G</td><td>O</td><td>U</td><td>L</td><td>E</td><td>T</td><td>T</td><td>E</td> </tr> <tr> <td>&amp;</td><td>W</td><td>I</td><td>L</td><td>S</td><td>O</td><td>N</td><td></td> </tr> <tr> <td colspan="8">A R C H I T E C T S</td> </tr> </table>		S	U	L	L	I	V	A	N	G	O	U	L	E	T	T	E	&	W	I	L	S	O	N		A R C H I T E C T S							
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<b>Last Updated</b>		<b>3/8/2017</b>																																		
<b>BULK AND DENSITY</b>		<b>Existing Zoning</b>	<b>Proposed Project Scheme 1</b>																																	
Lot Area [SF]		16,875.00	16,875.0																																	
Zoning District		B1-5	B1-5																																	
Use Group		Business/ Residential	Business/ Residential																																	
Maximum Floor Area Ratio [F.A.R.]		5.0	Actual Ratio [F.A.R.]	4.4																																
Maximum Area Allowed by F.A.R.		84,375.0	Actual Area [F.A.R.]	73,941.9																																
Minimum Lot Area Per Dwelling Unit [SF]		200.0	Actual Lot Area Per Unit	562.5																																
Maximum Number of Dwelling Units		84.0	Actual Number of Units	30.0																																
Minimum Required Business Area [%]		20%	Proposed Business Area	20%																																
Minimum Required Business Area [SF]		3,375.0	Proposed	3,380.0																																
<b>YARDS/HEIGHT</b>																																				
Required Yards [ft]	Front	0.0	Proposed	0.0																																
	Side [Cumulative]	0.0	Proposed	0.0																																
	Side [Minimum One Side ]	0.0	Proposed	0.0																																
	Rear @ Floors w/Dwelling	30.0	Proposed	15.0																																
Required Rear Yard Open Space	Minimum Open Space [SF]	NA	Proposed	NA																																
	Minimum One Side [ft]	NA	Proposed	NA																																
Maximum Building Height [ft]		80'	Proposed	74'																																
<b>PARKING/LOADING</b>																																				
Required Off Street Parking Spaces	Residential	1 Per Unit	Provided	37.0																																
	Commercial	NA	Provided	NA																																
Required Accessible Parking Spaces	Residential	1.0	Provided	1.0																																
	Commercial	NA	Provided	NA																																
Required Off Street Loading	Residential	1 Loading Space	Provided	1.0																																
	Commercial	NA	Provided	NA																																
Required Bicycle Parking	Residential	18.0	Provided	19.0																																
	Commercial	NA	Provided	NA																																
<b>LANDSCAPING</b>																																				
Required Parkway Trees		1 per 25' of street frontage	5 EXIST. + 1 NEW																																	
Vehicular Use Area Landscaping		NA																																		
Trash Area Screening Required		Required	Trash Room to be indoors																																	



SITE AERIAL

# W DIVERSEY PARKWAY



## SITE PLAN



B/ ROOF PENTHOUSE  
EL: +82'-8"

B/ ROOF STRUC.  
EL: +74'-0"

SIXTH FLR  
EL: +63'-4"

FIFTH FLR  
EL: +50'-9"

FOURTH FLR  
EL: +38'-2"

THIRD FLR  
EL: +25'-7"

SECOND FLR  
EL: +13'-0"

GROUND FLR  
EL: +0'-0"

STAIR PENTHOUSES BEYOND -  
METAL PANEL

ALUM CLAD WINDOWS

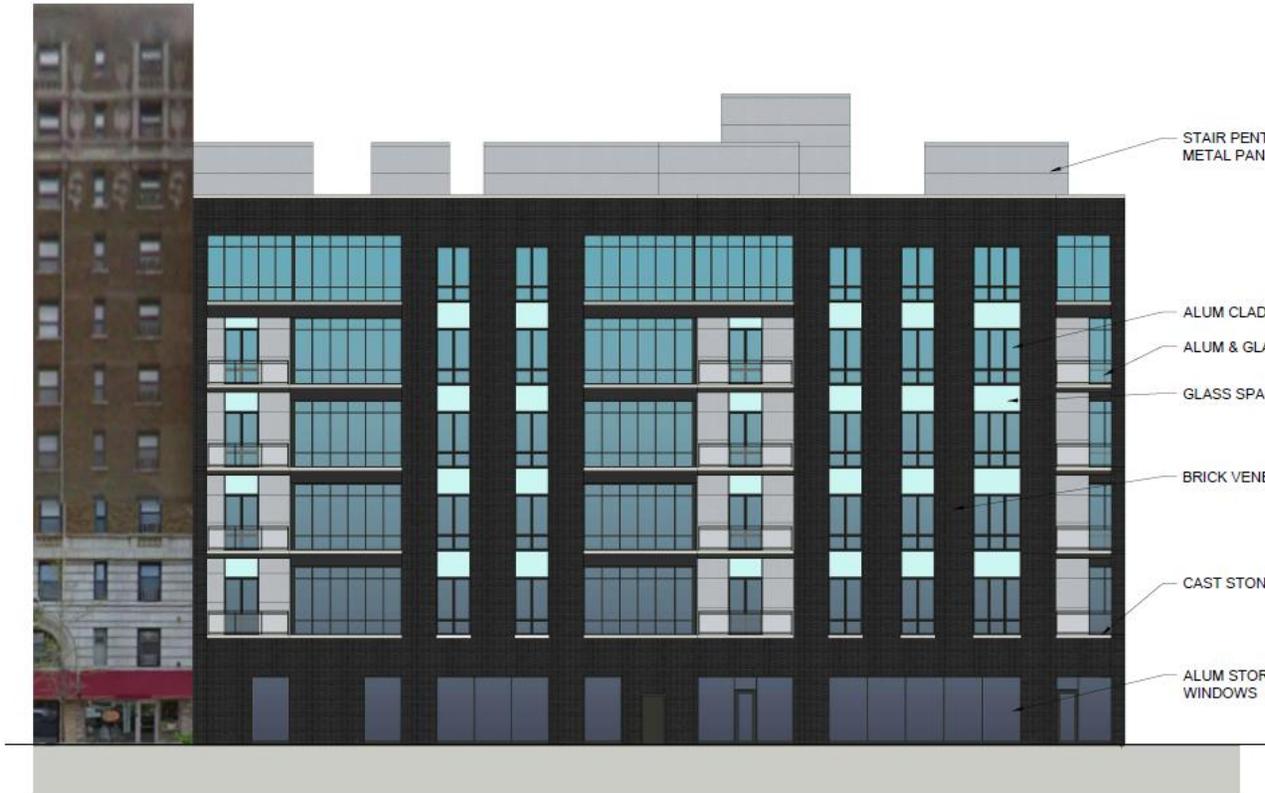
ALUM & GLASS RAILING

GLASS SPANDREL

BRICK VENEER

CAST STONE BAND

ALUM STOREFRONT  
WINDOWS



NORTH ELEVATION





WEST ELEVATION



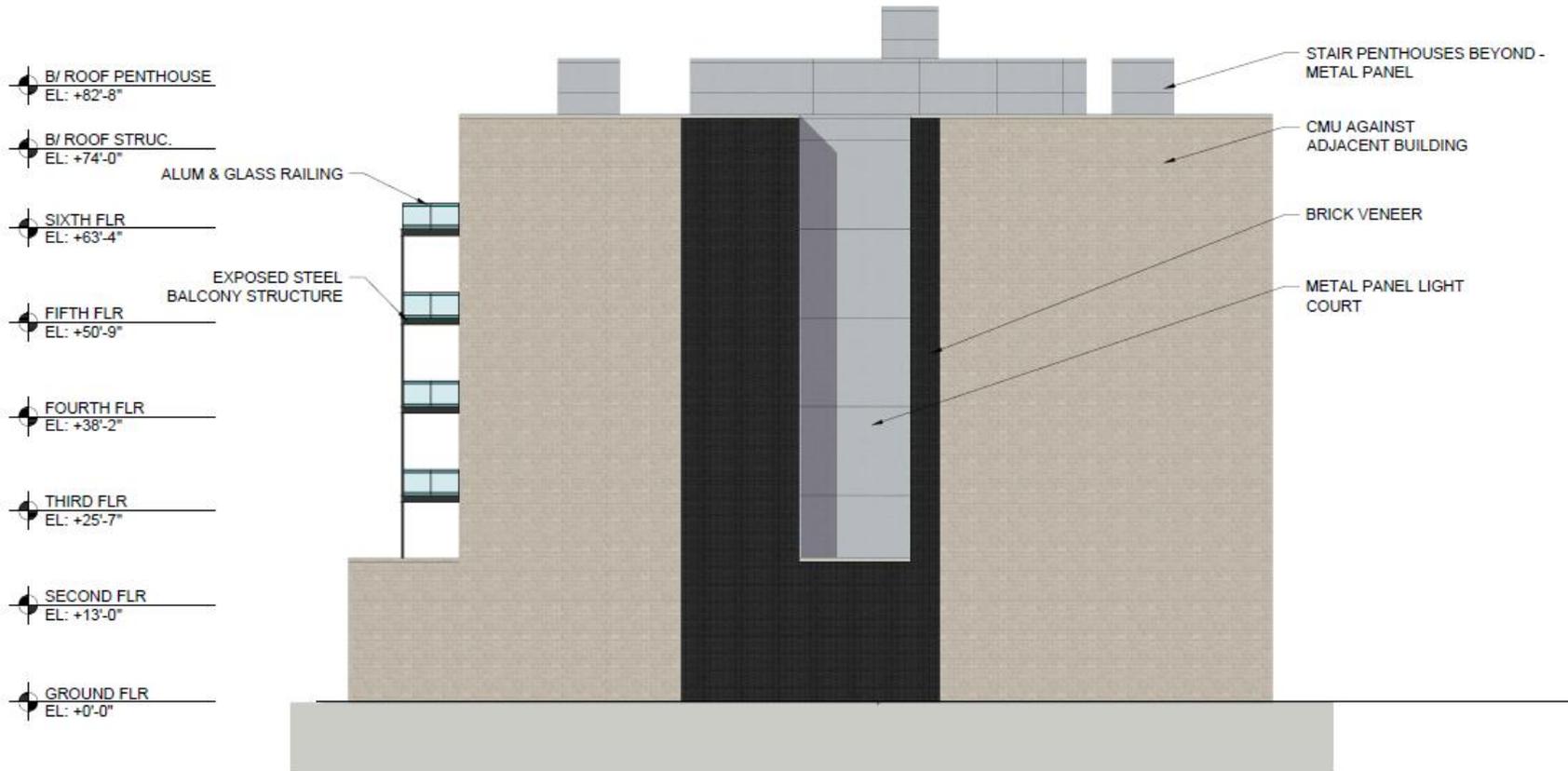
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- STAIR PENTHOUSES BEYOND - METAL PANEL
- EXPOSED STEEL BALCONY STRUCTURE
- ALUM CLAD WINDOWS
- ALUM & GLASS RAILING
- GLASS SPANDREL
- BRICK VENEER
- CAST STONE COPING
- BRICK VENEER
- GARAGE DOOR, PAINTED

SOUTH ELEVATION





EAST ELEVATION





VIEW FROM NORTHWEST





VIEW FROM NORTHEAST

