



Office of the Chicago City
Clerk



O2011-9368

Office of the City Clerk

City Council Document Tracking Sheet

Meeting Date: 11/2/2011
Sponsor(s): Chandler, Michael D. (24)
Type: Ordinance
Title: Not-for-Profit Fee Exemption(s) Chicago Housing Authority
for 3605 W Douglas Blvd
Committee(s) Assignment: Committee on Finance

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO

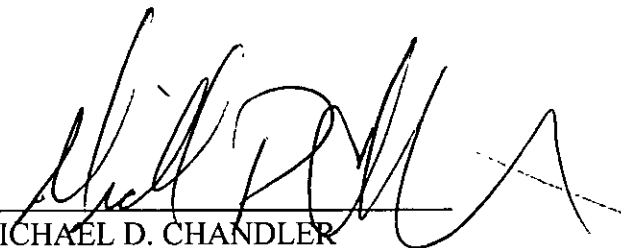
SECTION 1. That the Commissioner of Buildings, the Commissioner of Business Affairs and Consumer Protection, the Commissioner of Transportation, the Commissioner of Streets and Sanitation, the Commissioner of Environment, the Commissioner of Fire, the Commissioner of Water Management, and the Director of Revenue, are hereby directed to issue all necessary permits, all on-site water/sewer inspection fees and all water/sewer plan reviews, all on site cut off fees and tap fees, free of charge, notwithstanding other ordinances of the City of Chicago to the contrary,

To: Chicago Housing Authority
60 East Van Buren Street
Chicago, Illinois 60605

For: Rehabilitation
On the premises known as: 3605 West Douglas Boulevard

Said building shall be used exclusively for not-for-profit and related purposes and shall not be leased or otherwise used with a view to profit, and the work thereon shall be done in accordance with plans submitted.

SECTION 2. This ordinance shall take effect and be in force from and after its passage.



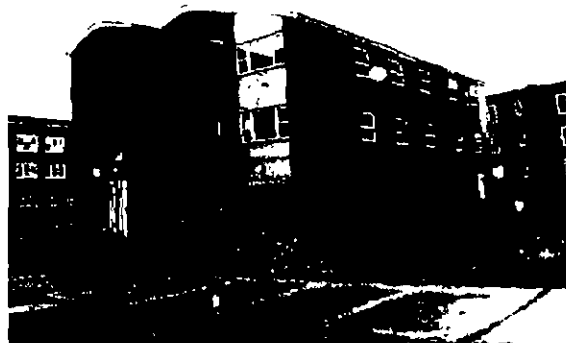
MICHAEL D. CHANDLER
Alderman, 24th Ward

Existing Conditions

Location: 3605 West Douglas Boulevard

Existing Conditions: The existing 3-story 6-unit building is currently vacant. While the exterior envelope and structure of the building is in need of partial repair, the interior has been severely damaged and vandalized and will require a gut rehabilitation of all of the units

The building does not comply with the current Chicago Building Code exit requirements and it does not comply with current ADA or HUD accessibility requirements. The second and third floors are served by only one stairway and the first floor apartments are approximately 1'-6" below grade.



Redevelopment

Development Team:

Architect -- Holabird & Root
MEP— Sigma Engineering Inc.
Civil— Terra Engineering
Environmental— GSG Consultants Inc.
General Contractor – TBD

Development Upgrades:

- Construct secondary stair to meet code exiting requirements
- Reconfigure units to accommodate second exit.
- Re-grade site to allow first floor units to exit on grade
- Revise unit layouts to meet accessible guidelines
- Insulate building envelope to meet energy code requirements
- Install Air Conditioning for all units
- Install new energy rated windows
- Replace roof
- Tuckpoint existing brick as needed
- Replace rain leaders
- Install Security cameras
- Install new Security gate and intercom
- Plant new trees and landscaping on site
- Plant new trees and landscaping on public parkway.

