

6537 S. Union Ave.

The Department of Planning and Development (DPD) of the City of Chicago is pleased to issue this Directed Listing for the purchase and development of 6537 S Union Ave. This property is owned by the City, and will be conveyed to a selected applicant under the terms of an executed redevelopment agreement. DPD will select the proposal that most closely meets its goals for this site, which include the development of the site in line with the design and land use guidance included herein.

SITE QUICK FACTS

- » **Site Location:** 6537 S. Union Ave.
- » **PINs:** 20-21-117-023-0000
- » **Property size:** Approximately 82,360 Sq. Ft/ 1.89 Acres
- » **Existing Zoning:** RT-4
- » **TIF:** T-106 (Englewood Neighborhood)
- » **TSL:** Bus and Rail (CTA Green Line- Halsted/63rd)
- » **FAR:** 1.2 (Total Buildable Area aprox. 100,800 Sq. Ft.)



This space and land use guidance for the cityowned land at 6537 S Union Ave., Chicago, IL., while not prescriptive, is intended to demonstrate some basic siting and massing principles that the City and local stakeholders would prefer to see expressed in the development of this site based on the site's zoning and context.

Preferred uses:

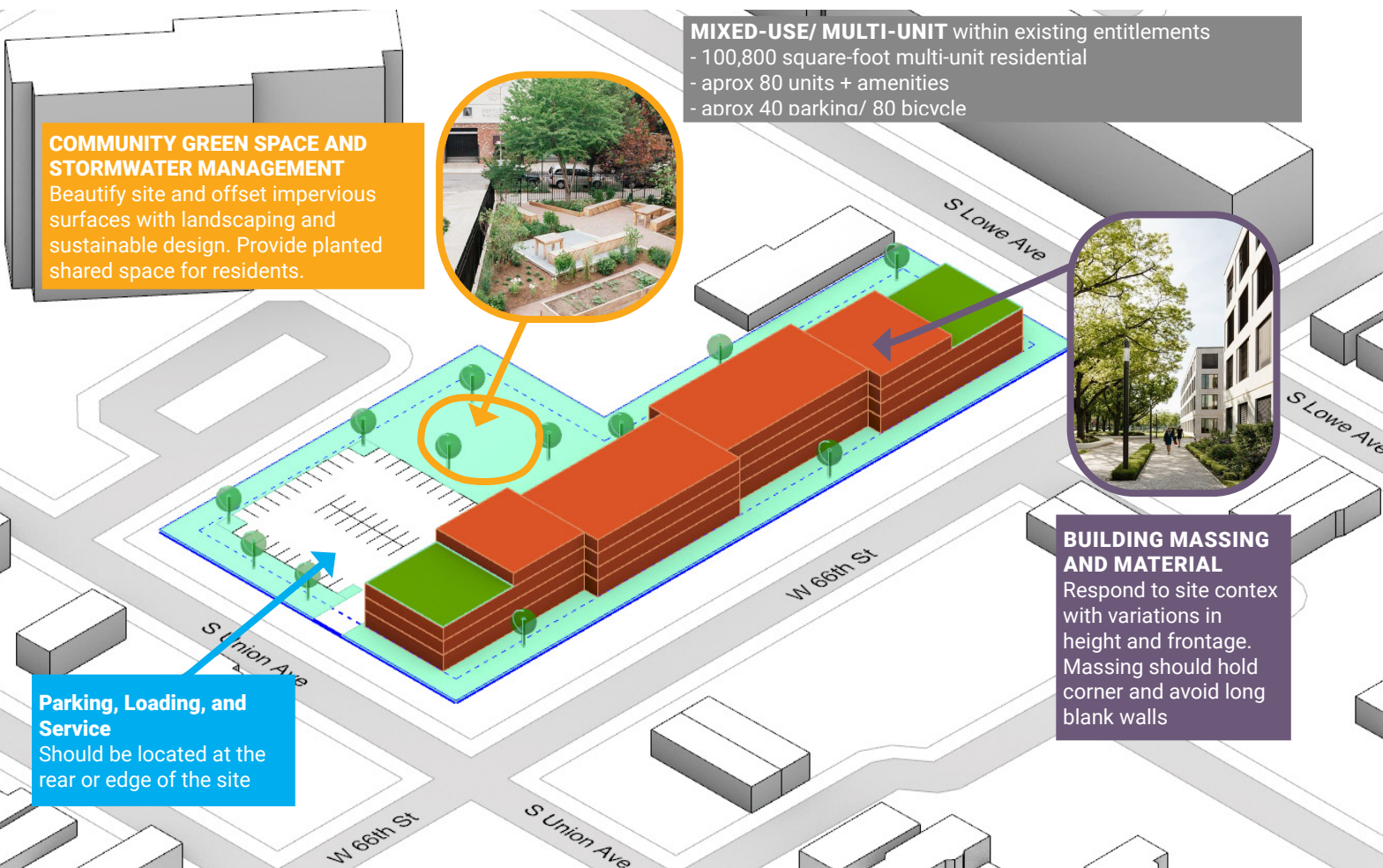
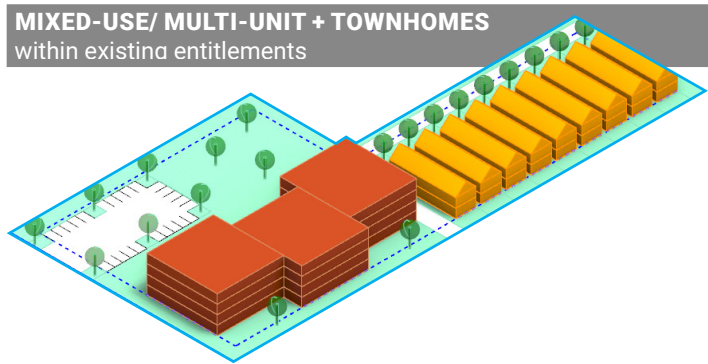
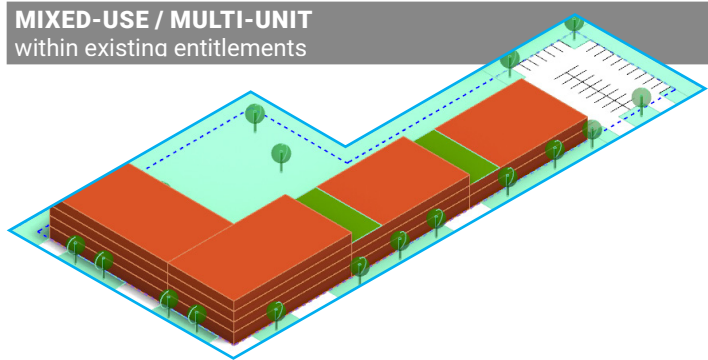
- Residential Multi-unit targeting special groups
- Mixed-Use with preference for ground floor clinic

Uses Permitted by-right:

- Residential Multiunit
- Residential Two-Flat
- Townhouse

Listing Recommendations:

- Supported Re-zoning:
 - **B2-3**
5-7 story building
affordability 75%, parking reductions
permitted ground-floor private clinic
 - **RM-5**
higher density
no ground floor commercial
- **TOD**



COMMUNITY GREEN SPACE AND STORMWATER MANAGEMENT
 Beautify site and offset impervious surfaces with landscaping and sustainable design. Provide planted shared space for residents.



MIXED-USE/ MULTI-UNIT within existing entitlements
 - 100,800 square-foot multi-unit residential
 - aprox 80 units + amenities
 - aprox 40 parking/ 80 bicycle



Parking, Loading, and Service
 Should be located at the rear or edge of the site

BUILDING MASSING AND MATERIAL
 Respond to site context with variations in height and frontage. Massing should hold corner and avoid long blank walls