

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 be amended by changing all B 1-2 Neighborhood Shopping District symbols and indications as shown on Map No. 9-G in the area bounded by ,

A line 82.02 feet north of and parallel to West Dakin Street; North Sheridan Road; West Dakin Street; a line f25 feet west of and parallel to North Sheridan Road .

to those of B3-5 Community Shopping District, and a corresponding use 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.

Loukas Development, LLC

Type 1 Zoning Amendment Application

1000-1010 W. Dakin, 3928-3934 N. Sheridan Road

SUBSTITUTE

Narrative and Plans

The zoning of the subject site is BI-2 and Applicant proposes to amend this to B3-5 in order to construct a new mixed use retail and residential building. The subject site is located at 1000-1010 W. Dakin, 3928-3934 N. Sheridan Road and contains a site area of approximately 10,252 square feet.

Proposed Zoning:

Total Site Area:

FAR:

Building Area:

Dwelling Units:

MLA:

Setbacks:

Front (east):

Rear (west):

Side (north):

Side (south):

Height:

Off-Street Parking:

B3-5

10,252 square feet

5.0

51,260 square feet

54 (44 dwelling units, 10 efficiency units)

189.9 square feet/dwelling unit

0' -0"

Ground Floor: 0' -0"

Floors containing dwelling units: 15'-0"

5' -0"

5' -0"

77 feet * Subject to variation application

27 parking spaces (Reduction pursuant to 17-10-01 02-B.

See attached Affidavit and Drawing)

AFFIDAVIT

I hereby certify that I measured the distance between the entrance to the proposed building at 1000-1010 West Dakin Street/3928-3934 North Sheridan Road and the nearest entrance to the CTA "Sheridan" Train Station located at 3940 North Sheridan Road as indicated on the attached drawing.

I hereby certify that the distance between the entrance to the proposed building at 1000-1010 West Dakin Street/3928-3934 North Sheridan Road and the entrance to the CTA

"Sheridan" Train Station located at 3940 North Sheridan Road is **155' & 1'** feet, as indicated on the attached drawing.

Print Name

Subscribed to before me this September **J**, 2015, at Cook County, Illinois.

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—A.
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Notary Public

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Official Seal  
T A Ruben  
Notary Public State of Illinois  
My Commission Expires 06/15/2016

**FINAL**