



# City of Chicago



SO2015-6397

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	9/24/2015
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 9-G at 1000-1010 W Dakin St and 3928-3934 N Sheridan Rd - App No. 18507T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#18507.71  
INTRO DATE  
Sept 24, 2015

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 B1-2 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 125 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.

WARD  
#31E  
#31AM

1850771

**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 B1-2 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.

<b>Proposed Zoning:</b>	B3-5
<b>Total Site Area:</b>	10,252 square feet
<b>FAR:</b>	5.0
<b>Building Area:</b>	51,260 square feet
<b>Dwelling Units:</b>	54 (44 dwelling units, 10 efficiency units)
<b>MLA:</b>	189.9 square feet/dwelling unit
<b>Setbacks:</b>	
<b>Front (east):</b>	0'-0"
<b>Rear (west):</b>	Ground Floor: 0'-0" Floors containing dwelling units: 15'-0"
<b>Side (north):</b>	5'-0"
<b>Side (south):</b>	5'-0"
<b>Height:</b>	77 feet *Subject to variation application
<b>Off-Street Parking:</b>	27 parking spaces (Reduction pursuant to 17-10-0102-B. See attached Affidavit and Drawing)

**FINAL FOR PUBLICATION**

AFFIDAVIT

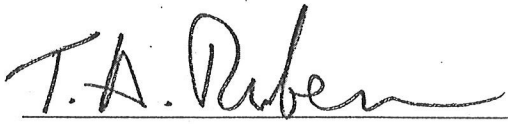
I hereby certify that I measured the distance between the entrance to the proposed building at 1000-1010 West Dakin Street/3928-3934 North Sheridan Road and the nearest entrance to the CTA "Sheridan" Train Station located at 3940 North Sheridan Road as indicated on the attached drawing.

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 188'-6" feet, as indicated on the attached drawing.

  
\_\_\_\_\_  
Signature

Aristithis Loukas  
\_\_\_\_\_  
Print Name

Subscribed to before me this September 9, 2015, at Cook County, Illinois.

  
\_\_\_\_\_  
Notary Public



FINAL FOR PUBLICATION

CTA RED LINE-SHERIDAN

CTA ENTRY  
DOOR

188'-6"

BUILDING FOOTPRINT  
AT GROUND FLOOR

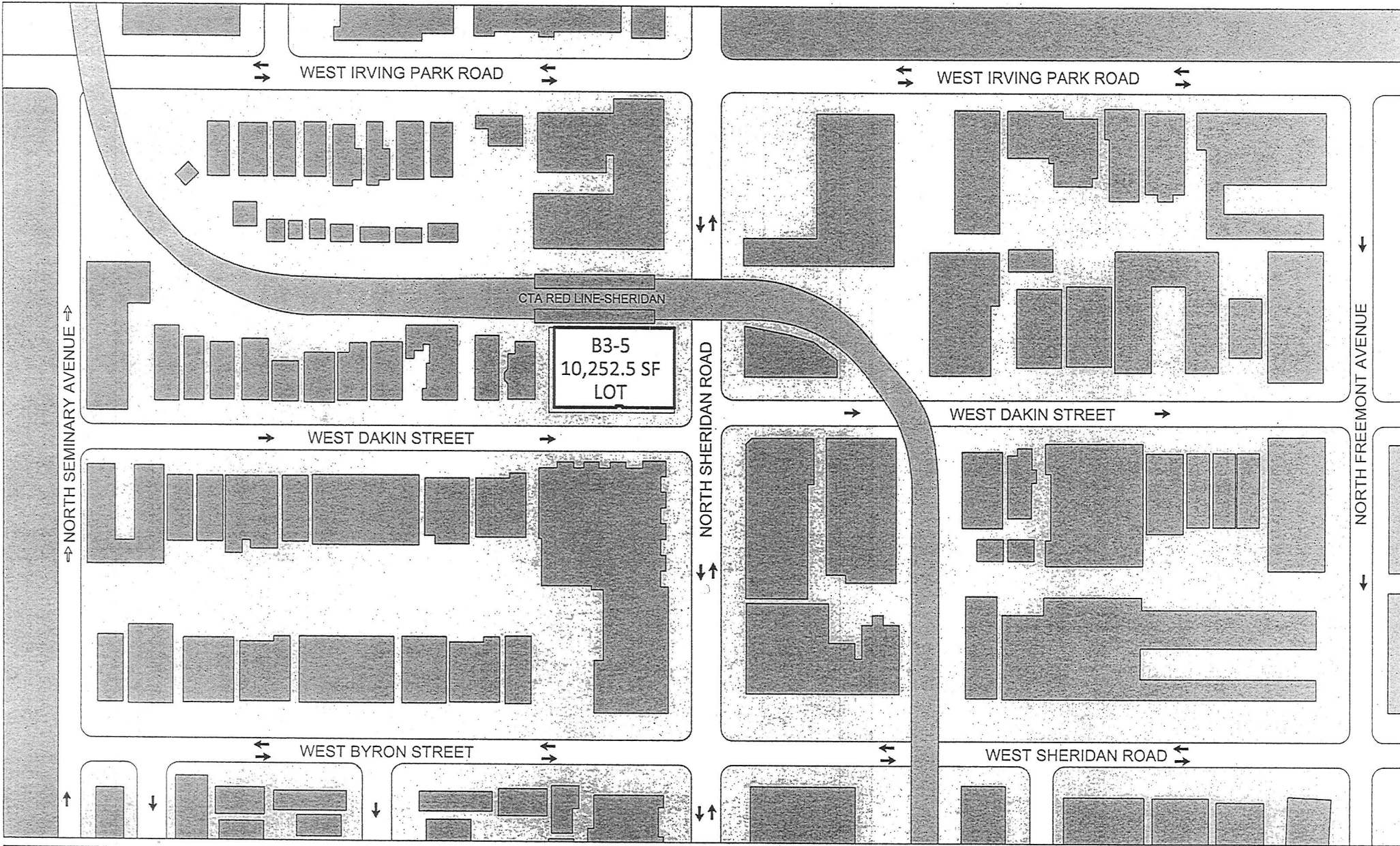
RESIDENTIAL  
ENTRY DOOR

FINAL FOR PUBLICATION

NORTH SHERIDAN ROAD

RESIDENTIAL ENTRY TO CTA  
3630 NORTH SHERIDAN

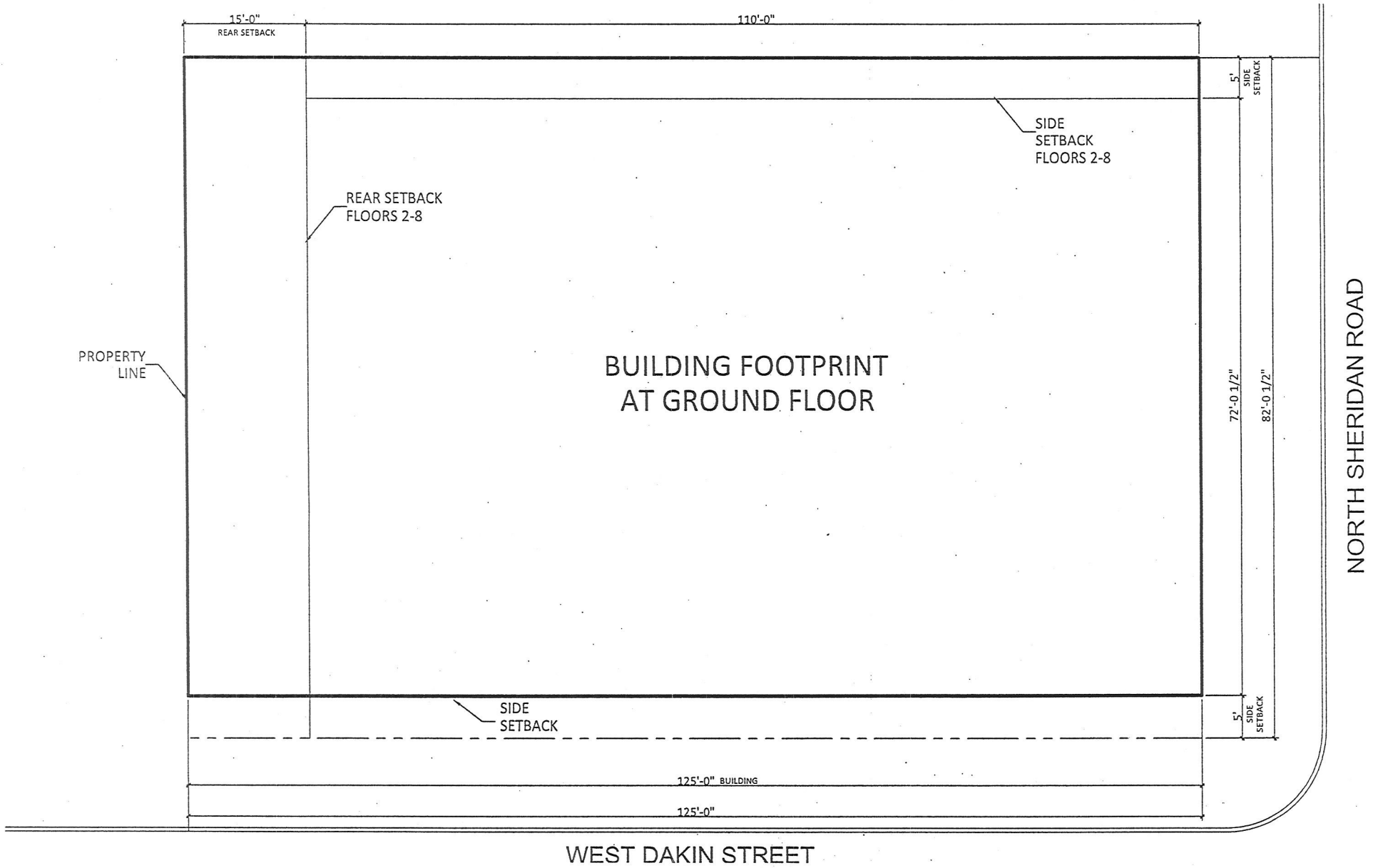
N SCALE 1/16"=1'-0"  
▲ SEPTEMBER 10, 2015  
LUCIEN LAGRANGE STUDIO  
OWNER REVIEW



SITE MAP  
3630 NORTH SHERIDAN

N SCALE 1:1000  
▲ JUNE 29TH, 2015  
LUCIEN LAGRANGE STUDIO  
OWNER REVIEW

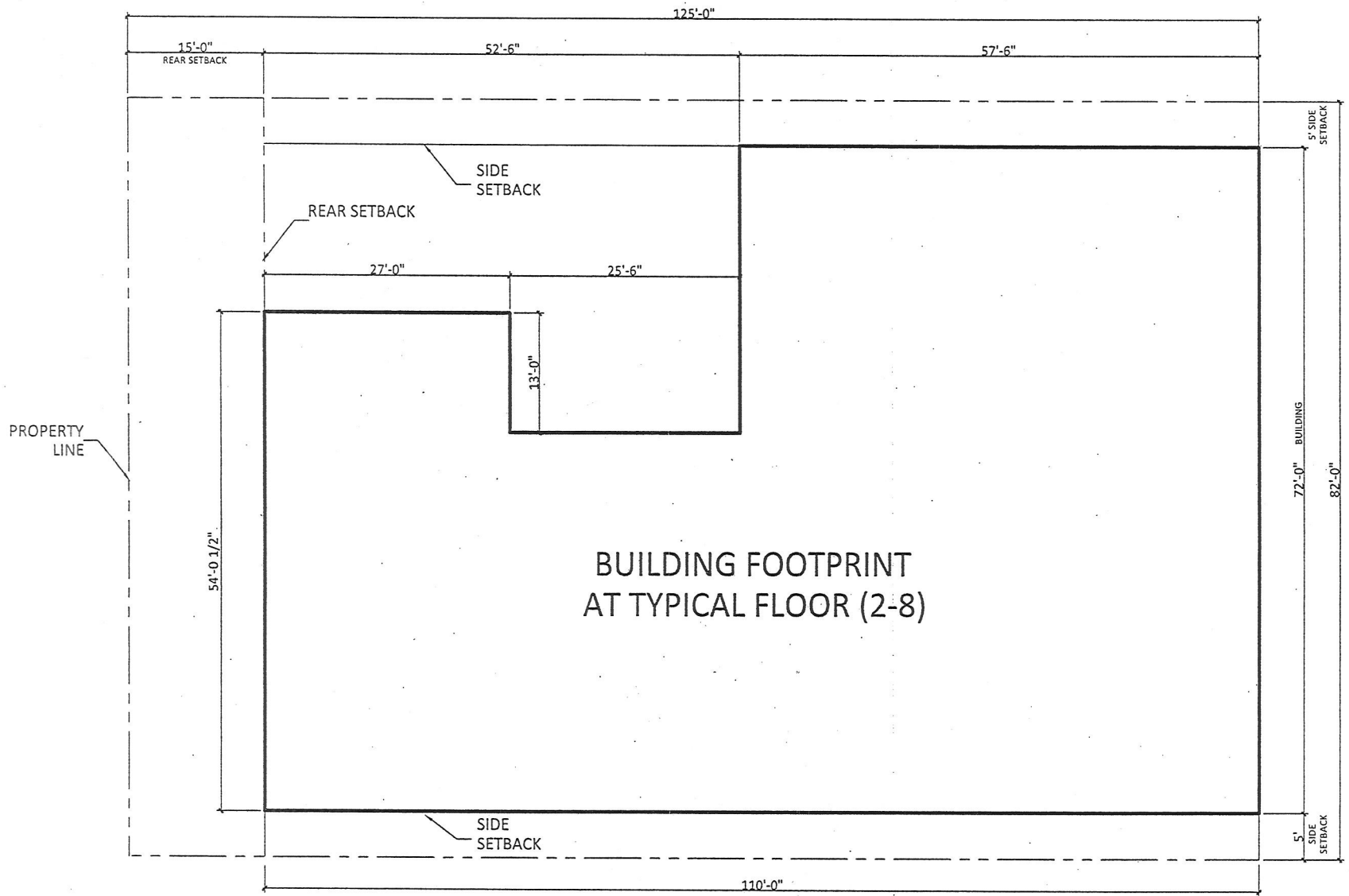
FINAL FOR PUBLICATION



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SITE PLAN  
3630 NORTH SHERIDAN

N SCALE 3/32"=1'-0"  
▲ AUGUST 14TH, 2015  
LUCIEN LAGRANGE STUDIO



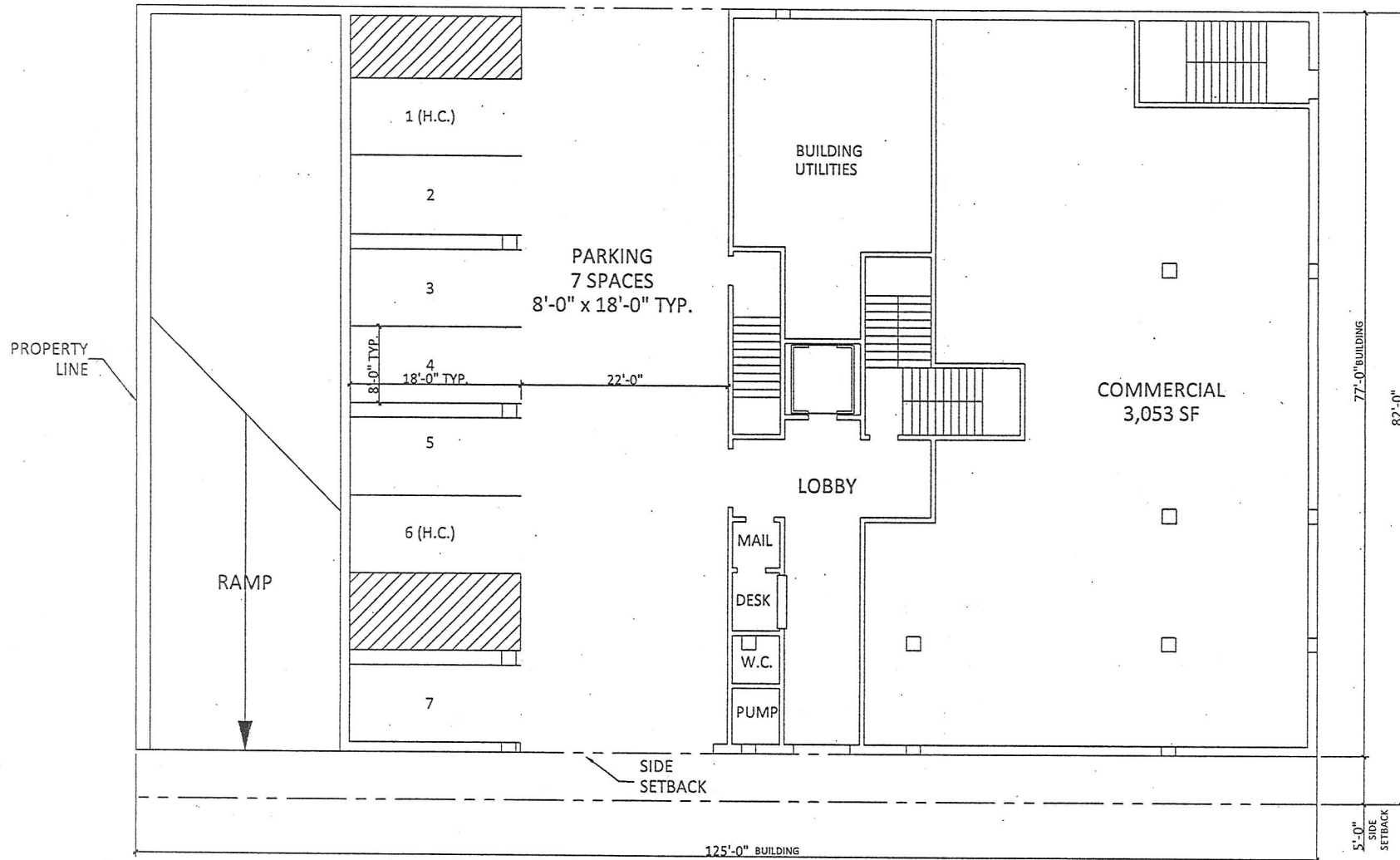
BUILDING FOOTPRINT  
AT TYPICAL FLOOR (2-8)

FINAL FOR PUBLICATION

SITE PLAN  
3630 NORTH SHERIDAN

N SCALE 3/32"=1'-0"  
▲ AUGUST 14TH, 2015  
LUCIEN LAGRANGE STUDIO

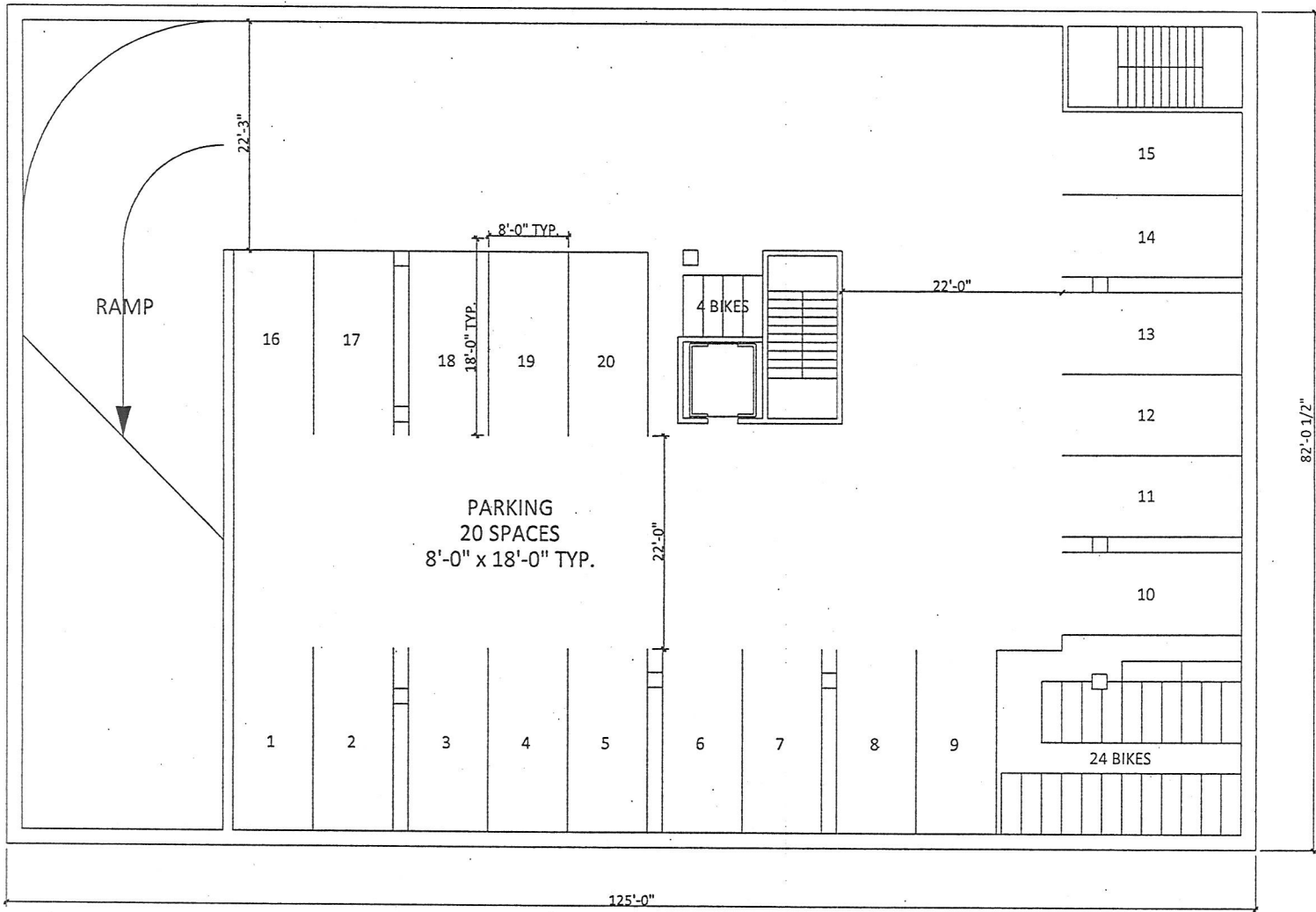




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GROUND FLOOR  
3630 NORTH SHERIDAN

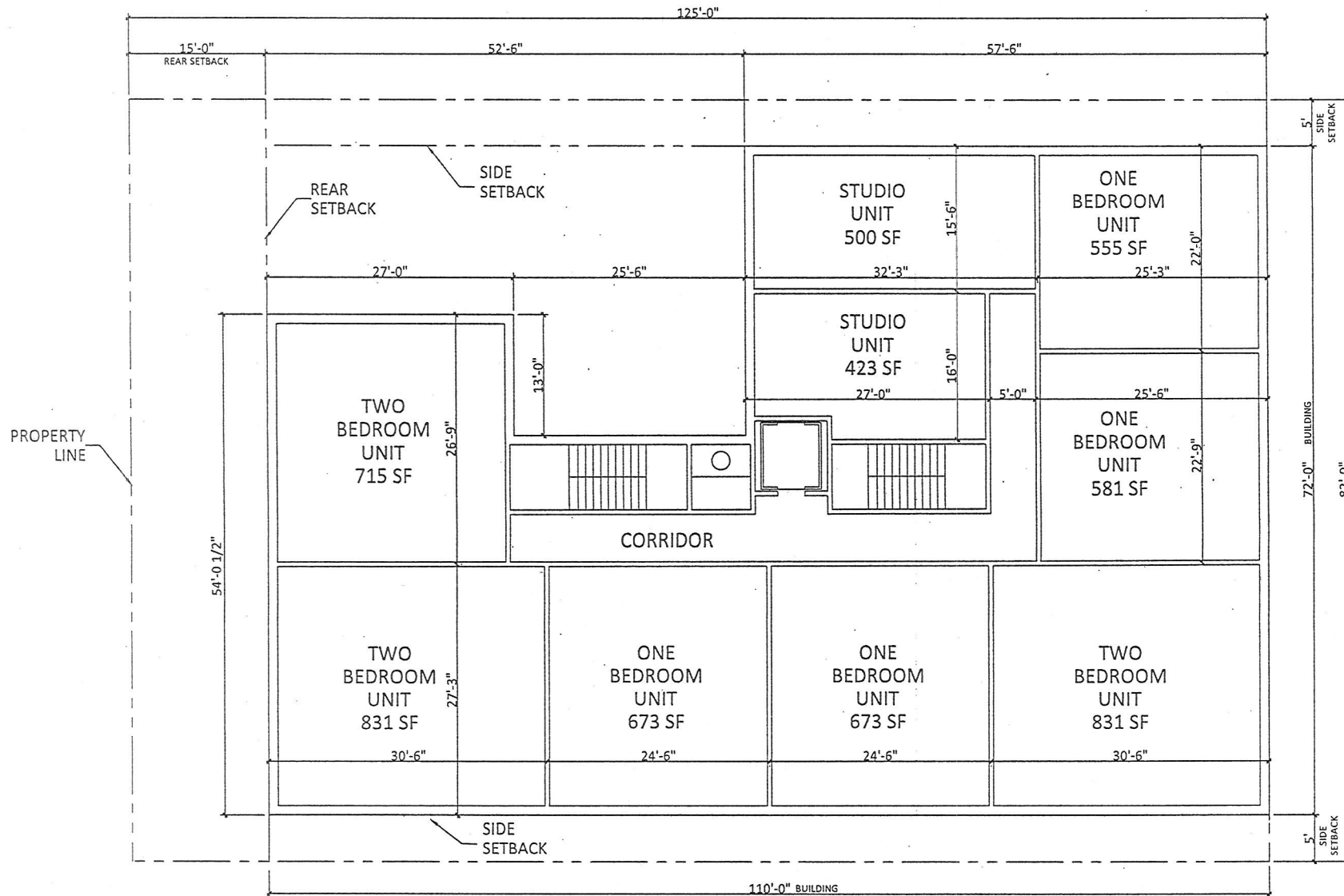
N SCALE 3/32"=1'-0"  
▲ AUGUST 14TH, 2015  
LUCIEN LAGRANGE STUDIO



FINAL FOR PUBLICATION

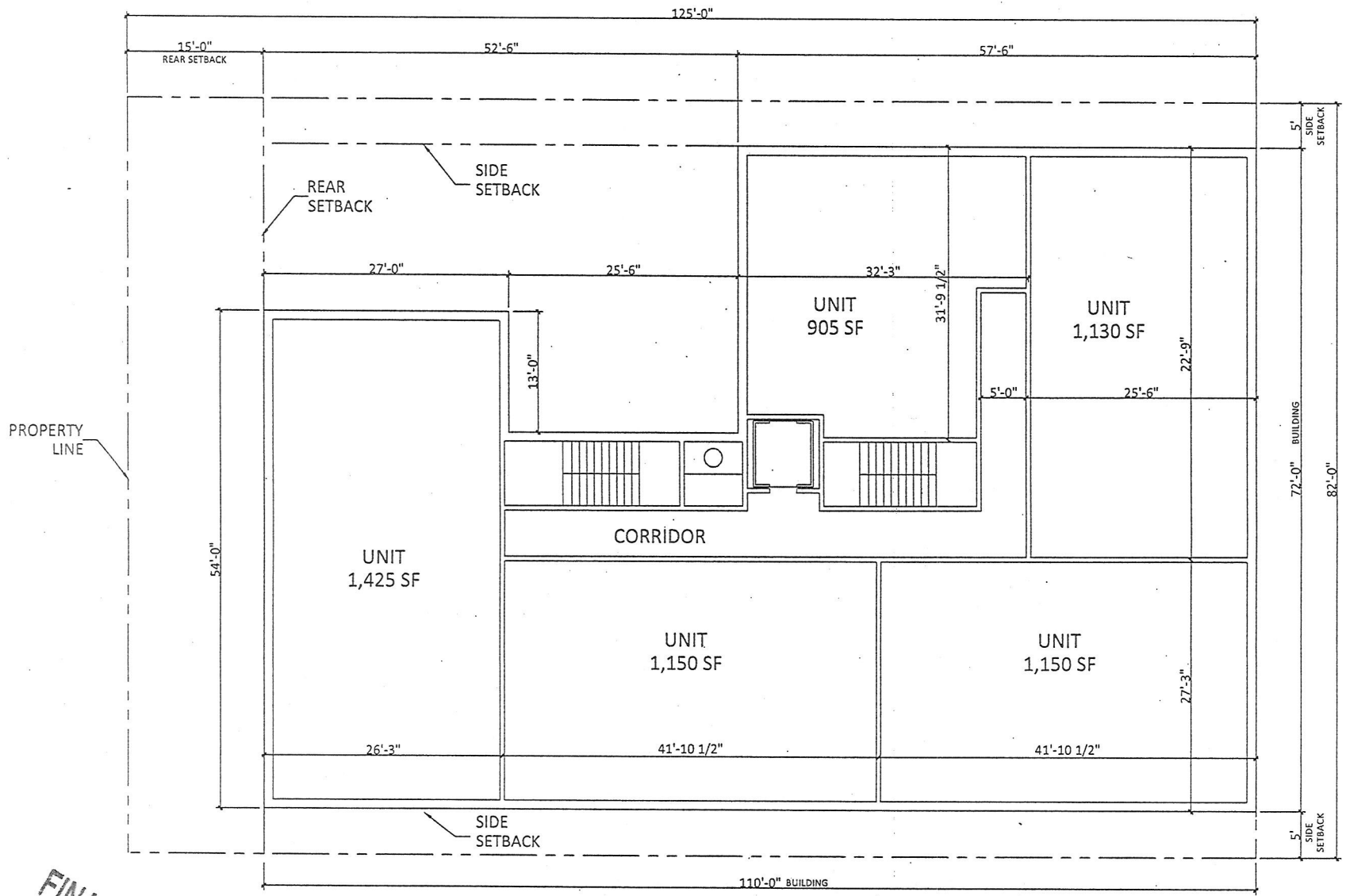
BASEMENT  
3630 NORTH SHERIDAN

N SCALE 3/32"=1'-0"  
▲ AUGUST 14TH, 2015  
LUCIEN LAGRANGE STUDIO



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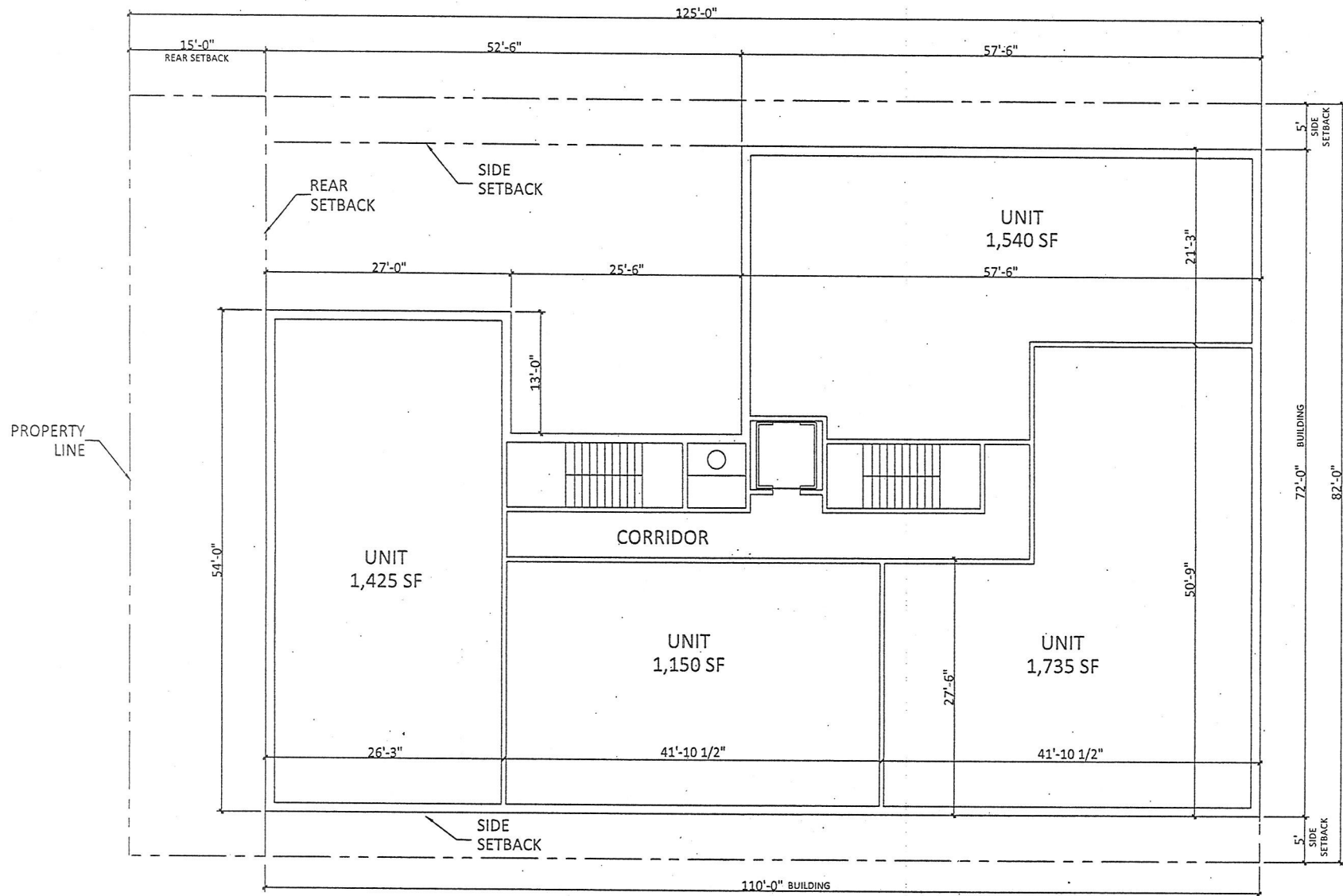
TYPICAL FLOOR (2-6)  
3830 NORTH SHERIDAN



FINAL FOR PUBLICATION

7TH FLOOR  
3630 NORTH SHERIDAN

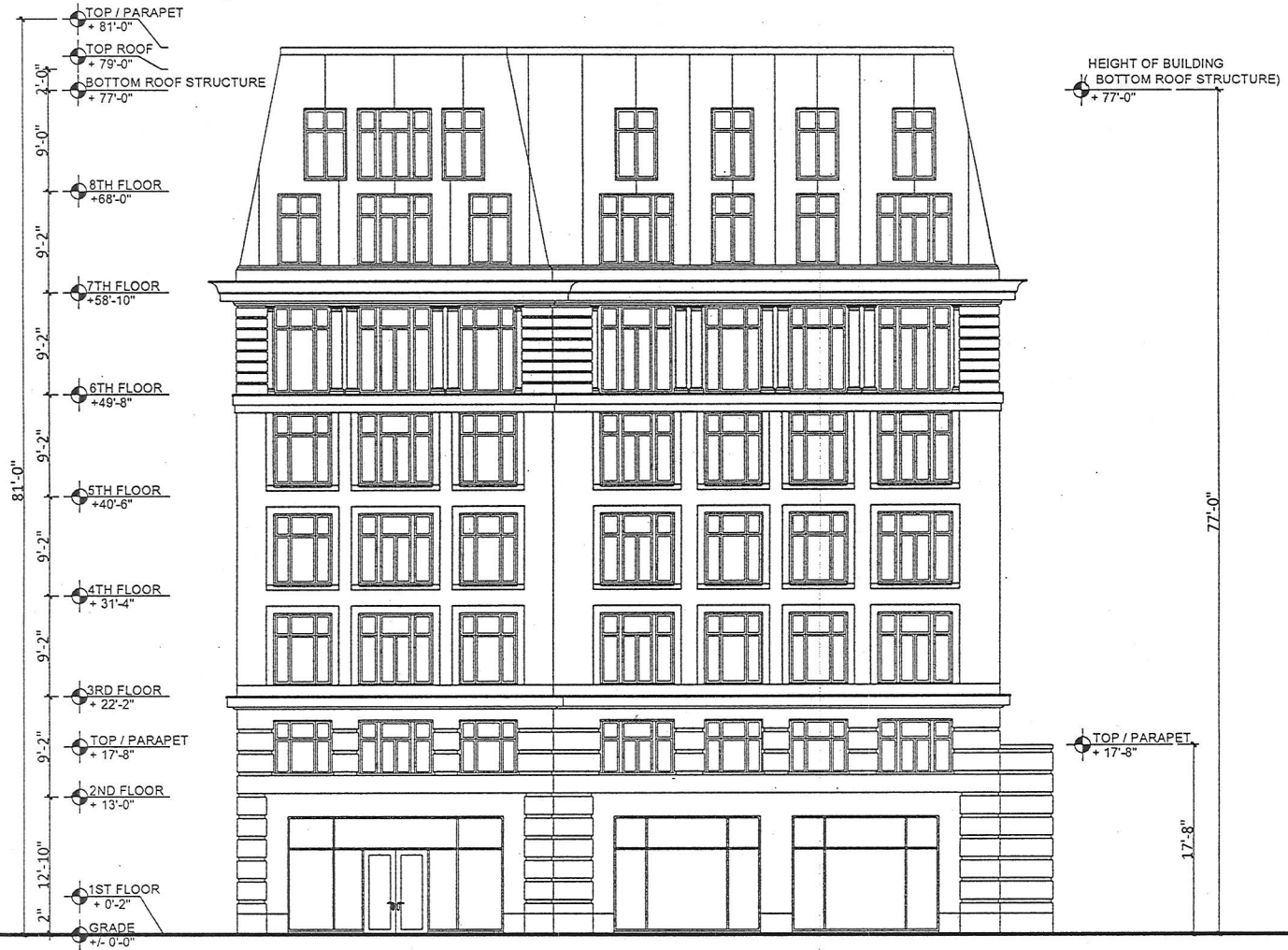
N SCALE 3/32"=1'-0"  
▲ AUGUST 19TH, 2015  
LUCIEN LAGRANGE STUDIO



FINAL FOR PUBLICATION

8TH FLOOR  
3680 NORTH SHERIDAN

N SCALE 3/32"=1'-0"  
▲ AUGUST 19TH, 2015  
LUCIEN LAGRANGE STUDIO



FINAL FOR SUBMITTAL

EAST ELEVATION  
3630 NORTH SHERIDAN

SCALE 3/32"=1'-0"  
OCTOBER 23, 2015  
LUCIEN LAGRANGE STUDIO

TOP / PARAPET + 81'-0"  
 TOP ROOF + 79'-0"  
 BOTTOM ROOF STRUCTURE + 77'-0"  
 8TH FLOOR + 68'-0"  
 7TH FLOOR + 58'-10"  
 6TH FLOOR + 49'-8"  
 5TH FLOOR + 40'-6"  
 4TH FLOOR + 31'-4"  
 3RD FLOOR + 22'-2"  
 TOP / PARAPET + 17'-8"  
 2ND FLOOR + 13'-0"  
 1ST FLOOR + 0'-2"  
 GRADE +/- 0'-0"



HEIGHT OF BUILDING  
 (BOTTOM ROOF STRUCTURE)  
 + 77'-0"

77'-0"

FINAL FOR PUBLICATION

SOUTH ELEVATION  
 3630 NORTH SHERIDAN

SCALE 3/32"=1'-0"  
 OCTOBER 23, 2015  
 LUCIEN LAGRANGE STUDIO