



City of Chicago



O2019-8474

Office of the City Clerk

Document Tracking Sheet

Meeting Date: 11/13/2019
Sponsor(s): Misc. Transmittal
Type: Ordinance
Title: Zoning Reclassification Map No. 17-G at 7100-7110 N
Sheridan Rd - App No. 20241T1
Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

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, is hereby amended by changing all of the B3-1 Community Shopping District symbols and indications as shown on Map No. 17-G in the area bounded by

A line 135 feet north of and parallel to West Estes Avenue; North Sheridan Road; West Estes Avenue; and the public alley next west of and parallel to North Sheridan Road

to those of a B2-3 Neighborhood Mixed-Use District.

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

Common Address: 7100-7110 North Sheridan Road

NARRATIVE AND PLANS

Re: 7100 N. Sheridan Road

The Applicant seeks approval of a Type 1 rezoning to change the underlying zoning from a B3-1 Community Shopping District to a B2-3 Neighborhood Mixed-Use District. The subject property is occupied by an existing 58-unit masonry residential building. The purpose of the rezoning is to allow the conversion of 2 vacant retail spaces on the first floor to 2 residential units. Section 17-3-0402-B of the Chicago Zoning Code allows a reduction in the minimum lot area requirement for transit served locations. The applicant is seeking approval of a rezoning to allow a maximum of 60 units on-site with a minimum lot area requirement of 300 s.f. per unit. The exterior of the building will remain as-is with no change in its footprint or height.

The property currently does not contain any on-site parking or loading and no new parking or loading spaces will be provided for the additional 2 residential units created. Section 17-10-0102-B of the Chicago Zoning Code provides relief from the parking requirements for properties located within a certain distance of an authorized bus line corridor – in this case Bus Route No. 147 - so long as a Type 1 rezoning is approved. This building is eligible due to its location immediately adjacent to Bus Route No. 147.

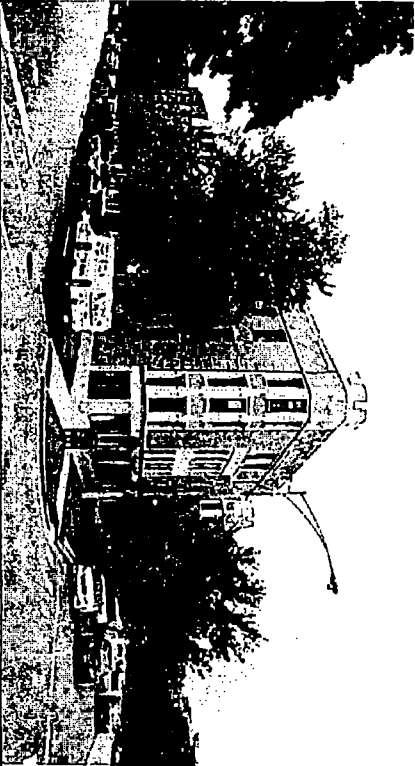
Lot Area:	20,250 square feet
Floor Area Ratio:	2.46 (Existing)
Dwelling Units/MLA:	58 (Existing) 60 (Proposed) = 337.5 s.f./d.u.
Off-Street Parking:	0 parking spaces (Existing) 0 parking spaces (Proposed)
Front Setback:	0 feet (Existing)
Side Setback (northwest side yard):	0 Feet (Existing)
Side Setback (southeast side yard):	0 feet (Existing)
Rear Setback:	0 feet (Existing)
Building Height:	38 Feet - estimate (Existing)

*Administrative Adjustment Request – relief from rear yard open space requirement of 72 s.f.

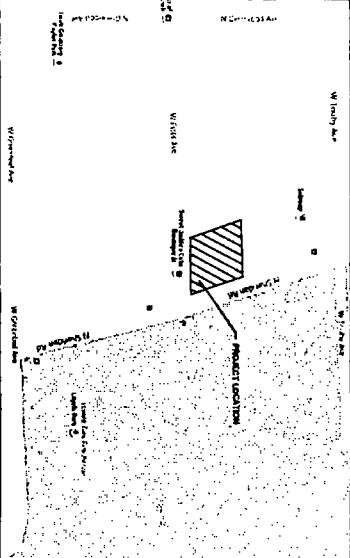
7100 NORTH SHERIDAN ROAD

CHICAGO, ILLINOIS

10.07.2019 - ISSUE FOR TYPE I REZONING



VICINITY MAP ①



SCOPE OF WORK

CONVERT EXISTING GROUND FLOOR RETAIL SPACE AND TWO RESIDENTIAL UNITS OF EXISTING ENGLISH BASEMENT BUILDING W/ 58 UNITS TO A MAXIMUM TOTAL OF 60 DWELLING UNITS.

PROJECT DATA

THE PROJECT IS A MIXED USE BRICK BUILDING LOCATED AT THE CORNER OF NORTH SHERIDAN ROAD AND WEST ERIE AVENUE. THERE ARE 3 RESIDENTIAL UNITS AND AN ENGLISH BASEMENT WHICH COMPRISES OF AN ENGLISH BASEMENT ON SHERIDAN ROAD AND BUILDING STORAGE. SUMMARY OF AREAS ARE BELOW.

THIRD FLOOR -	14,268 SF
SECOND FLOOR -	14,268 SF
FIRST FLOOR -	14,268 SF
ENGLISH BASEMENT -	14,478 SF
TOTAL AREA -	57,282 SF
AREA OF WORK UNDER THIS PERMIT -	3927 SF

LIST OF DRAWINGS

Sheet #	Description	Date
AS01	ARCHITECTURAL SHEETS	
AS02	COVER SHEET & DRAWING LIST	
AS03	SITE PLAN	
AS04	FLOOR PLANS	

SEALS

Certification Statement
I certify that these drawings were prepared under my supervision and that I am a duly licensed professional engineer in the State of Illinois, and that I am the author of the design of the building shown on these drawings.

A. M. [Signature]
Professional Engineer, No. 001,010,000



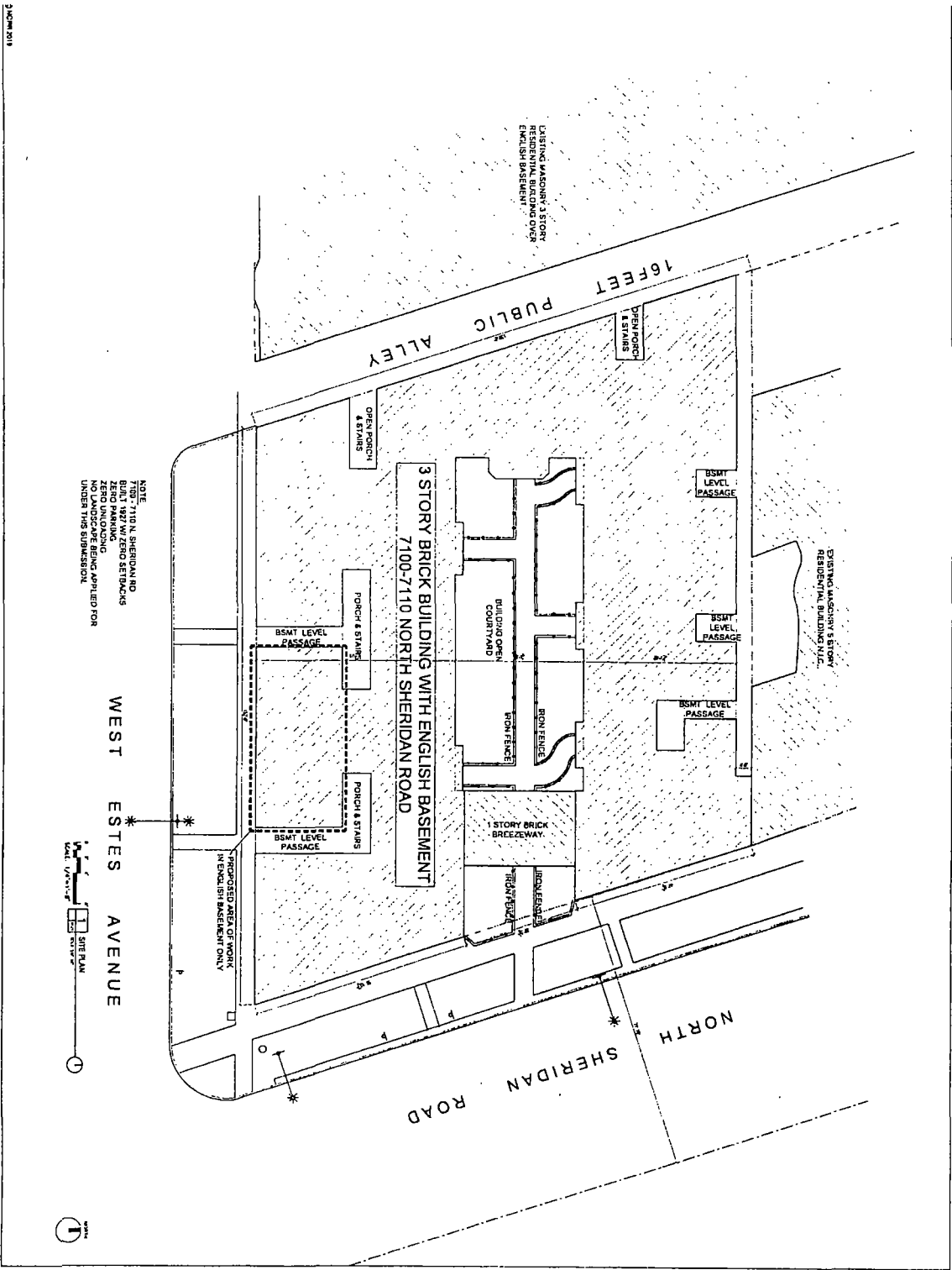
PROJECT # 19-00000000
7100 North Sheridan Road
Chicago, IL 60642

CLK COMMERCIAL MANAGEMENT LLC
135 Chicago Park East
Chicago, IL 60642
(312) 467-1199

NORR
307 W. Lake St. | Suite 200 | Chicago, IL 60604
(312) 467-1199 | 1121 N. Dearborn | Suite 200
CHICAGO, ILLINOIS

NO. OF SHEETS	TOTAL SHEETS
1	1

NO. OF SHEETS: 1
TOTAL SHEETS: 1
SHEET NAME: COVER SHEET & DRAWING LIST
SHEET NUMBER: A0-00

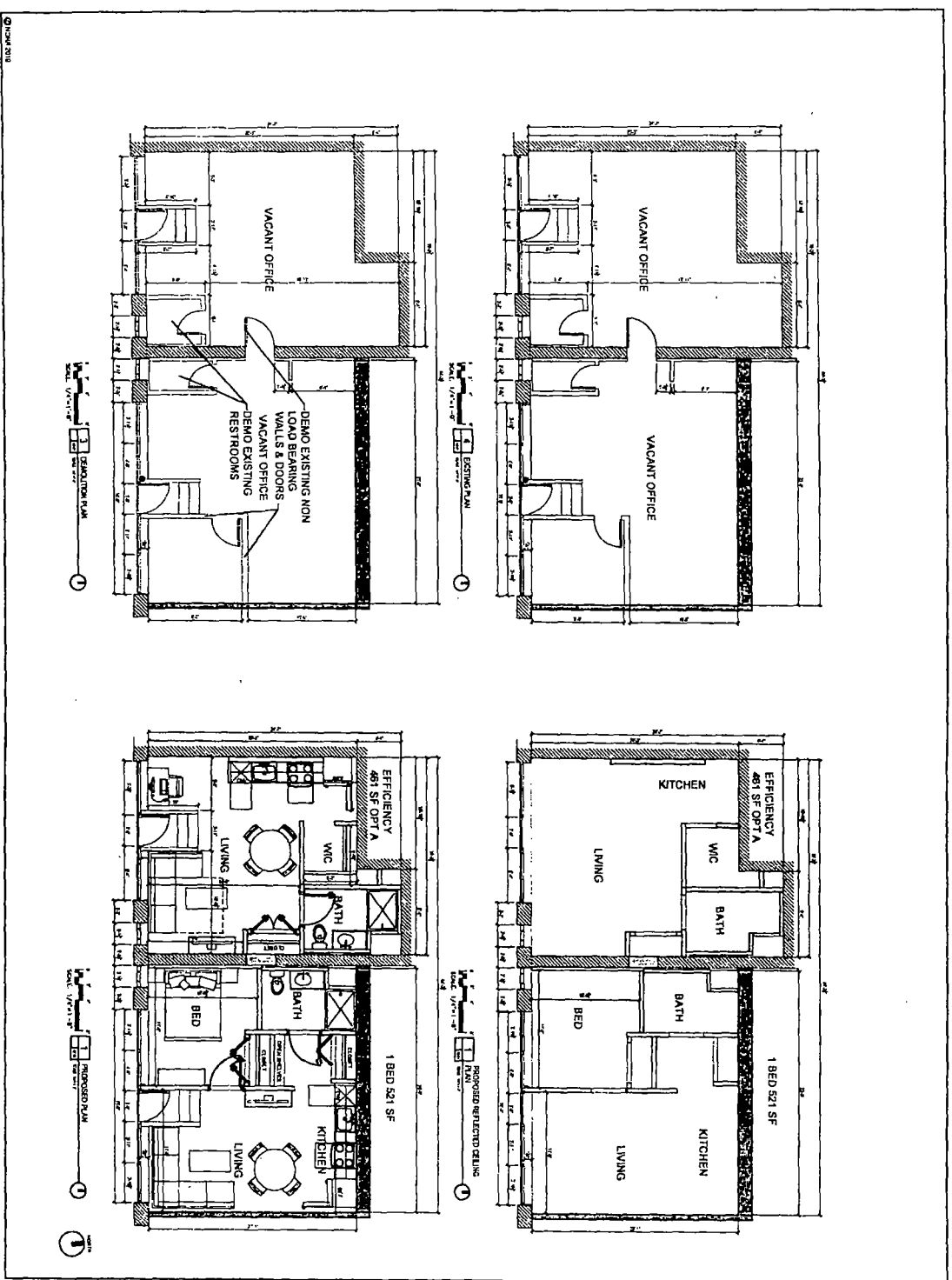


PROJECT: 7100 North Sheridan Road
 CLIENT: 7100 North Sheridan Road
 OWNER: Client & Owner
 ARCHITECT: CLK COMMERCIAL MANAGEMENT LLC
 131 Oakridge Trail, Oakridge, VA 22129
 (540) 443-1177
 www.clk.com
 PROJECT: 7100 North Sheridan Road
 CLIENT: 7100 North Sheridan Road
 OWNER: Client & Owner
 ARCHITECT: NORR
 325 N. Jackson B | Suite 201 | Chicago, IL 60610
 (312) 467-4200 | (312) 467-4247 | www.norr.com
 STRUCTURAL: FINESTRA

PROFESSIONAL STAMP: SITE PLAN
 A1-01

NO.	DATE	DESCRIPTION
1		1. 7100 N. SHERIDAN RD. ZERO LOT AND ZERO SETBACKS ZERO UNLOADING AND UNLOADING BEING APPLIED FOR UNDER THE SUBMISSION.

SCALE: 1" = 10'-0"



PROJECT	7100 North Sheridan Road
CLIENT	CLK COMMERCIAL MANAGEMENT LLC
ARCHITECT	NORR
DATE	2/26/12
SCALE	AS SHOWN
DESIGNED BY	...
DRAWN BY	...
CHECKED BY	...
APPROVED BY	...
DATE	...
PROJECT NO.	...
SHEET NO.	A2-01
TOTAL SHEETS	...