



City of Chicago



SO2017-154

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/25/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 11-G at 4654 N Sheridan Rd - App No. 19104T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

1910471
INTRO. DATE:
JAN. 25, 2017

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 B3-3 Community Shopping District symbols and indications as shown on Map No. 11-G in the area bounded by:

West Leland Avenue; North Sheridan Road; a line 48.58 feet south of the south line of West Leland Avenue; and the public alley next west of North Sheridan Road;

to those of a B2-5 Neighborhood Mixed-Use District.

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

Common Address of Property: 4654 North Sheridan Road

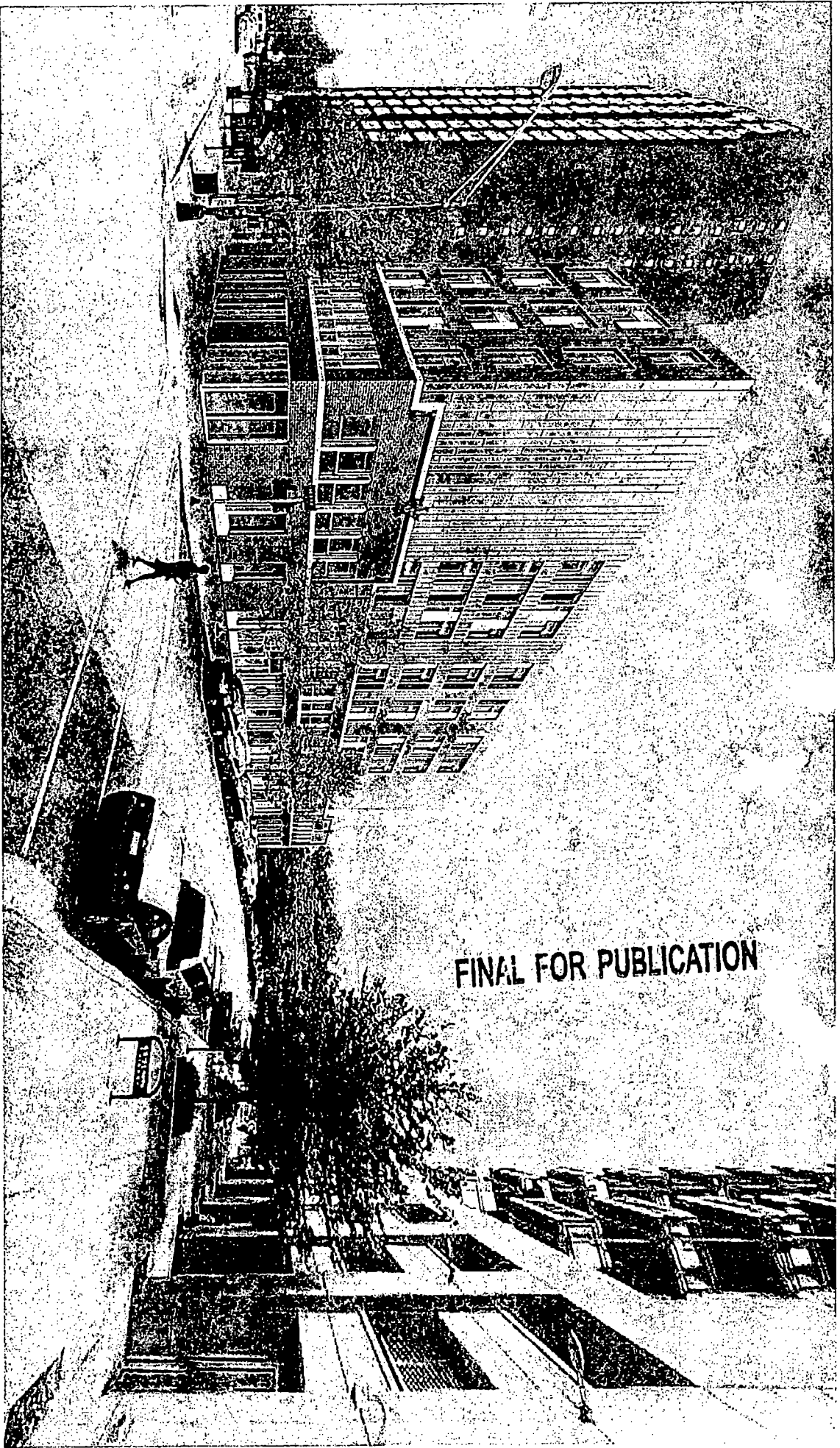
Substitute Narrative and Plans

Type 1 Zoning
 Narrative for
 4654 North Sheridan Road
 B3-3 to B2-5

The applicant proposes to rezone the subject property from B3-3 Community Shopping District to B2-5 Neighborhood Mixed-Use District. The purpose of the zoning amendment is to permit the applicant to construct a six-story building with 38 single room occupancy units, 50 temporary overnight shelter beds and approximately 1,900 square feet of commercial/office space.

The following is the bulk table for the development which is in accordance with the plans that are attached hereto.

Lot Area	7,286 square feet
FAR	4.3
Total Units	38 single room occupancy units
Minimum Lot Area Per Dwelling Unit	190 square feet
Overnight Shelter Beds	50* *The development will request a special use for the overnight shelter.
Total Floor Area	31,329 square feet
Building Height	60.5 feet* * The development will request a variation for 10% additional building height.
Front Setback	0 feet
Rear Setback	0 feet on floors without dwelling units 30 feet on floors with dwelling units
North Side Setback	0 feet
South Side Setback	5 feet 1 9/16 inches for the building 0 feet for the rear trash enclosure and basement
Parking	1 automobile parking space* * The development will request a parking reduction per 17-10-0102-B for a Transit-Served Development.



FINAL FOR PUBLICATION



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N. SHERIDAN RD. & W. LELAND AVE.

P E R K I N S
+ W I L L

2017.01.17

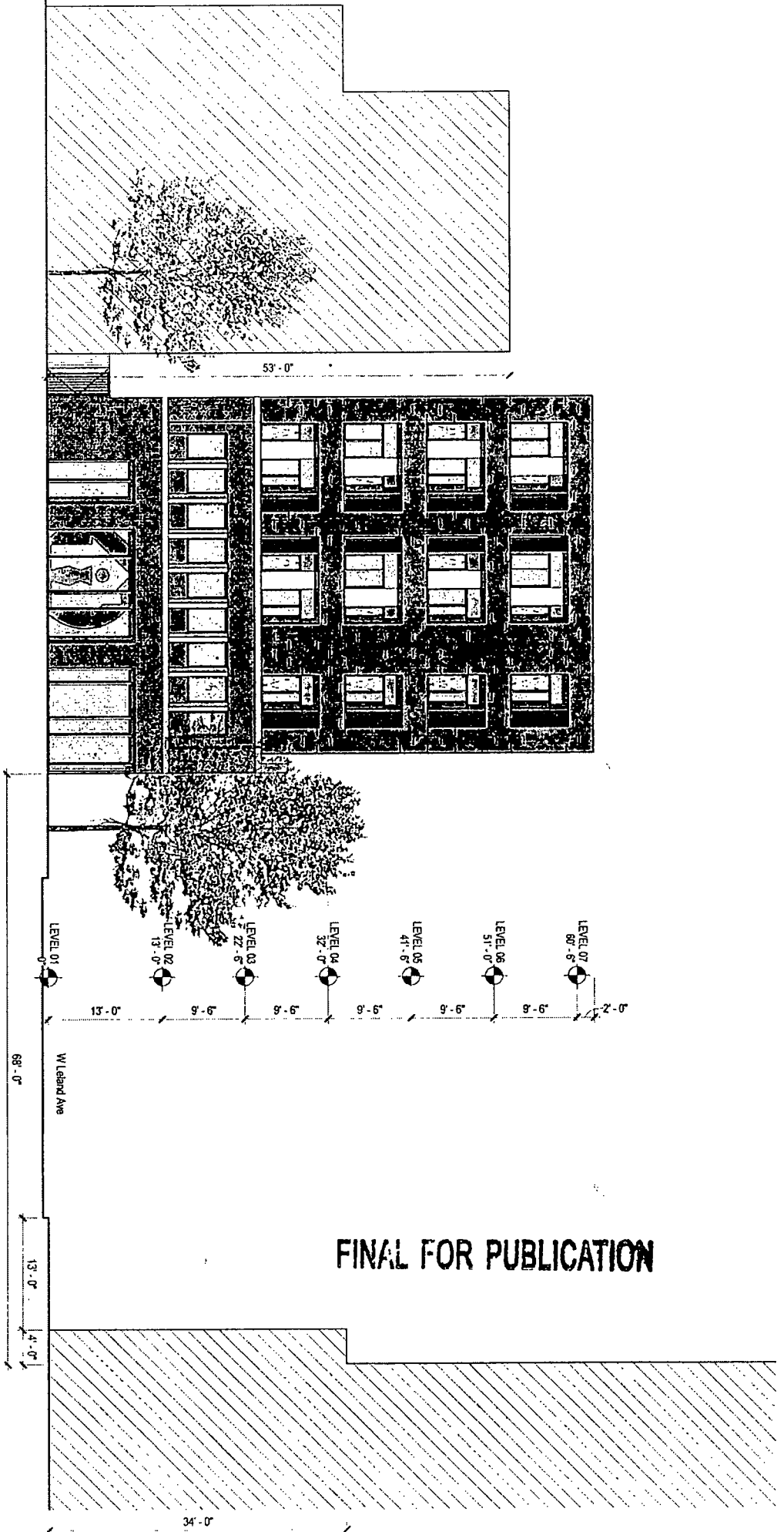


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EAST ELEVATION
 N. SHERIDAN RD.

PERKINS
 + WILL

2017.01.17
 3/32" = 1'-0"



FINAL FOR PUBLICATION



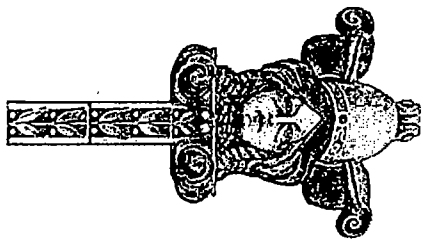
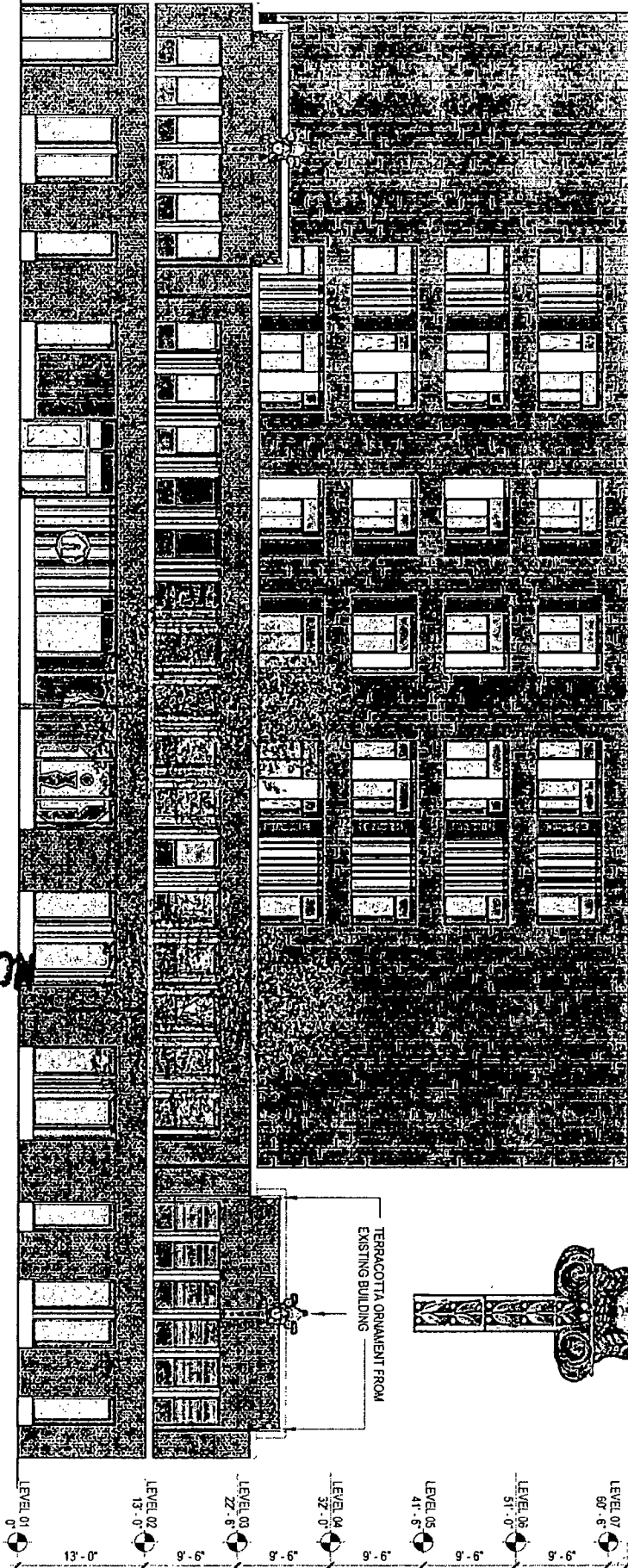
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NORTH ELEVATION
W. LELAND AVE.

FINAL FOR PUBLICATION

PERKINS
+ WILL

2017.01.17
3/32" = 1' = 0"



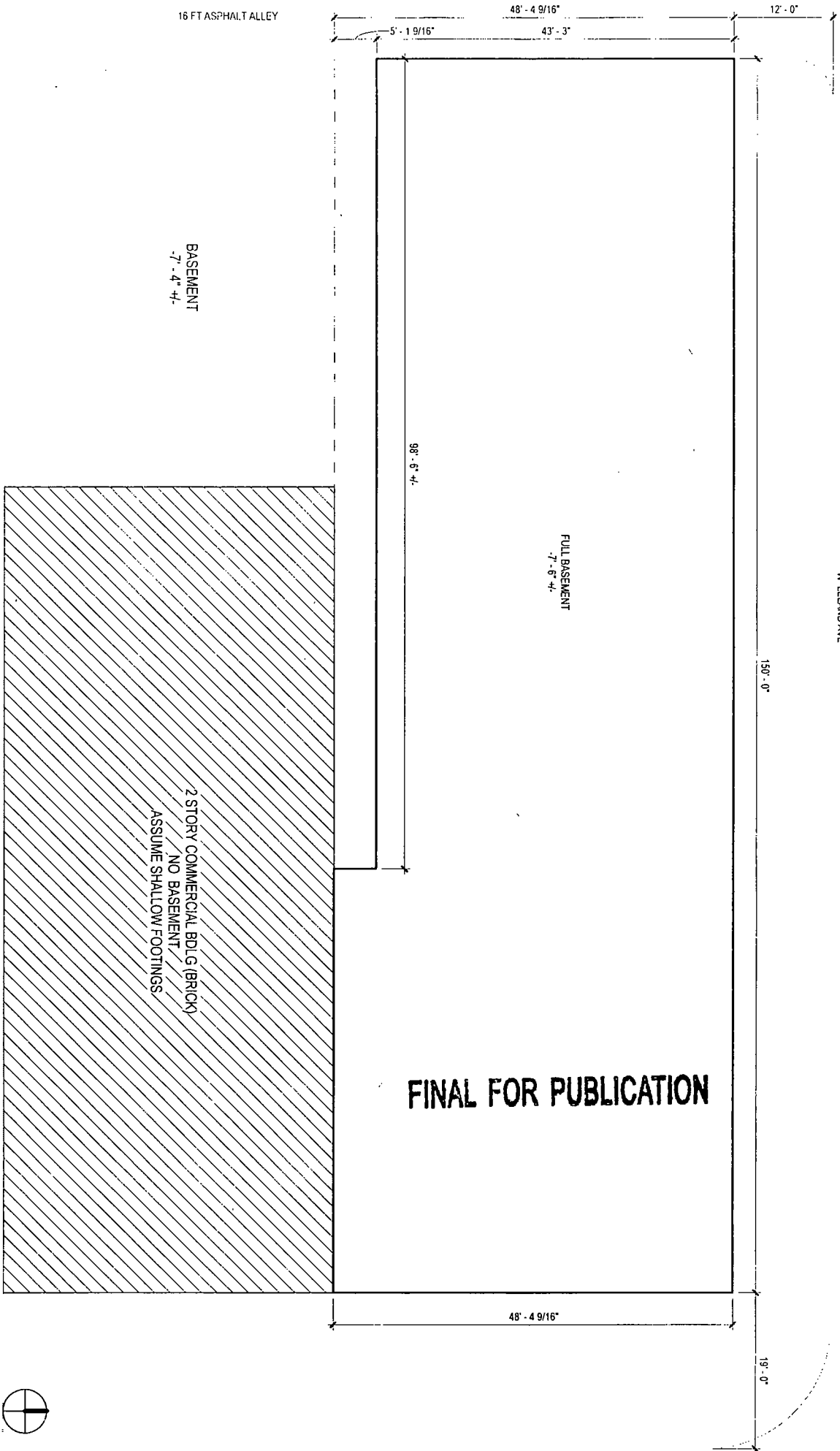


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SITE PLAN
4654 N. SHERIDAN

**PERKINS
+ WILL**

2017.01.17
3:32 PM



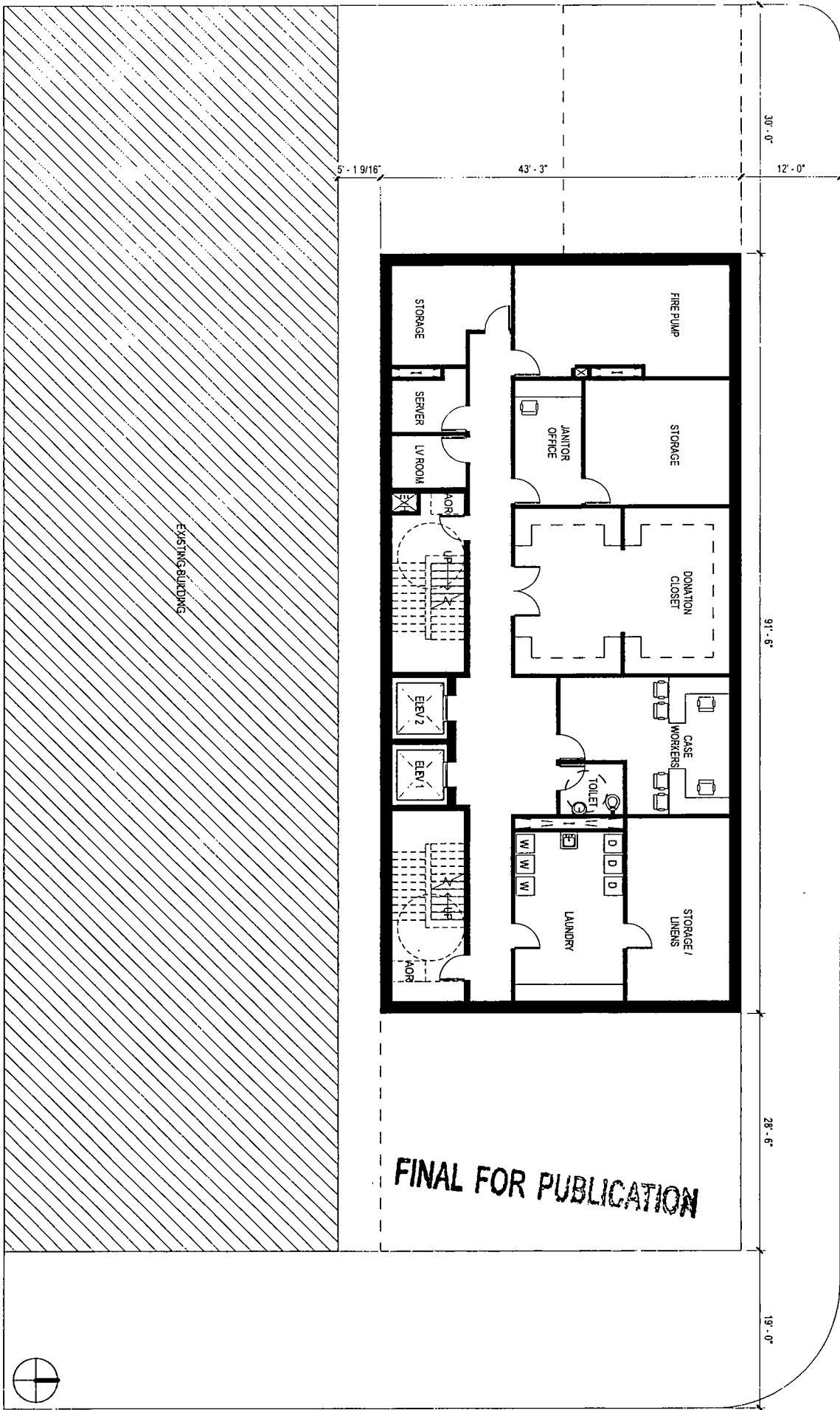


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BASEMENT LEVEL

**PERKINS
+ WILL**

2017.01.17
3/32" = 1'-0"



FINAL FOR PUBLICATION



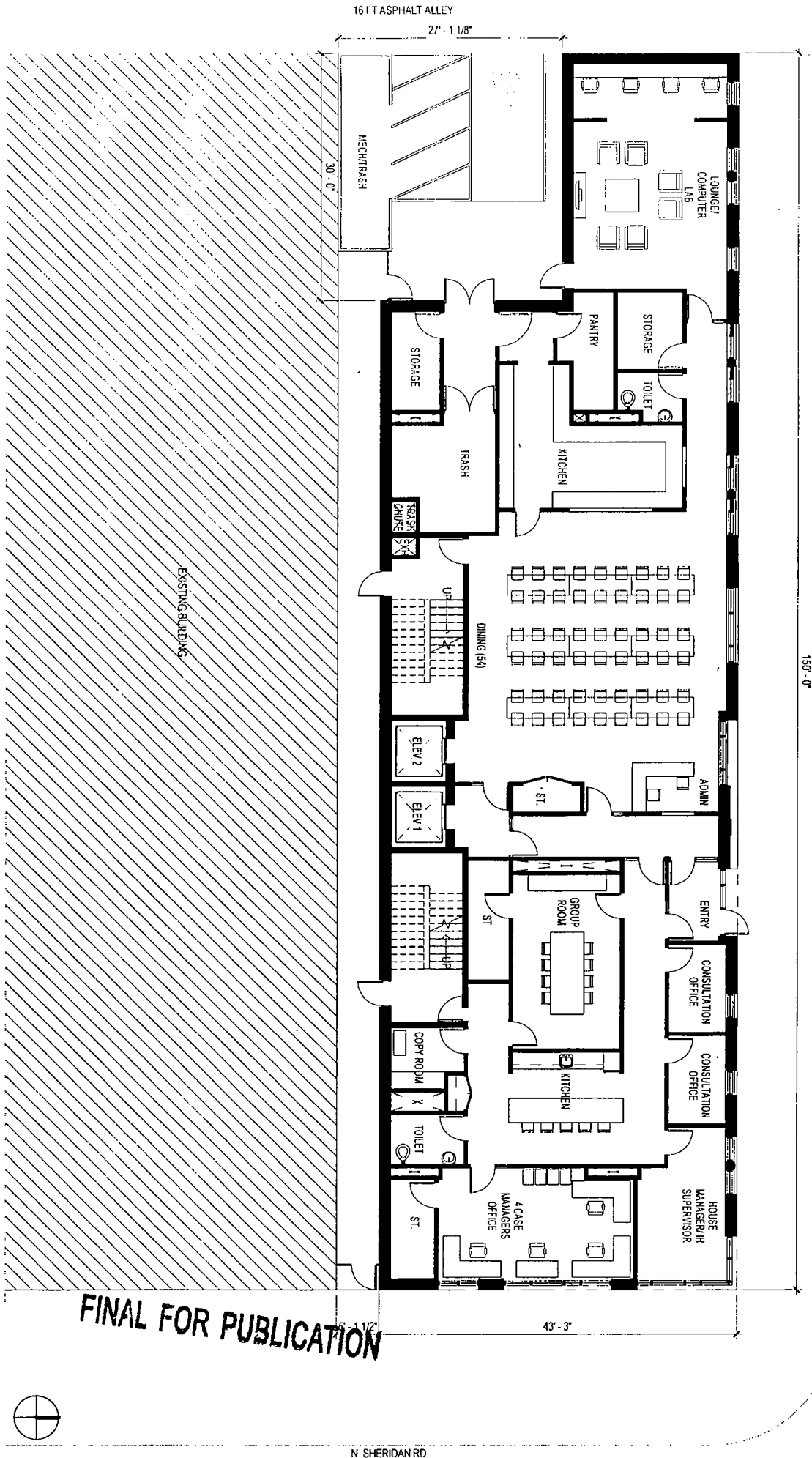


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LEVEL 01

**PERKINS
+ WILL**

2017.01.17
302" x 11' 0"



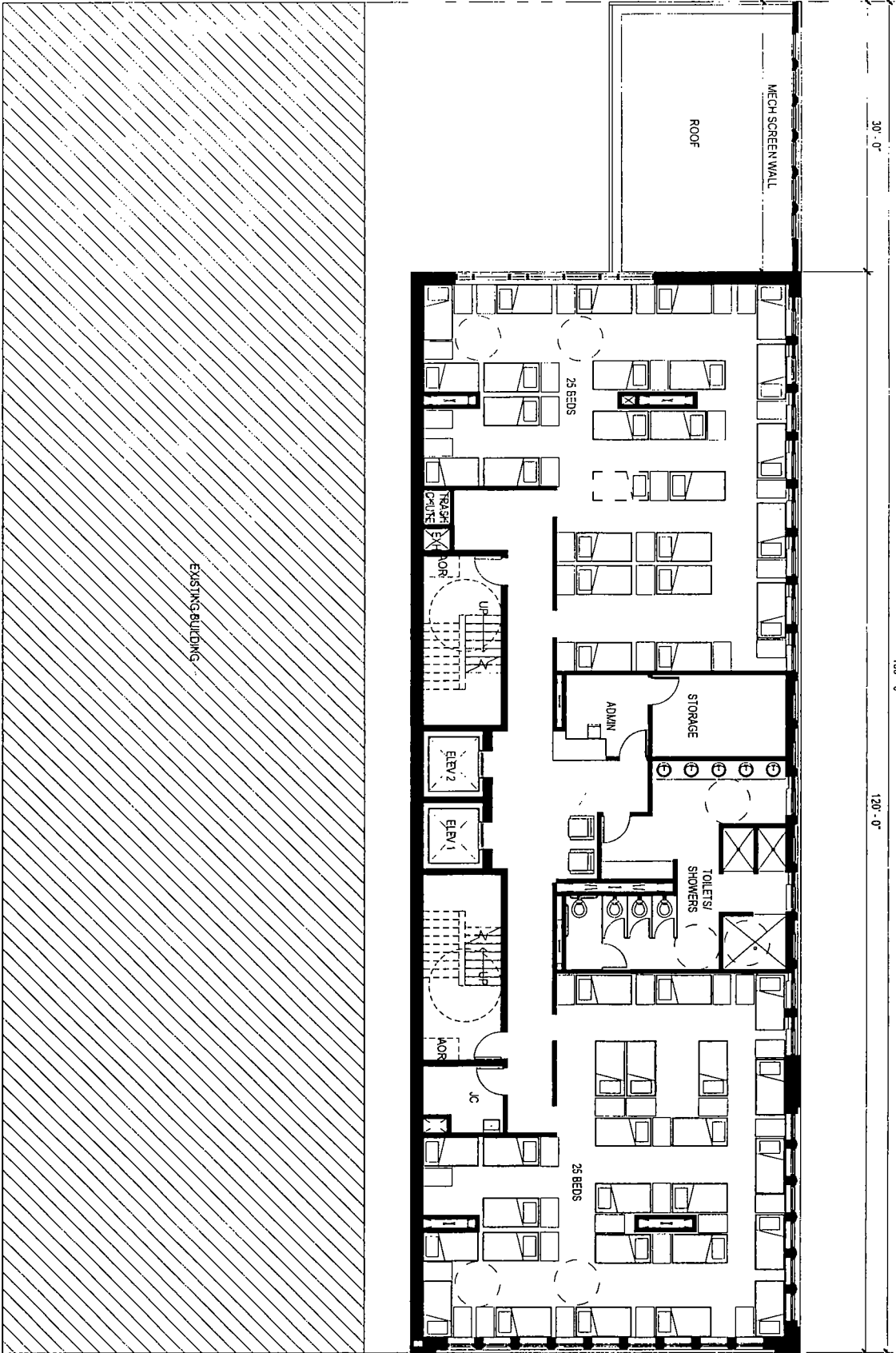


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LEVEL 02

**PERKINS
 + WILL**

2017.01.17
 3/32" = 1'-0"



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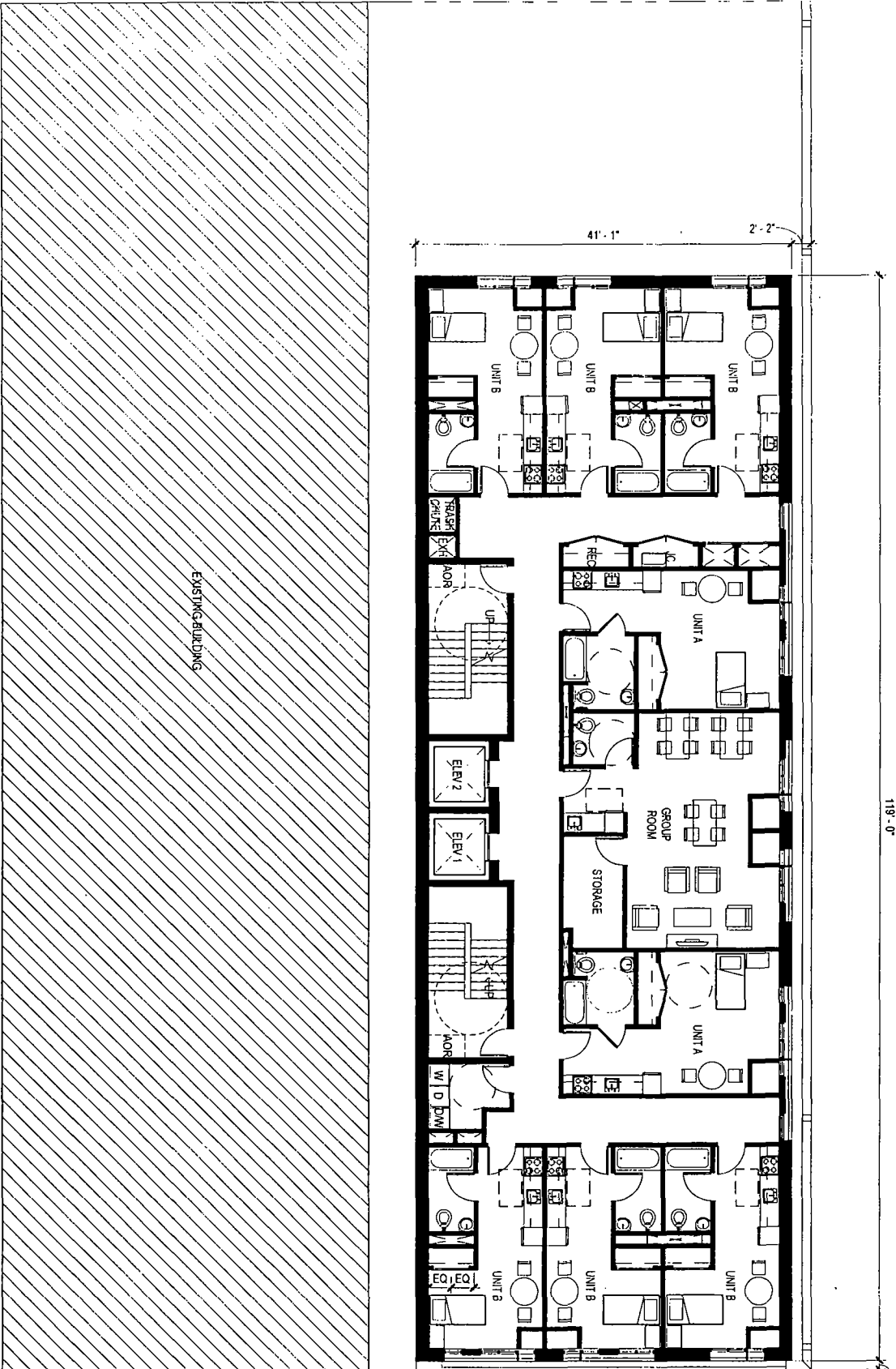


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LEVEL 03

**PERKINS
 + WILL**

2017.01.17
 3:32' - 1' - 0"



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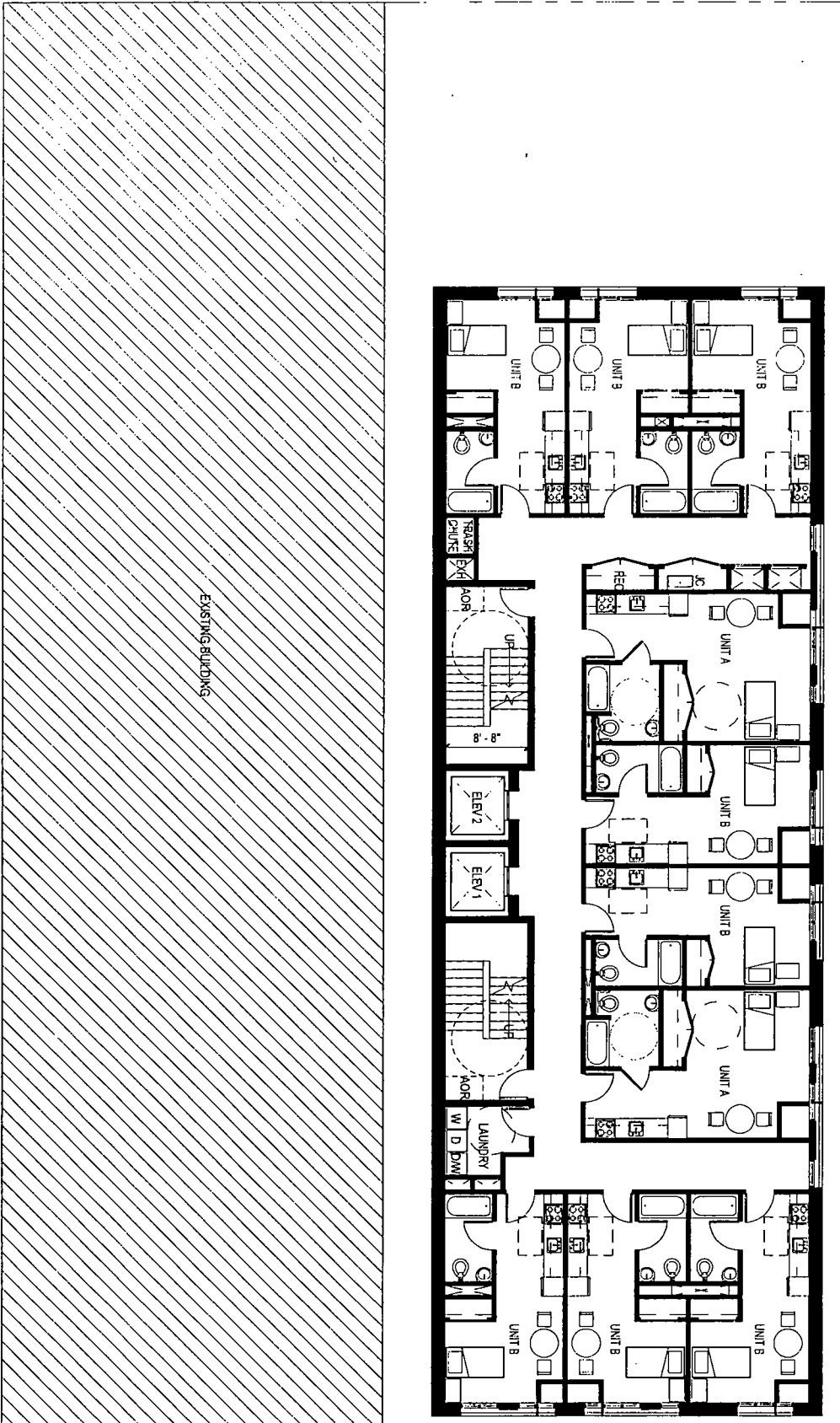


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LEVEL 04-06

**PERKINS
+ WILL**

2017.01.17
3/2" = 1'-0"



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