



City of Chicago



O2016-8348

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	11/9/2016
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 11-G at 4420-4430 N Sheridan Rd - App No. 19030T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

19030 T1

INTRO. DATE:

NOV. 09, 2016

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 the RT4 Residential Two-Flat, Townhouse and Multi-Unit District and B3-3 Community Shopping District symbols and indications as shown on Map No. 11-G in the area bounded by

beginning at a line 350.15 feet north of and parallel to West Montrose Avenue; North Sheridan Road; a line 200.15 feet north of and parallel to West Montrose Avenue; a line from a point 200.15 feet north of West Montrose Avenue and 44.48 feet west of North Sheridan Road; to a point, 250.52 feet north of West Montrose Avenue and 55.86 feet west of North Sheridan Road; a line 250.52 feet north of and parallel to West Montrose Avenue; a line 84 feet west of and parallel to North Sheridan Road; a line from a point 84 feet west of North Sheridan Road and 292.43 feet north of West Montrose Avenue; to a point, 67.24 feet west of North Sheridan Road and 300.15 feet north of West Montrose Avenue; a line from a point 67.24 feet west of North Sheridan Road and 300.15 feet north of West Montrose Avenue; to a point, 90 feet west of North Sheridan Road and 350.15 feet North of West Montrose Avenue (POB),

to those of a B3-3 Community Shopping District and a corresponding uses 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.

Common Address of Property: 4420-4430 North Sheridan Road

17-13-0303-C (1) Narrative Zoning Analysis – 4420-4430 N. Sheridan Rd., Chicago, IL

Proposed Zoning: B3-3

Lot Area: 10,564 square feet

Proposed Land Use: The Applicant is proposing to develop the subject property with a new four-story mixed-use building containing 7,080 square feet of retail space at grade and thirty-three (33) residential units above. The proposed building will be masonry construction. The proposed building will be 45 feet in height. Pursuant to the Transit Oriented Development Ordinance, no onsite parking will be provided.

(A) The Project's floor area ratio: 3.47

**Due to its close proximity to the CTA Station, the Applicant is seeking an increase in the allowable FAR - from 3.0 to 3.47, pursuant to the Transit Oriented Development Ordinance, by providing 100% (3 dwelling units) of the required ARO units – on site.*

(B) The project's density (Lot Area Per Dwelling Unit): 320 square feet per unit

(C) The amount of off-street parking: 0 (Transit Oriented Development)
35 bicycle parking spaces

(D) Setbacks:

1. Front Setback: 0 feet
2. Rear Setback: 0 feet (Variation will be required)
3. Side Setbacks: 8 inch North side setback / 3 feet 8 inches South side setback

(E) Building Height: 45 feet

*17-10-0207-A

*17-13-0303-C(2) – Plans Attached.

FILE NAME	SHEET NUMBER
	A-1



FINAL FOR PUBLICATION

MANNA ARCHITECTS, INC.
 180 W WASHINGTON
 CHICAGO, ILLINOIS 60601
 (312) 770-1800
 PROFESSIONAL DESIGN FIRM
 LICENSE NUMBER 184-001474

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DESIGNED FOR SET BY: [blank]
 DESIGNED ON: 06/10/18
 DESIGNED BY: [blank]
 DRAWN FOR SET BY: [blank]
 DRAWN BY: [blank]

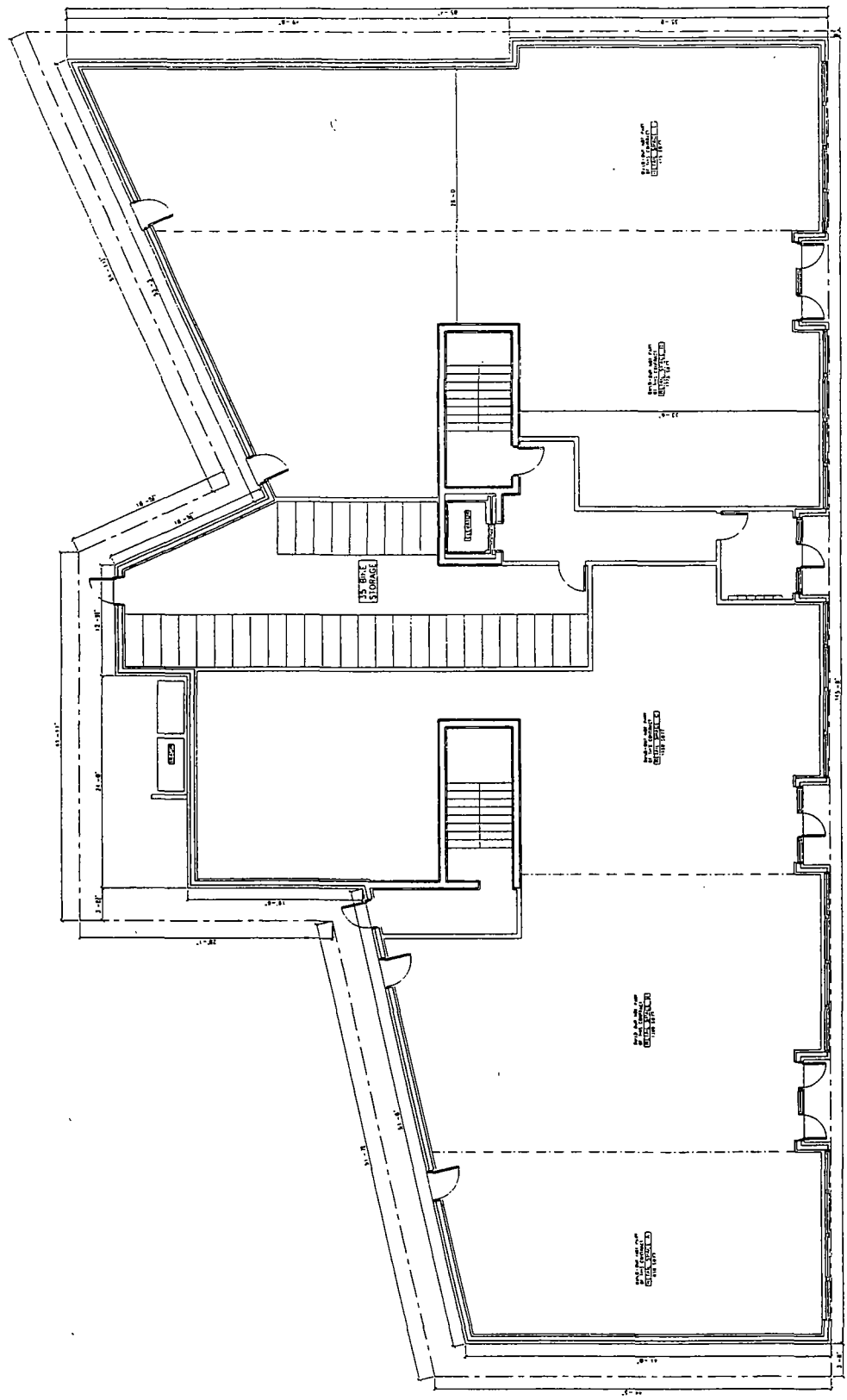


PROJECT NAME & ADDRESS
 1420-30 N. SHERIDAN
 33 UNIT APART
 W/GRD FLR RETAIL
 CHICAGO, ILLINOIS

SHEET TITLE
 FIRST FLOOR
 PLAN

FILE NAME
 [blank]

SHEET NUMBER
 A-2



N. SHERIDAN RD

⊕ FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"

MANNA ARCHITECTS, INC. 2018

FINAL FOR PUBLICATION

HANNA ARCHITECTS, INC.
 1125 N. WASHINGTON
 CHICAGO, ILLINOIS 60610
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 FAX: (312) 710-1801
 PROFESSIONAL DESIGN FIRM
 ARCHITECT CORPORATION
 LICENSE NUMBER 001-001141

NOTES: 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
 2. FINISHES ARE TO BE DETERMINED BY THE OWNER.
 3. SEE SPECIFICATIONS FOR MATERIALS AND METHODS OF CONSTRUCTION.
 4. SEE SCHEDULE FOR EQUIPMENT AND FIXTURES.
 5. SEE NOTES TO SPECIFICATIONS FOR DETAILS.

DESIGNED BY: HANNA ARCHITECTS, INC.
 DRAWN BY: J. HANNA
 CHECKED BY: J. HANNA
 DATE: 09/10/13

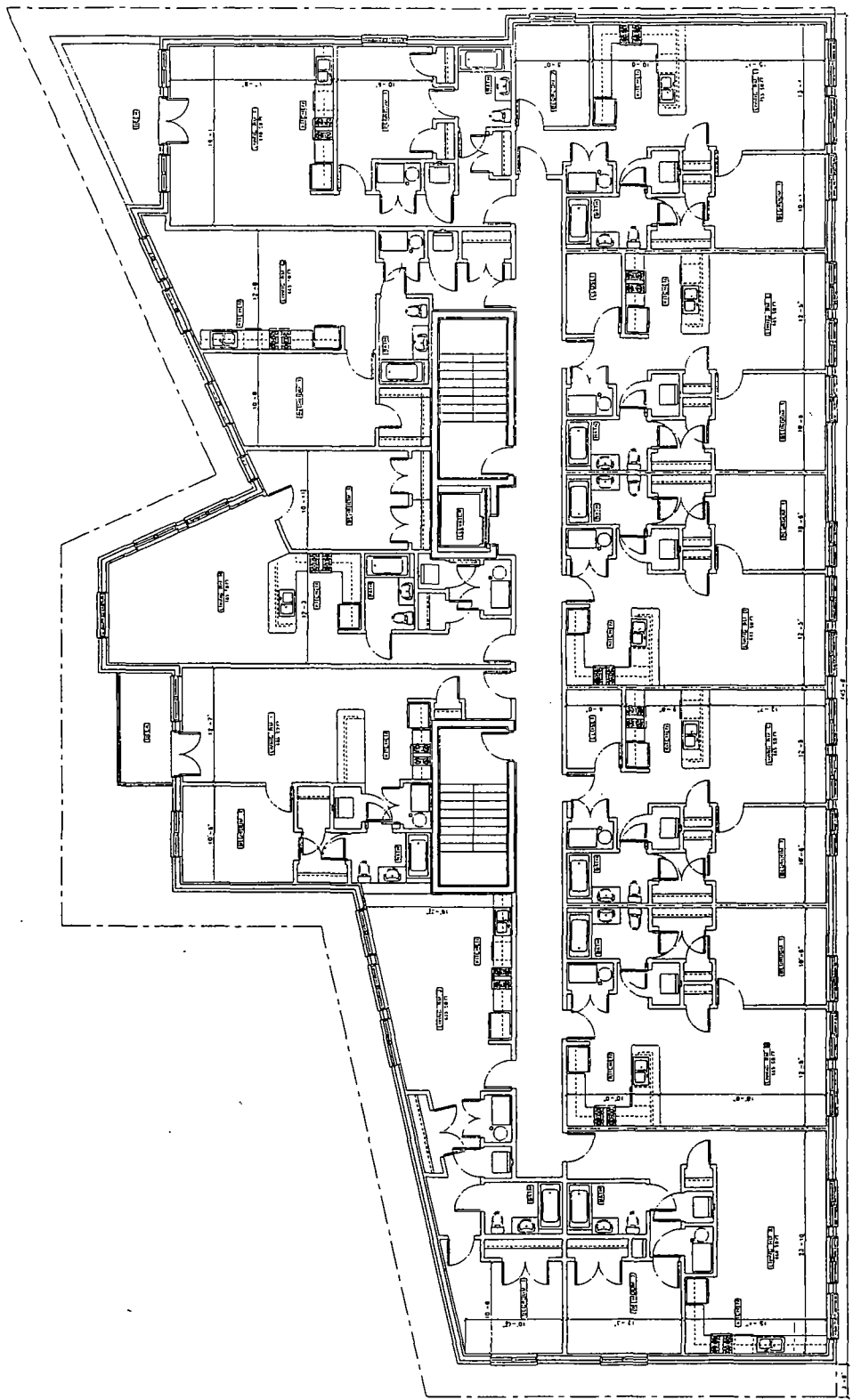


PROJECT NAME & ADDRESS
 1420-30 N. SHERIDAN
 33 UNIT APART
 W/GRD FLR RETAIL
 CHICAGO, ILLINOIS

SHEET TITLE
 TYPICAL FLOOR PLANS

FILED IN

SHEET NUMBER
 A-3



N. SHERIDAN RD

⊕ SECOND THRU FOURTH FLOOR PLAN
 SCALE 1/8" = 1'-0"

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ARCHITECT CORPORATION
LICENSE NUMBER 134-001183

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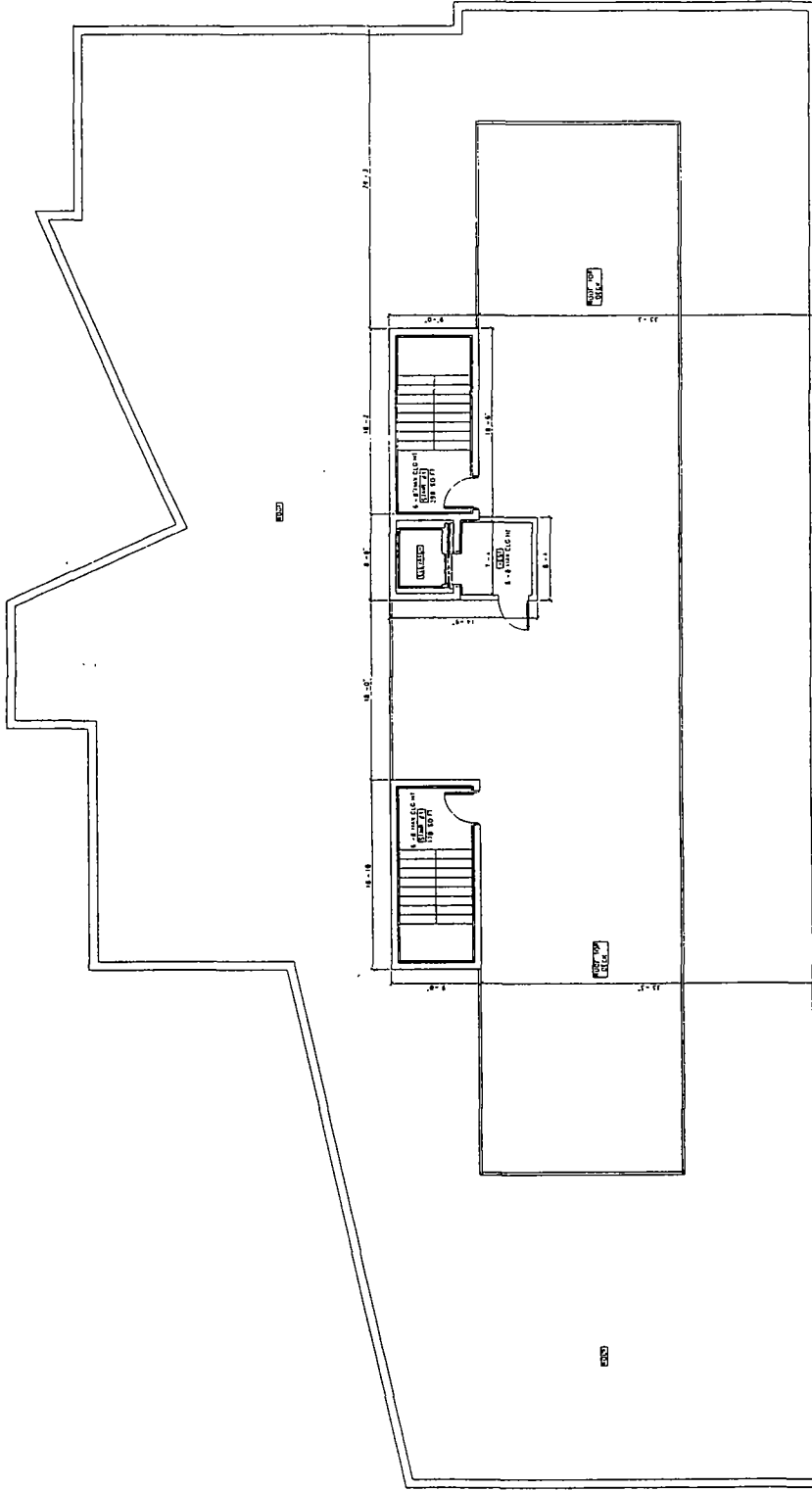
PROJECT NAME & ADDRESS
1420-30 N. SHERIDAN
33 UNIT APART.
W/GRD FLR. RETAIL
CHICAGO, ILLINOIS

SHEET TITLE

ROOF DECK
PLAN

FIRENAME

STREET NUMBER
A-4



⊕ ROOF DECK PLAN
Scale 1/8" = 1'-0"

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INTERNATIONAL DESIGN PRACTICE
ARCHITECT CORPORATION
LICENSE NUMBER 184-001483

REGISTERED ARCHITECT
STATE OF ILLINOIS
JULY 1, 1993
JULY 1, 2003
JULY 1, 2013
JULY 1, 2023
JULY 1, 2033
JULY 1, 2043
JULY 1, 2053
JULY 1, 2063
JULY 1, 2073
JULY 1, 2083
JULY 1, 2093
JULY 1, 2103

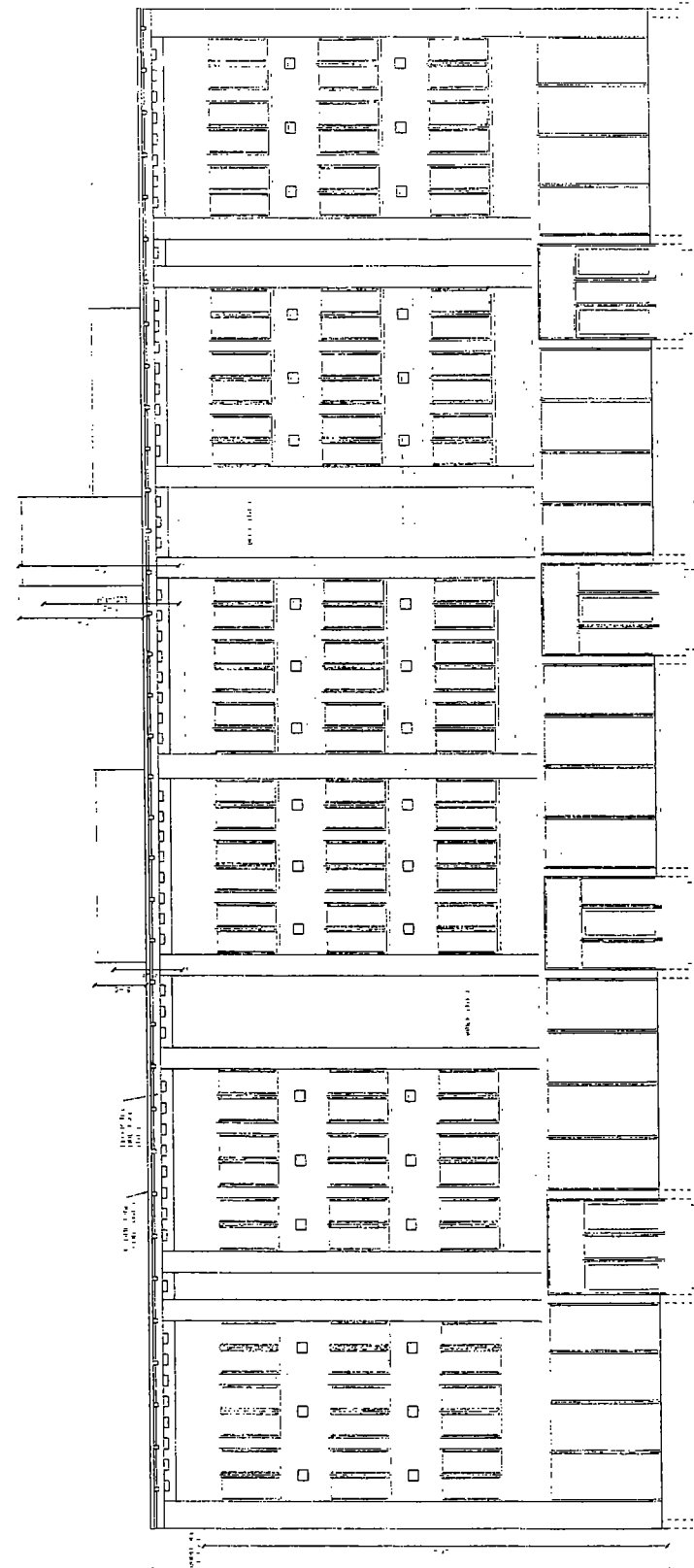
REGISTERED PROFESSIONAL ENGINEER
STATE OF ILLINOIS
JULY 1, 1993
JULY 1, 2003
JULY 1, 2013
JULY 1, 2023
JULY 1, 2033
JULY 1, 2043
JULY 1, 2053
JULY 1, 2063
JULY 1, 2073
JULY 1, 2083
JULY 1, 2093
JULY 1, 2103

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
STATE OF ILLINOIS
JULY 1, 1993
JULY 1, 2003
JULY 1, 2013
JULY 1, 2023
JULY 1, 2033
JULY 1, 2043
JULY 1, 2053
JULY 1, 2063
JULY 1, 2073
JULY 1, 2083
JULY 1, 2093
JULY 1, 2103

1420-30 N. SHERIDAN
33 UNIT APART
W/GROUND FLOOR RETAIL
CHICAGO, ILLINOIS

SHEET TITLE
ELEVATIONS

FILE NAME
SHEET NUMBER
A-5



EAST ELEVATION

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