



# City of Chicago



O2019-4384

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	6/12/2019
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 11-G at 4420-4430 N Sheridan Rd - App No. 20060T1
<b>Committee(s) Assignment:</b>	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 B3-3, Community Shopping District symbols 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.**

**To those of a B2-5, Neighborhood Mixed-Use District**

**SECTION 2. This Ordinance takes effect after its passage and due publication.**

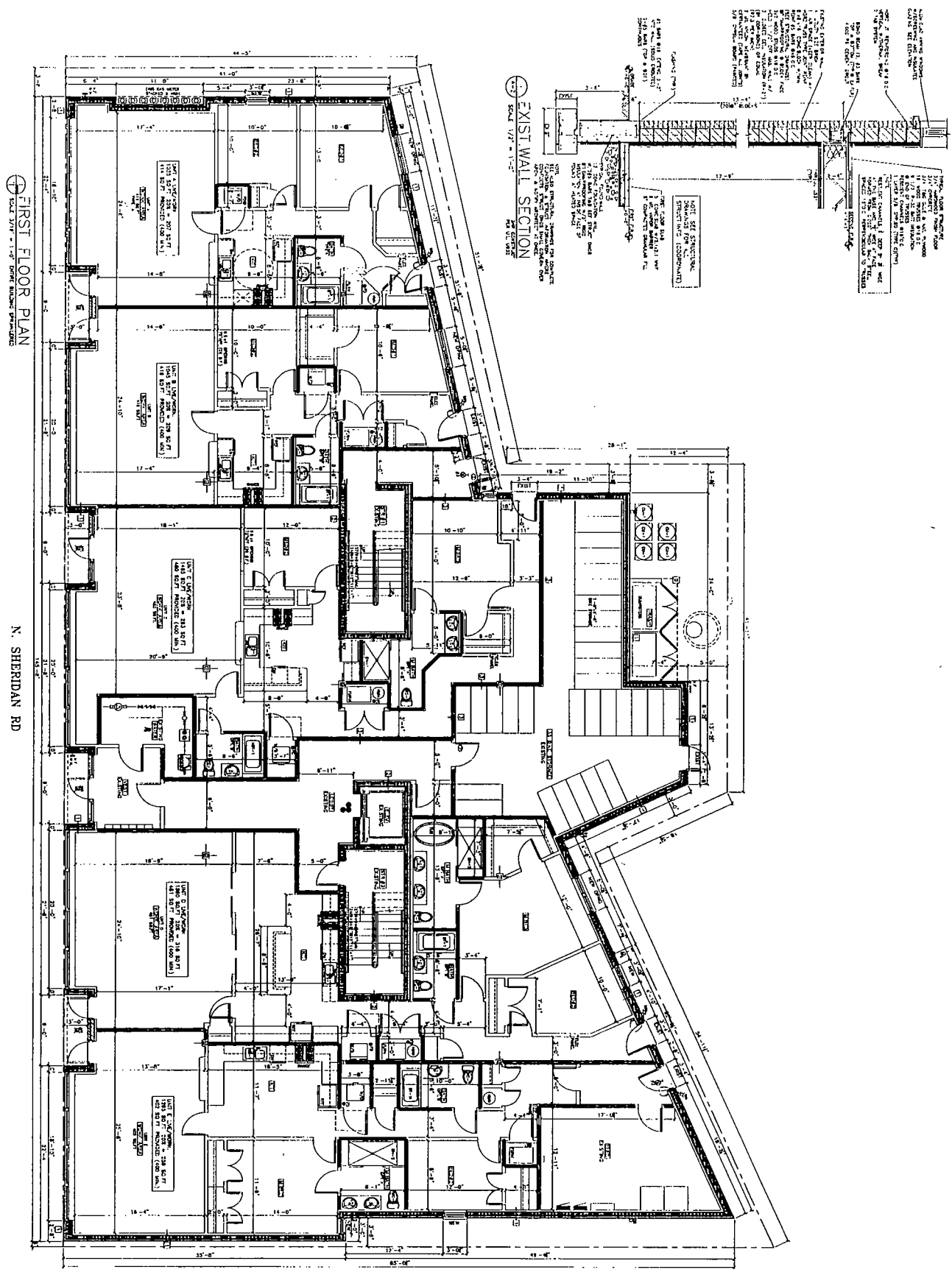
**Common address of property: 4420-30 North Sheridan Road, Chicago**

## A NARRATIVE AND PLANS FOR TYPE 1 REZONING FOR 4420-30 NORTH SHERIDAN ROAD, CHICAGO

The subject property is currently improved with a mixed-use building with commercial units on the ground floor and 33 dwelling units above. The Applicant needs a zoning change in order to comply with the minimum lot area requirements in order to convert the existing commercial units into 5 live /work units for a total of 38 dwelling units within the existing four-story building. Pursuant to the Transit Served Location Ordinance, no onsite parking will be provided.

Project Description:	Zoning Change from a B3-3, Community Shopping District to a B2-5 Neighborhood Mixed-Use District
Use:	Convert the existing commercial units into 5 live/work units. Total of 38 dwelling units within the existing building.
Floor Area Ratio:	3.47
Lot Area:	10,568 Square Feet
Building Floor Area:	36,646 Square Feet
Density:	278 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 0 (Transit Served Location)
Set Backs:	Existing Front: 0 feet Existing Side: 8 inch north side setback and 3 feet 8 inches south side setback Existing Rear: 0 feet
Building height:	45 Feet (existing)





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**PROJECT NAME & ADDRESS**  
4422 N. SHERIDAN RD.  
CHICAGO, IL 60641

**CLIENT**  
CONVERT 1ST FLOOR  
RETAIL TO 5 LIVE  
WORK APARTMENTS  
CHICAGO, ILLINOIS

**DESIGNER**  
HANNA ARCHITECTS, INC.  
110 W. WASHINGTON  
CHICAGO, IL 60601  
TEL: (312) 786-1801  
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**DATE**  
10/1/2018

**REVISIONS**

NO.	DATE	DESCRIPTION
1	10/1/2018	ISSUED FOR PERMIT

**PROJECT NUMBER**  
A-3

**PROJECT TITLE**  
FIRST FLOOR PLAN

**FIGURE**

**SHEET NUMBER**  
A-3

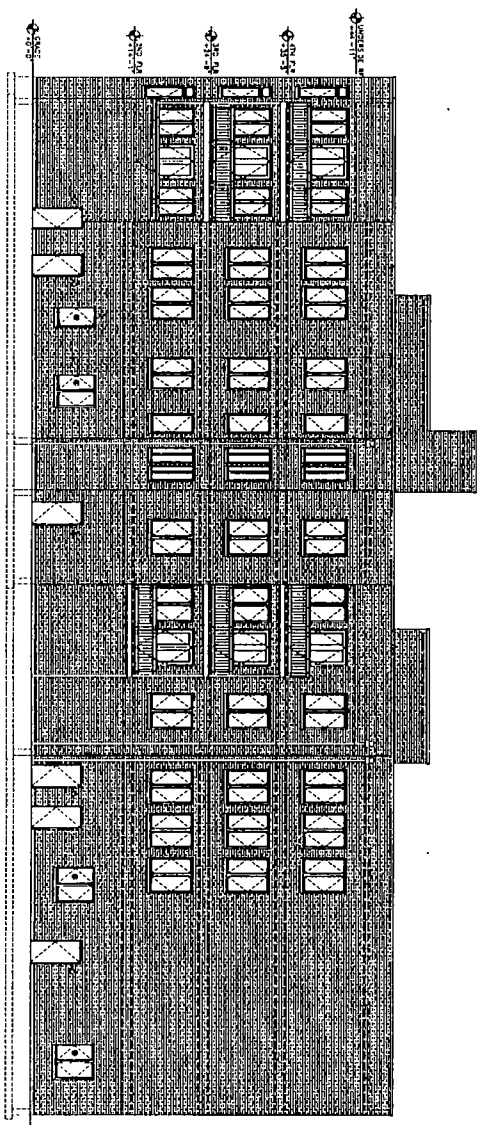
This architectural drawing shows a detailed elevation of a building facade. The structure is characterized by a regular grid of windows. The upper portion of the facade features a series of tall, narrow windows, while the lower portion consists of a larger grid of rectangular windows. A prominent entrance area is located on the right side, featuring a large, dark, textured section that appears to be a recessed porch or a set of steps leading to a doorway. The drawing uses fine lines and cross-hatching to create depth and texture, particularly in the window frames and the entrance area. The overall style is that of a technical architectural sketch, likely from a 19th-century architectural manual or portfolio.

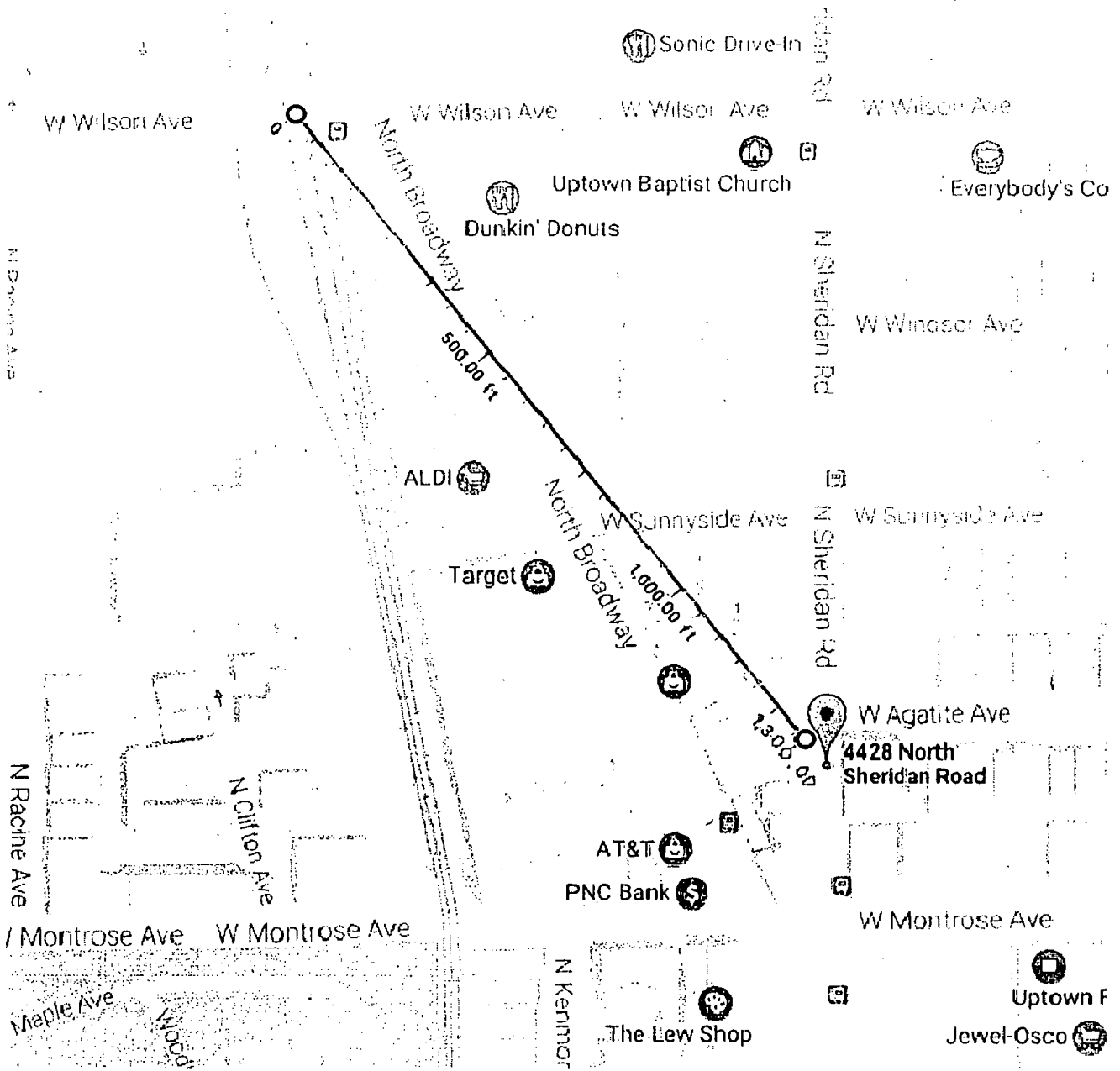
NORTH ELEVATION  
SCALE 1/8" = 1'-0"

[illegible][illegible]

This is a detailed architectural floor plan of a large, rectangular building. The plan is oriented with the entrance on the left side. The building is divided into several main sections by thick walls. On the left, there is a large entrance area with a small room labeled "OFFICE" and a larger room labeled "RECEIVING". To the right of the entrance is a large central hall. The hall is divided into several smaller rooms, some of which are labeled "OFFICE" and "RECEIVING". There are also several smaller rooms and corridors throughout the plan. The drawing is a black and white line drawing with extensive hatching for shading. The overall layout suggests a large, multi-story building, possibly a government or institutional structure.

WEST ELEVATION  
SCALE 1/8" = 1'-0"





# PARKING REDUCTION DISTANCE MAP

## ARCITECT SWORN STATEMENT FOR PARKING REDUCTION

I, JOHN HANNA OF HANNA ARCHITECTS INC. HEREBY CERTIFY THAT TO THE BEST OF MY ACTUAL KNOWLEDGE AND BELIEF THAT THE DISTANCE FROM THE CTA TRAIN ENTRANCE DOOR OPENING TO THE NEAREST BOUNDRY POINT OF THE PROPOSED SITE AT 4422 N. SHERIDAN RD BY A STRAIGHT LINE IS 1300.00' WHICH IS LESS THAN THE REQUIRED 1320.00'

SIGNED: \_\_\_\_\_  
 (ARCH.)  
 ILLINOIS LICENSE NUMBER: 001-010137

DATE: JUNE 4, 2019

