



# City of Chicago



O2019-5540

Office of the City Clerk

## Document Tracking Sheet

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<b>Meeting Date:</b>	7/24/2019
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 13-G at 5536 N Sheridan Rd - App No. 20096T1
<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 the B3-3 Community Shopping District symbols and indications as shown on Map No. 13-G in the area bound by:

West Balmoral Avenue; North Sheridan Road; a line 100 feet south of and parallel to West Balmoral Avenue; and the alley next west of and parallel to North Sheridan Road,

to those of a B2-3 Neighborhood Mixed-Use 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 Property Address: 5356 North Sheridan Road

## 17-13-0303-C (1) Narrative Zoning Analysis

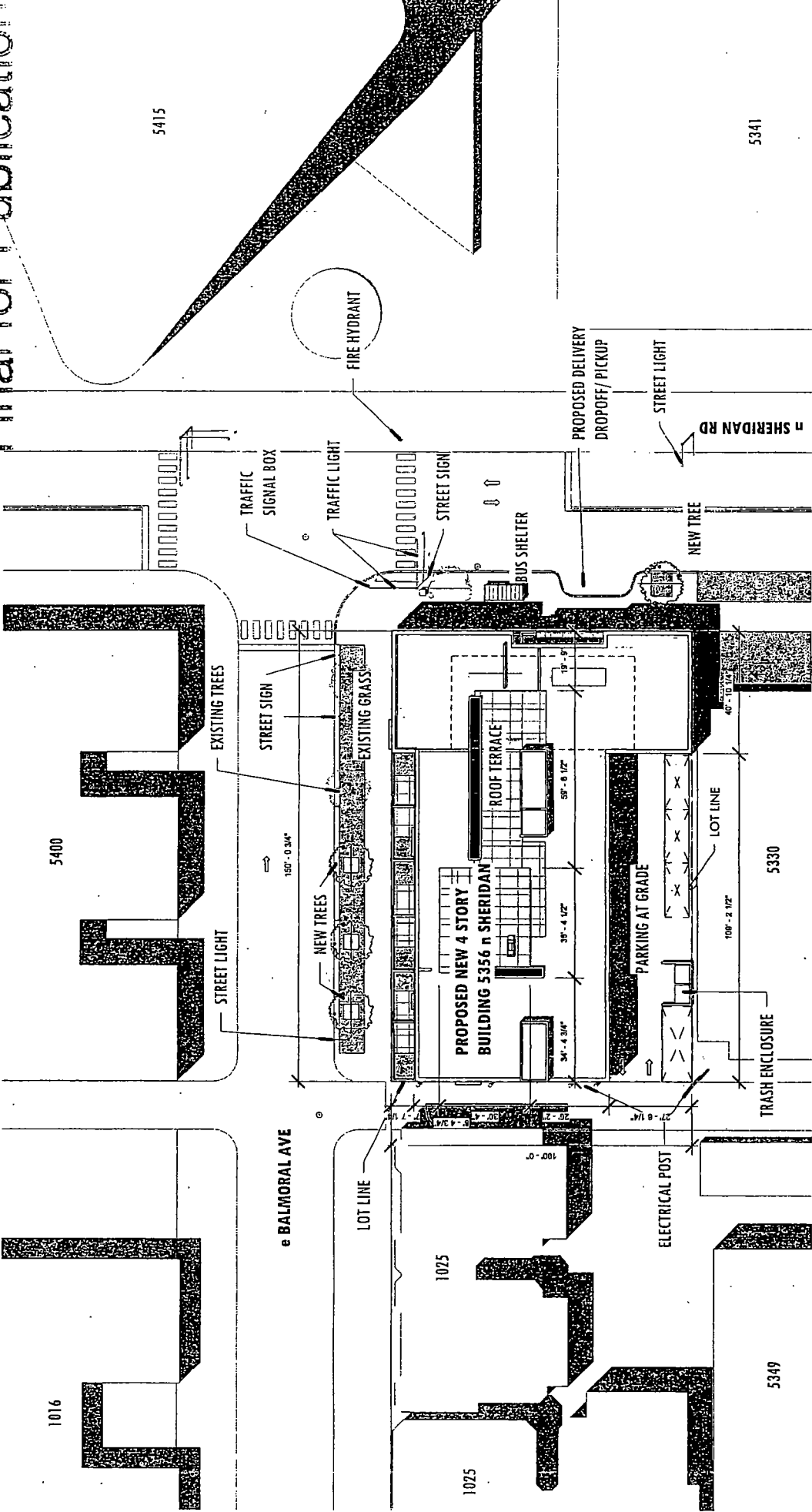
5356 North Sheridan Road, Chicago, Illinois

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 15,000 square feet

Proposed Land Use: The Applicant is seeking a zoning change to permit a new four-story, fifty (50) unit residential building at the subject property. The proposed building will be 52 feet-1 inches in height. Onsite parking for twenty-one (21) vehicles will be provided. The subject property is located within 1,320 linear feet of the entrance to the Berwyn Red Line (CTA) Station. The Applicant is seeking a reduction in the required off-street parking from fifty (50) spaces to twenty-one (21) spaces, pursuant to the Transit Oriented Development (TOD) Ordinance.

- (A) The Project's Floor Area Ratio: 36,986 square feet (2.47 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit): 300 square feet/dwelling unit  
(15,000 sf / 50 units)
- (C) The amount of off-street parking: 21 vehicular parking spaces
- (D) Setbacks:
  - a. Front Setback: 0 feet-0 inches
  - b. Rear Setback: 0 feet-0 inches
  - c. Side Setbacks:
    - North: 0 feet-0 inches
    - South: 0 feet-0 inches
- (E) Building Height:
  - 52 feet-1 inch



MCZ Development  
 Proposed Multi-Unit Residential Building  
 5356 n Sheridan  
 Chicago, Illinois 60640  
 06/28/15

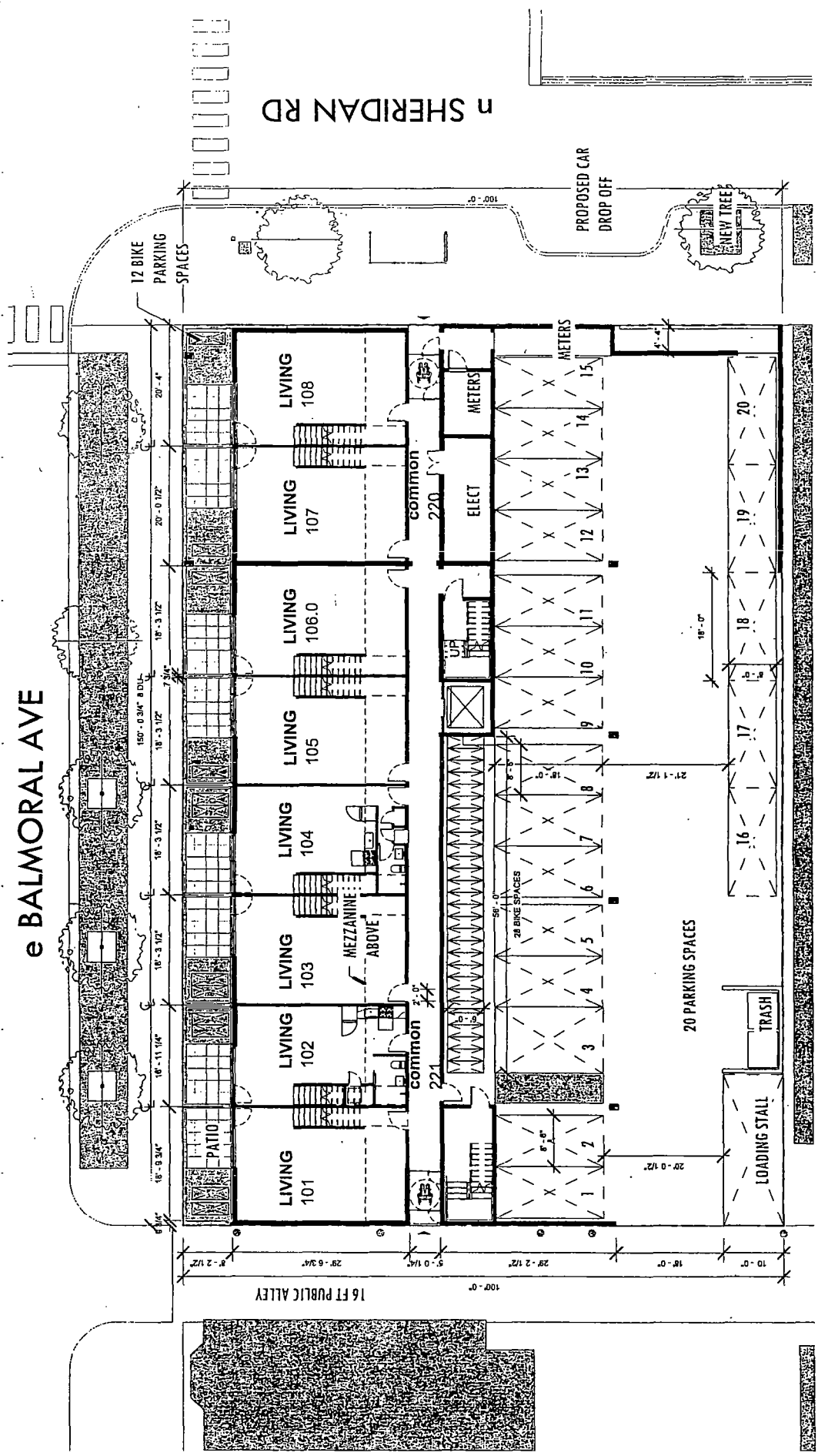
SITE PLAN

00.1



e BALMORAL AVE

n SHERIDAN RD



MCZ Development

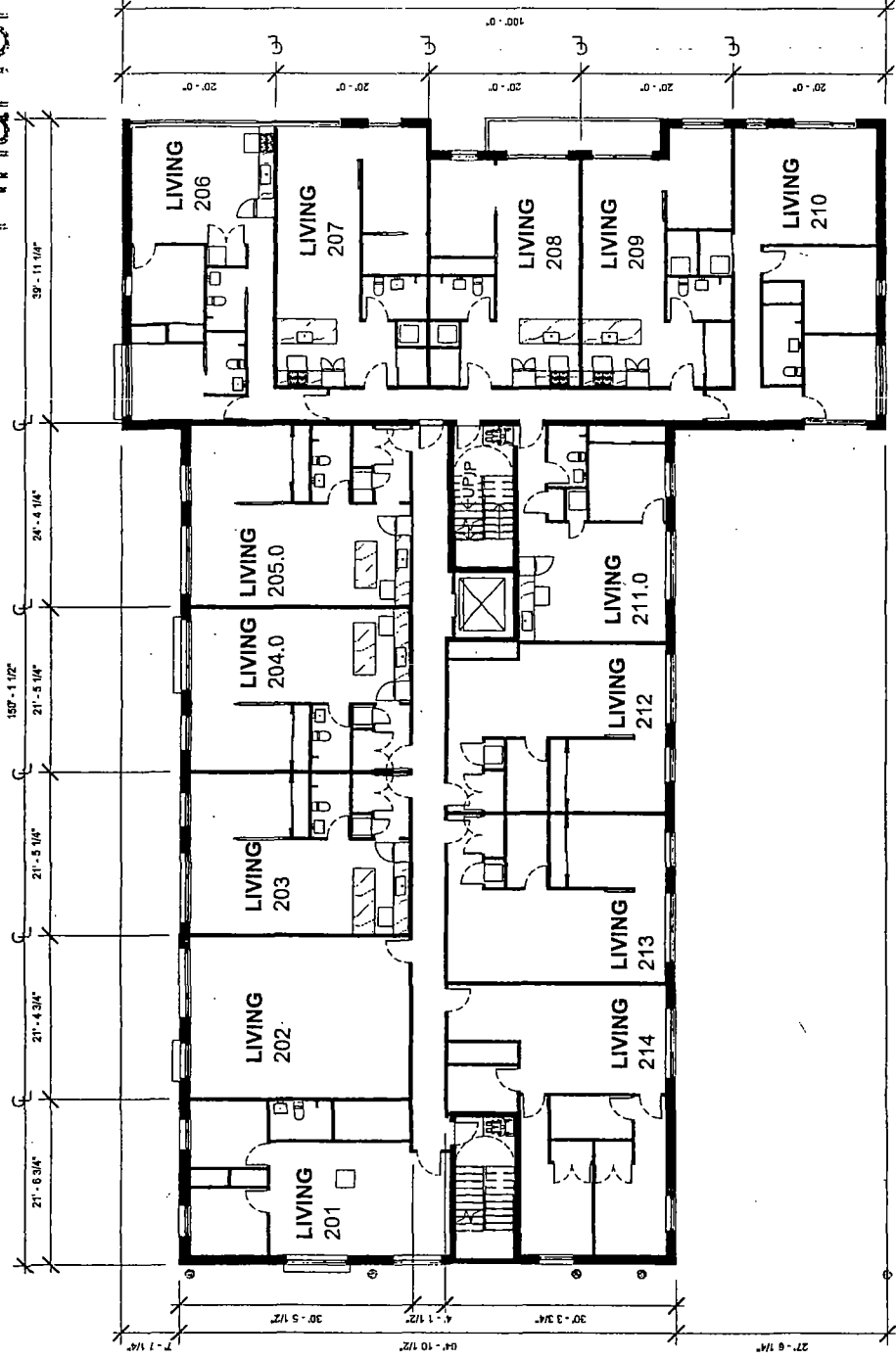
Proposed Multi-Unit Residential Building  
5356 n Sheridan  
Chicago, Illinois 60640

07/05/02

1ST FLOOR PLAN

00.2

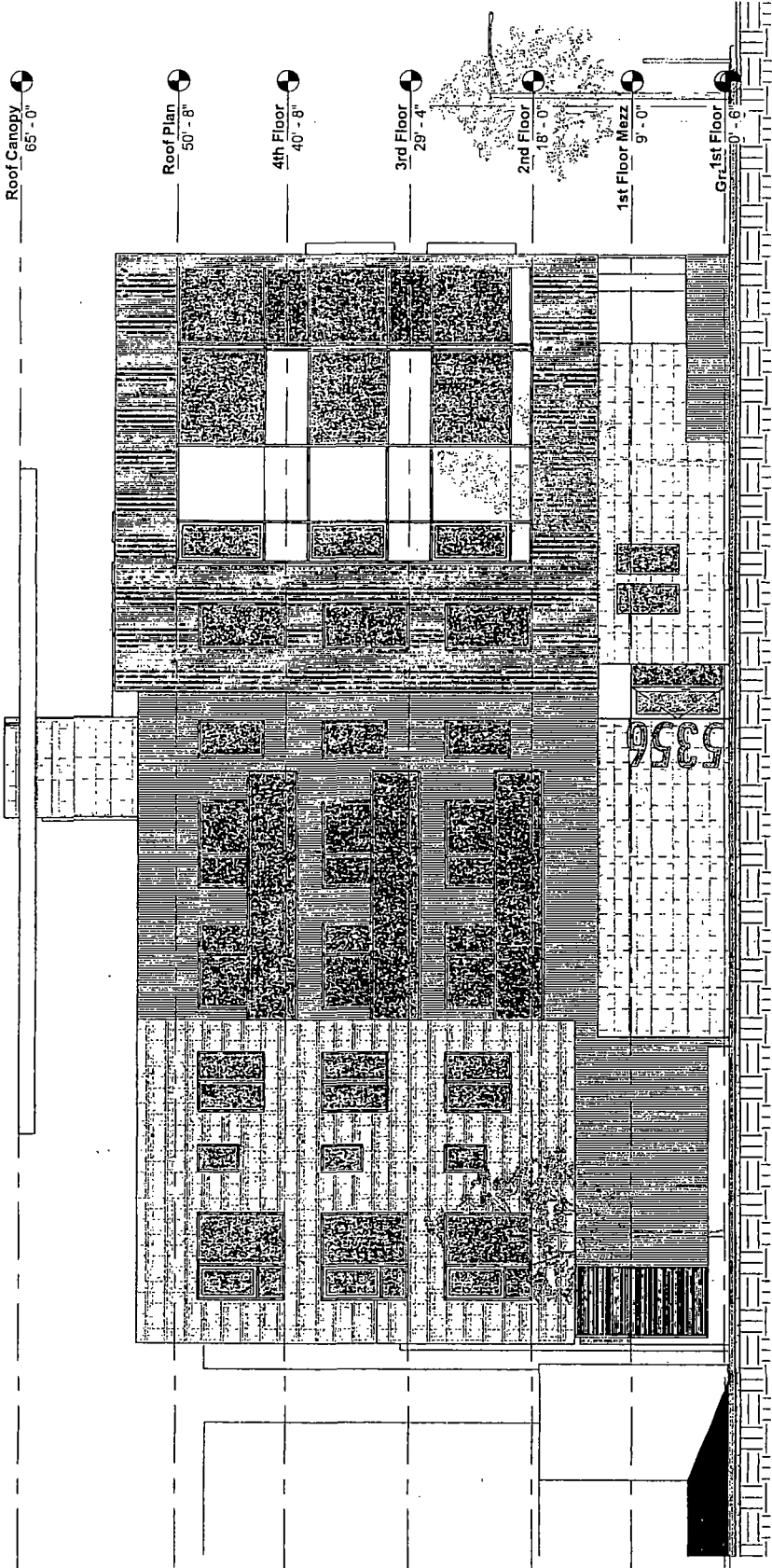




MCZ Development  
Proposed Multi-Unit Residential Building  
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07/09/02

TYPICAL FLOOR 2-4



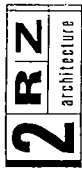


1 Sheridan 00.4  
3/32" = 1'-0"

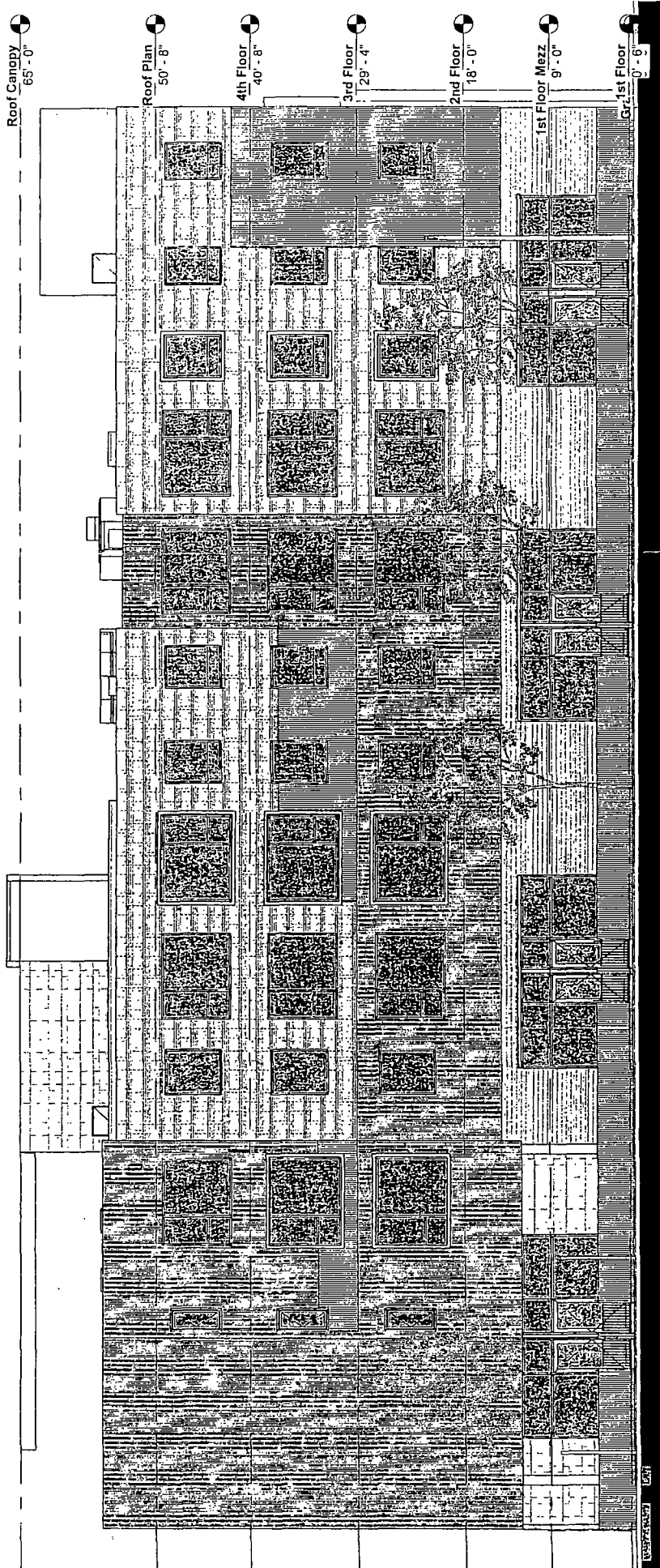
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Proposed Multi-Unit Residential Building  
5356 n Sheridan  
Chicago, Illinois 60640  
07/09/03

SHERIDAN ELEVATION

00.4



Final for Publication



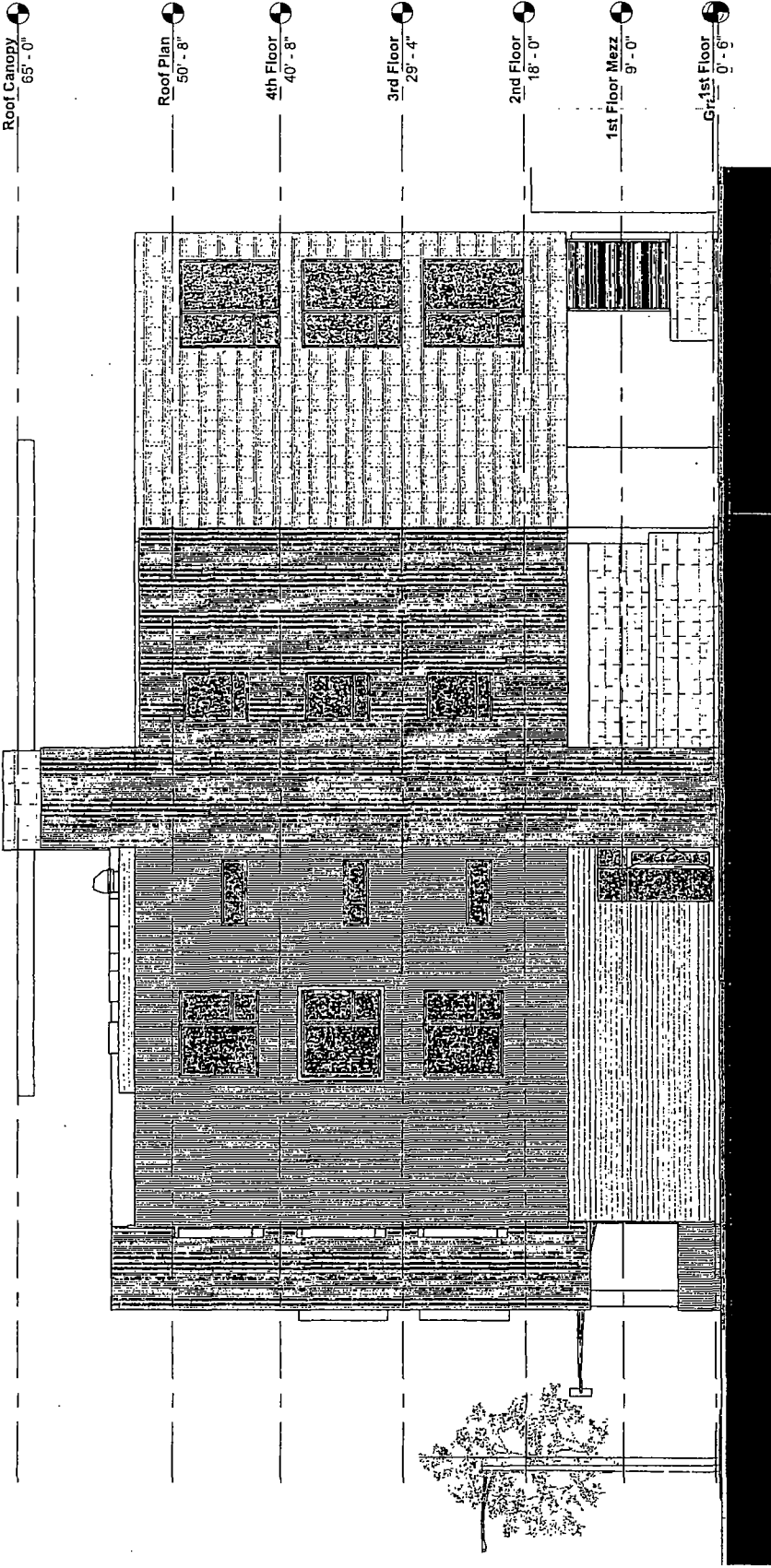
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Proposed Multi-Unit Residential Building  
5356 n Sheridan  
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12/06/04

BALMORAL ELEVATION

00.5





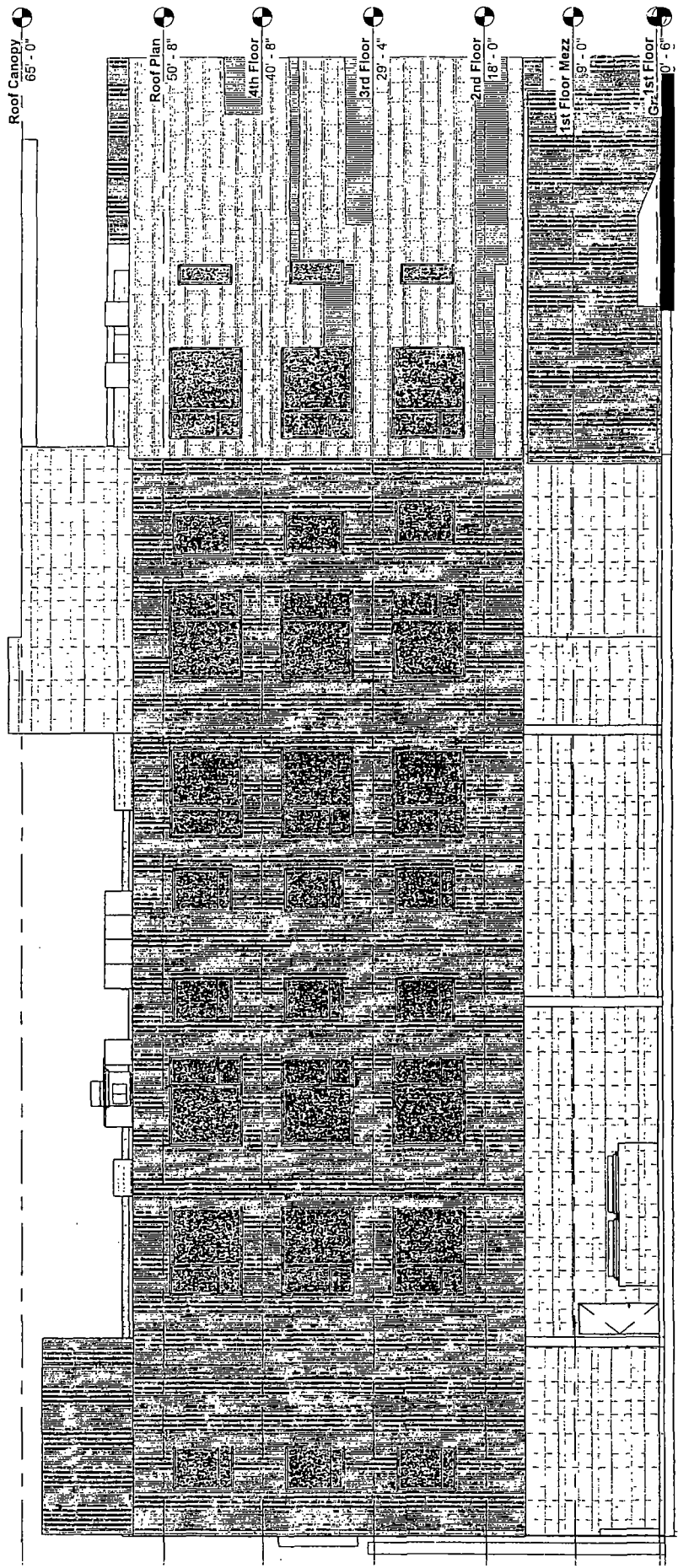


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06/20/13

ALLEY ELEVATION

00.6



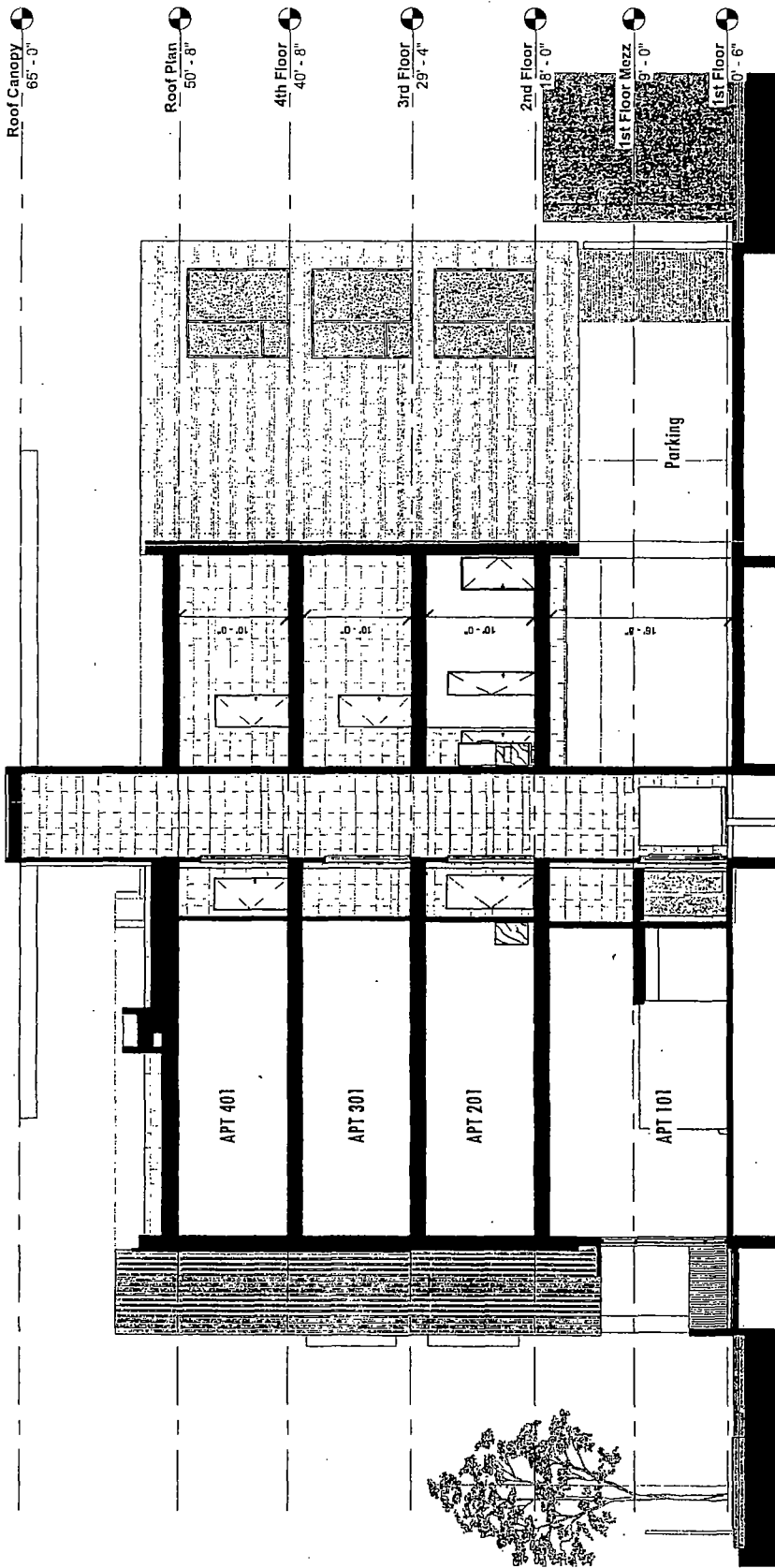


MCZ Development  
Proposed Multi-Unit Residential Building  
5356 n Sheridan  
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08/29/13

SOUTH ELEVATION

00.7





MCZ Development  
Proposed Multi-Unit Residential Building  
5356 n Sheridan  
Chicago, Illinois 60640  
06/29/13

BUILDING SECTION