



# City of Chicago



SO2021-3193

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	7/21/2021
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 13-G at 5354-5356 N Sheridan Rd - App No. 20801T1
<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 B2-3 Neighborhood Mixed-Use 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: 5354-56 North Sheridan Road

**17-13-0303-C (1) Substitute Narrative Zoning Analysis – 5354-56 N. Sheridan Rd.**

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

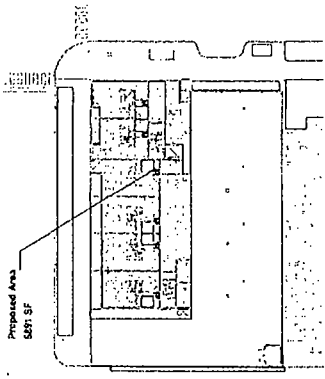
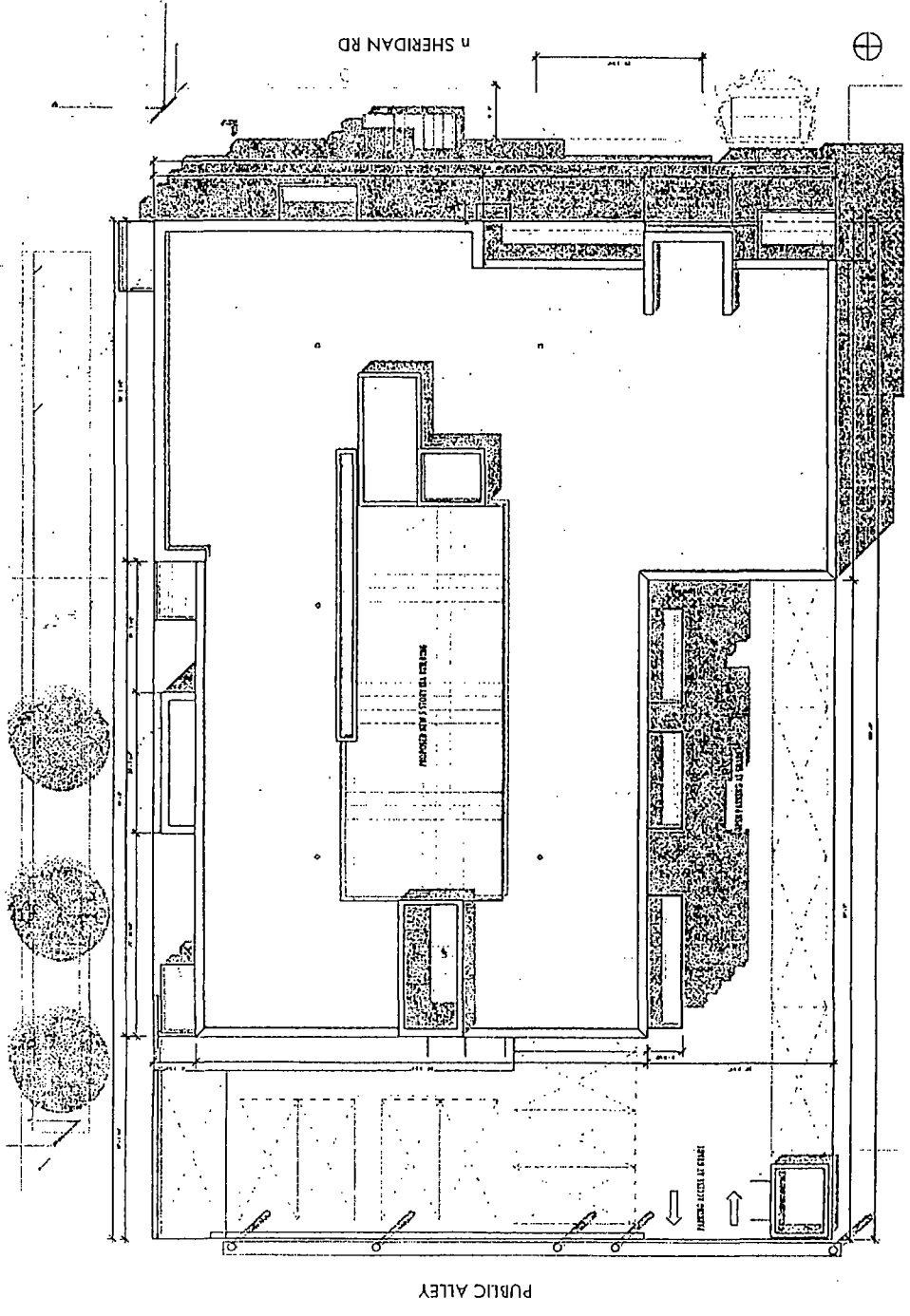
Lot Area: 15,000 square feet

Proposed Land Use: The Applicant is seeking a zoning change to permit a new five-story, fifty (50) unit residential building at the subject property. The proposed building will be 63 feet-7¼ inches in height. Onsite parking for twenty-five (25) 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 number of off-street parking spaces from fifty (50) spaces to twenty-five (25) spaces, pursuant to the Transit Oriented Development (TOD) Ordinance.

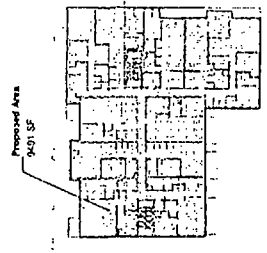
- (A) The Project's Floor Area Ratio: 44,959 square feet (2.997 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit): 300 square feet/dwelling unit  
(15,000 sf / 50 units)\*
- (C) The amount of off-street parking: 25 vehicular parking spaces\*
- (D) Setbacks:
  - a. Front Setback: 0 feet-0 inches
  - b. Rear Setback: 30 feet
  - c. Side Setbacks:
    - North: 0 feet-0 inches
    - South: 0 feet-0 inches
- (E) Building Height: 63 feet-7¼ inches

\*The subject property is a Transit Served Location and is seeking MLA and off-street parking reductions pursuant to the Transit Oriented Development Ordinance.

e BALMORAL AVE →



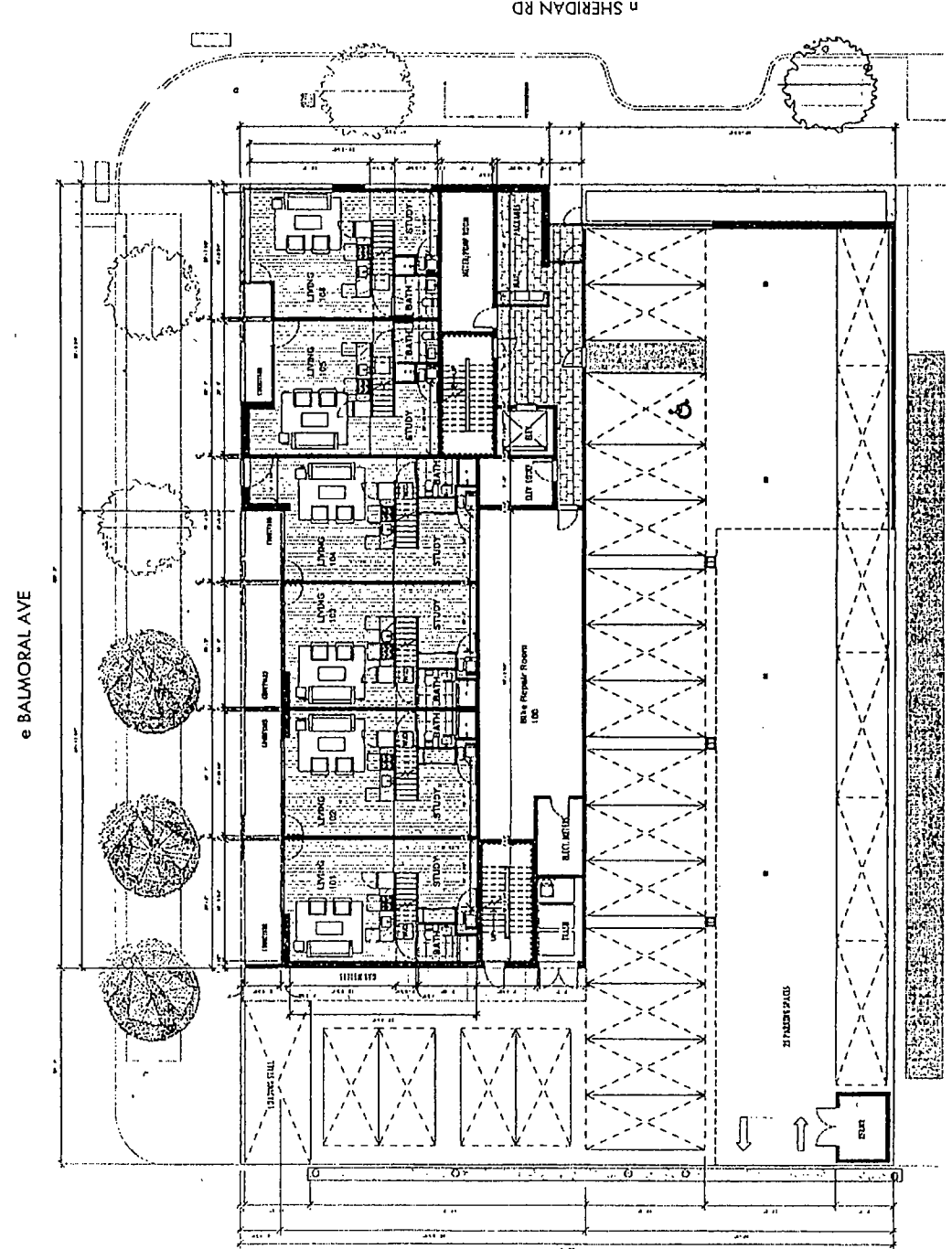
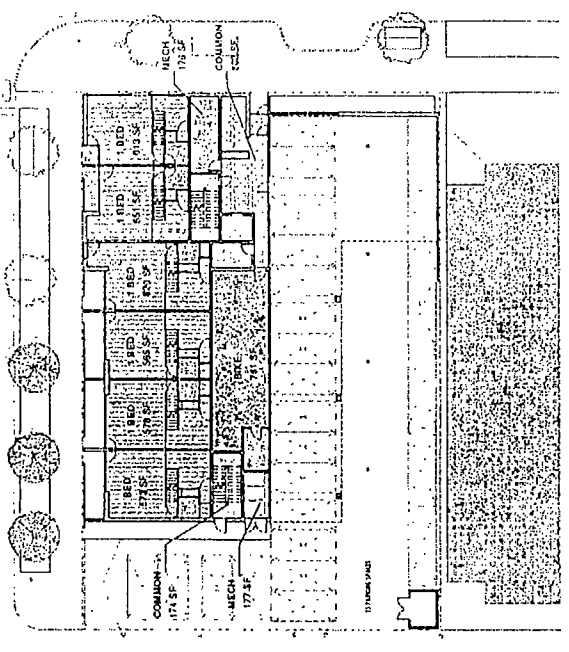
① Main Site Plan 1/11/2017



② Inset Site Plan 1/11/2017

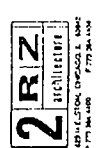
Proposed Multi-Unit Residential Building  
City of Chicago  
CDBG-IT-10-0000

Site Plan



Proposed Multi-Unit Residential Building

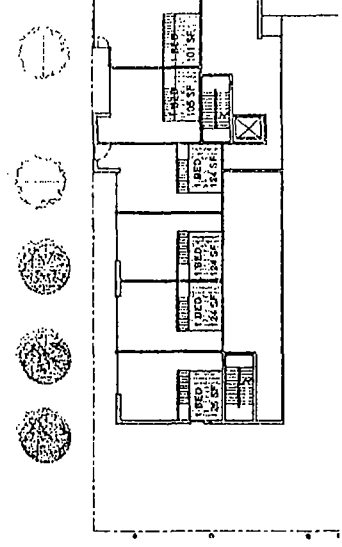
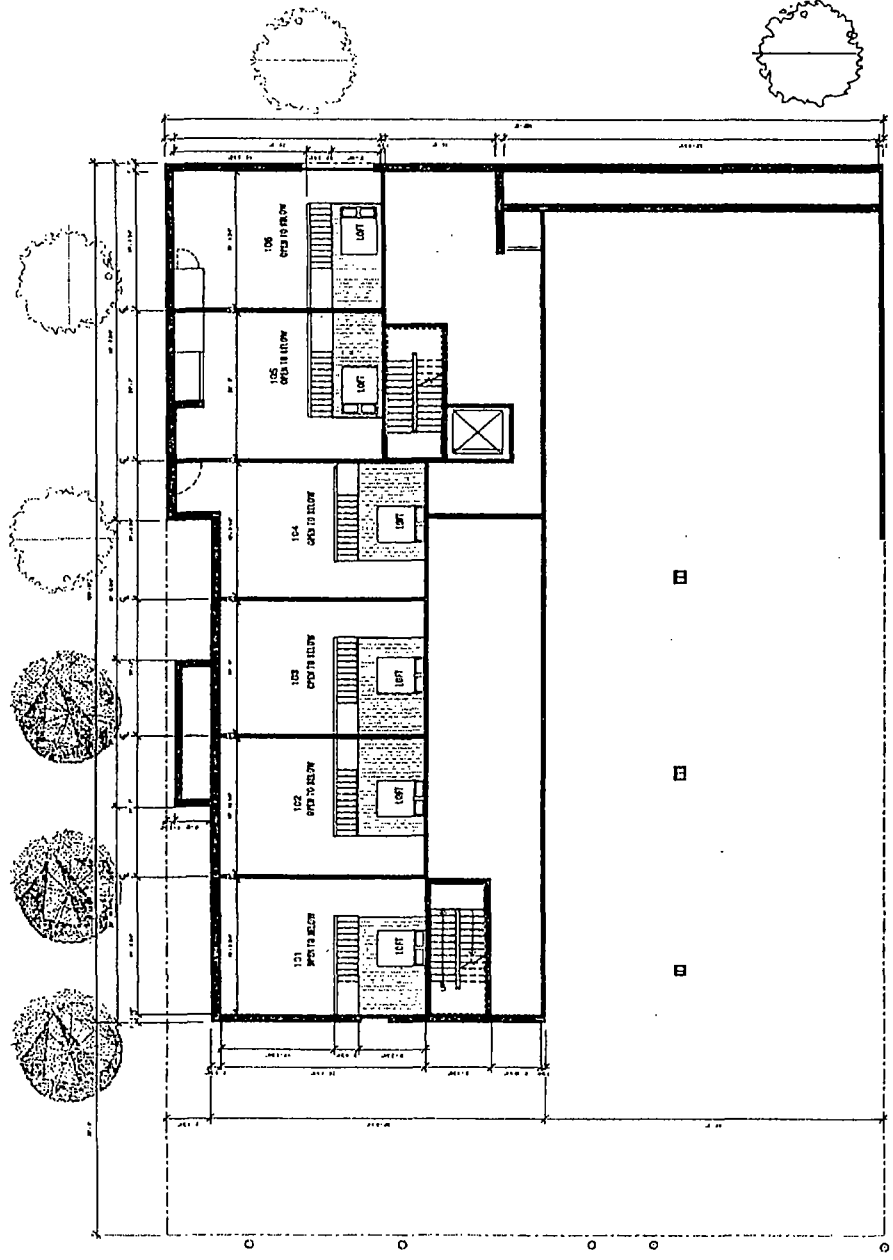
First Floor Plan



2RIZ ARCHITECTURE  
 1031 N. LEXINGTON, CHICAGO, IL 60610  
 P 773.344.4488 F 773.344.4489

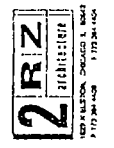
Chris Smith, AIA Registered  
 11/11/2011

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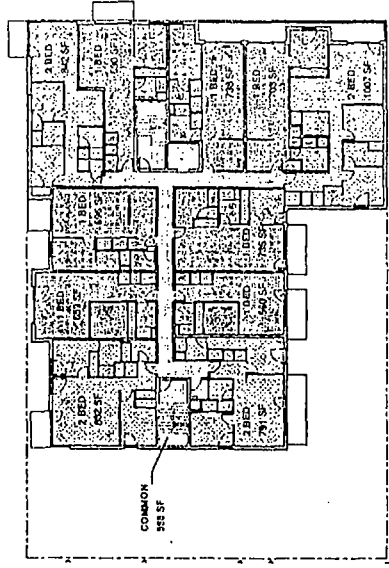
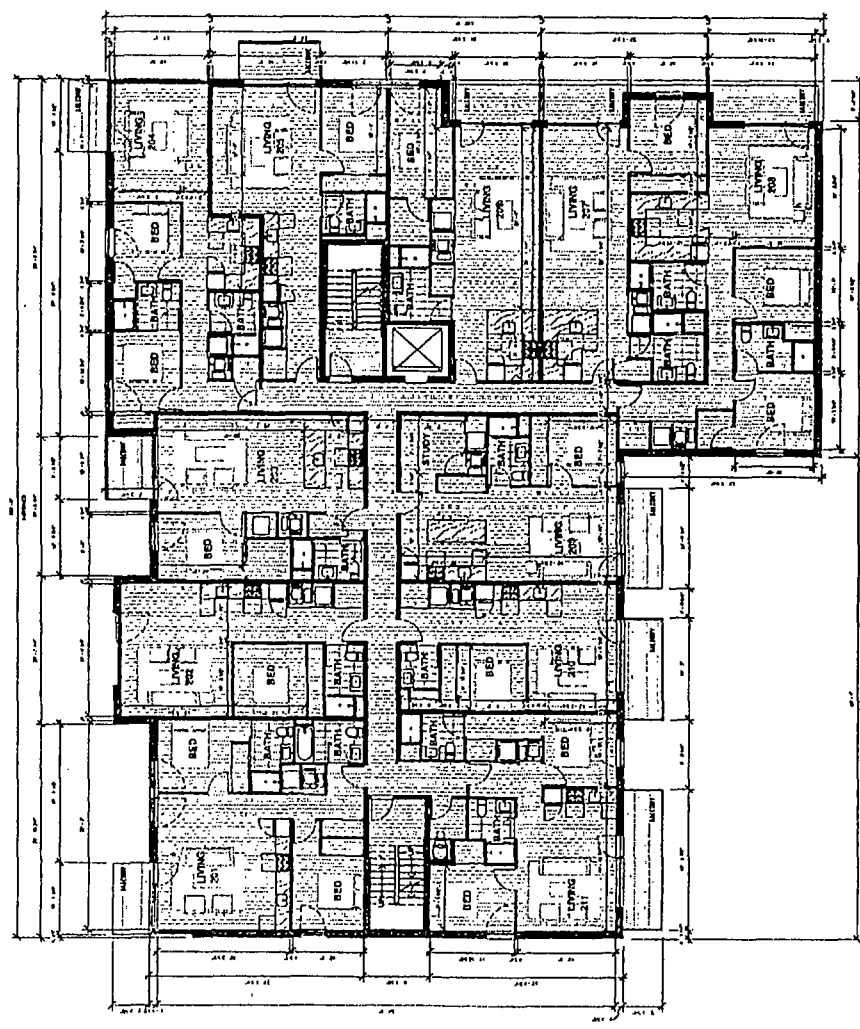


Proposed Multi-Unit Residential Building  
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Mezzanine Level



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Proposed Multi-Unit Residential Building  
 2024 S. Wacker  
 Chicago, Illinois 60606

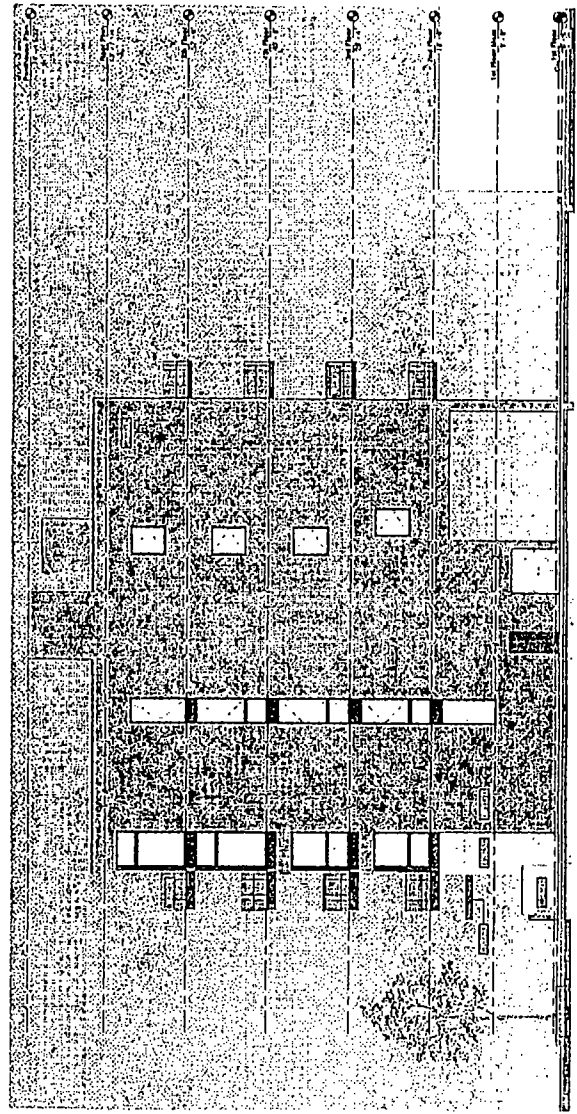
2nd Floor Plan

**2 R Z**  
 ARCHITECTURE  
 1031 N. HALSTED, CHICAGO, IL 60642  
 P: 773.334.4000 F: 773.334.1104

City Plan, No. 202400000



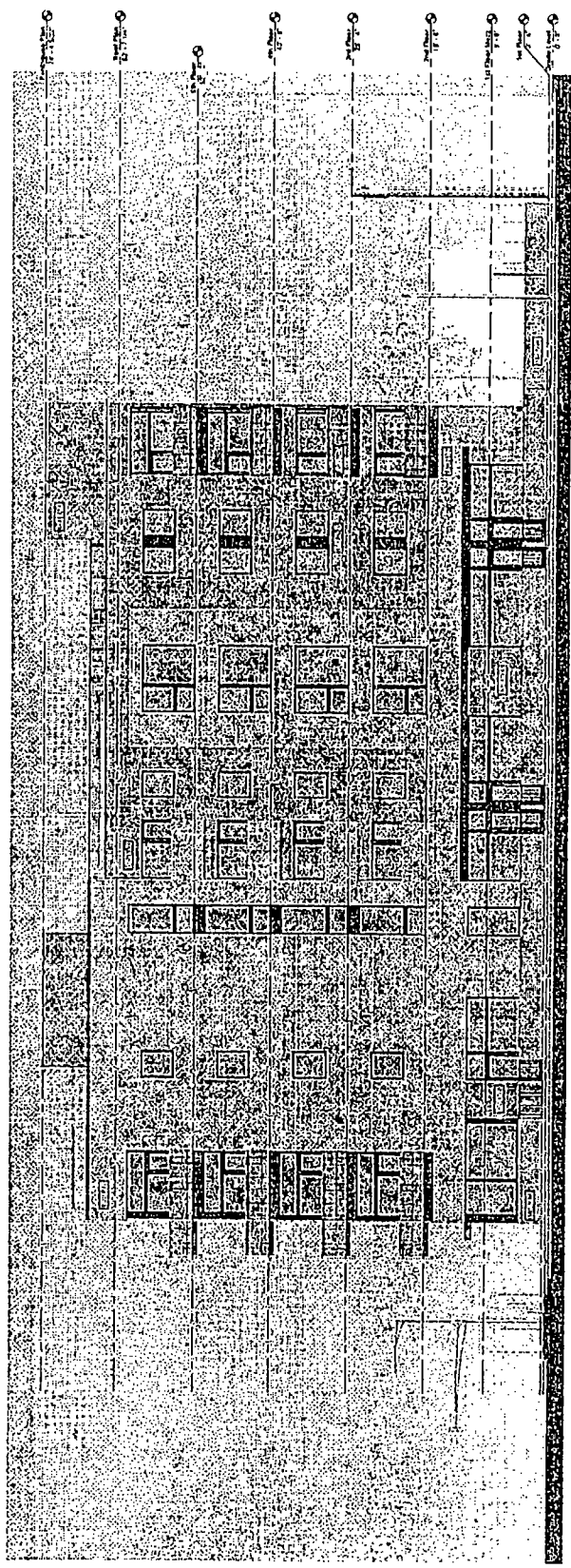




- 01 CONCRETE SUBSTRATE
- 02 GROUT
- 03 1/2" POLYSTYRENE INSULATION
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○ Elevation Level  
1/2" = 1'-0"

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1/2" = 1'-0"



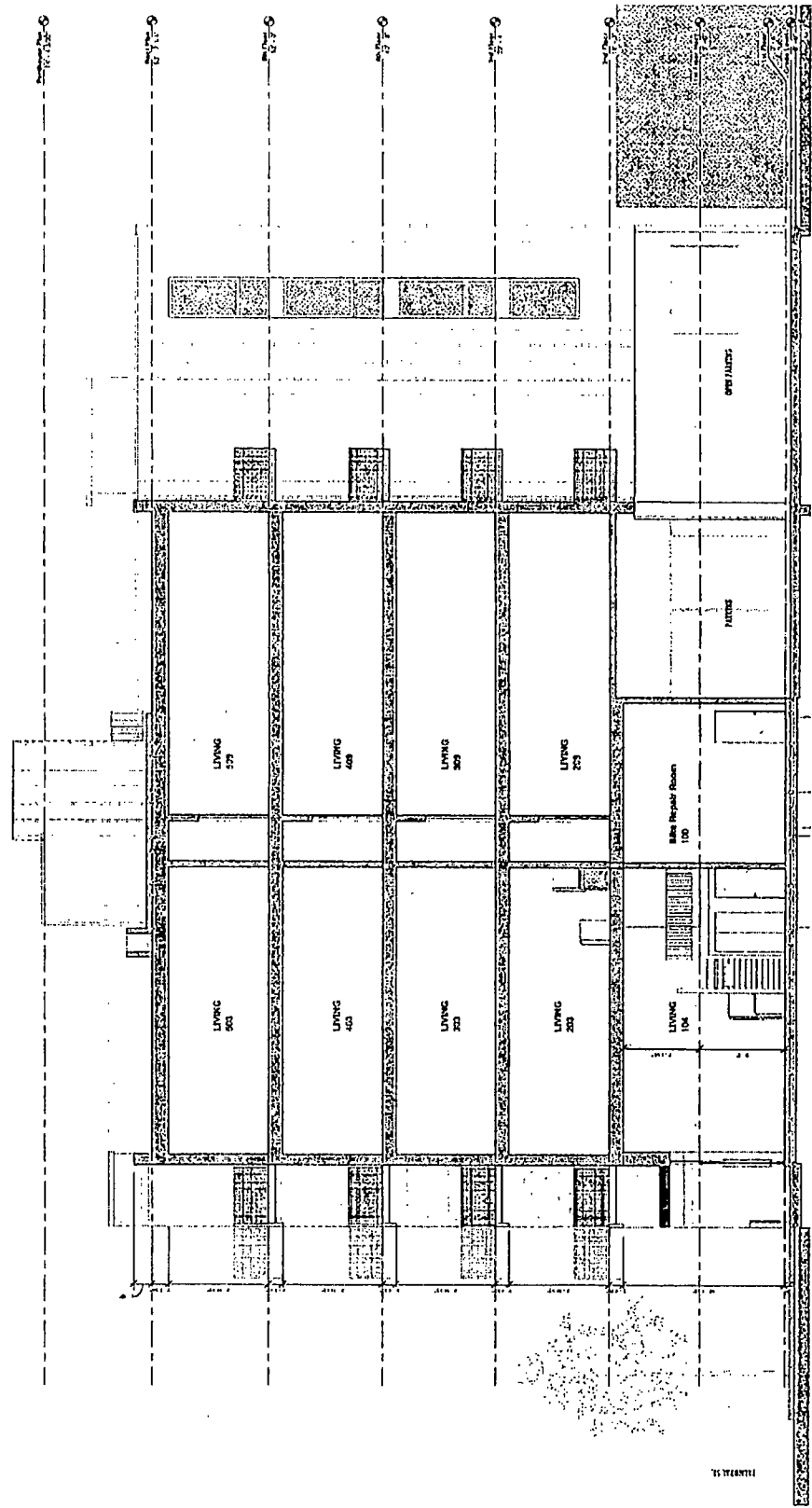
○ Elevation Level  
1/2" = 1'-0"

Proposed Multi-Unit Residential Building  
Site: [Location]  
Drawing: [Number]

## Elevations

City of [Location]





Proposed East-Light Residential Building  
 1001 S. ...  
 Chicago, Illinois

Building Section

**2 R Z**  
 REGISTERED ARCHITECTS  
 1001 S. ...  
 CHICAGO, ILLINOIS 60607  
 P. 312. 467. 1100 F. 312. 467. 1101

Doc. No. 200-114