



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** O2019-5540  
**Type:** Ordinance **Status:** Passed  
**File created:** 7/24/2019 **In control:** City Council  
**Final action:** 10/16/2019  
**Title:** Zoning Reclassification Map No. 13-G at 5536 N Sheridan Rd - App No. 20096T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 13-G  
**Attachments:** 1. O2019-5540.pdf (V1), 2. O2019-5540.pdf

Date	Ver.	Action By	Action	Result
10/16/2019	1	City Council	Passed	Pass
7/24/2019	1	City Council	Referred	

### 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