

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.

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