

feet North of West Montrose Avenue (POB),

to those of a B3-3 Community Shopping 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.

4420-4430 North Sheridan Road

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

Proposed Zoning: B3-3 Lot Area:

10,564 square feet

Proposed Land Use: The Applicant is proposing to develop the subject property with a new four-story mixed-use building containing 7,080 square feet of retail space at grade and thirty-three (33) residential units above. The proposed building will be masonry construction. The proposed building will be 45 **feet in height. Pursuant to the Transit Oriented Development Ordinance, 32;** no onsite parking will be provided. ^

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(A) The Project's floor area ratio: 3.47 cq

**Due to its close proximity to the CTA Station, the Applicant is seeking an increase in the allowable FAR - from 3.0 to 3.47, pursuant to the Transit Oriented Development Ordinance, by providing 100% (3 dwelling units) of the required ARO units - on site.*

B) The project's density (Lot Area Per Dwelling Unit): 320 square feet per unit

C) The amount of off-street parking: 0 (Transit Oriented Development)
35 bicycle parking spaces

D) Setbacks:

1. Front Setback: 0 feet

2. Rear Setback: 0 feet (Variation will be required)

3. Side Setbacks: 8 inch North side setback / 3 feet 8 inches South side setback

E) Building Height: 45 feet

*17-10-0207-A

*17-13-0303-C(2)- Plans Attached.

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