



Office of the City Clerk

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Legislation Text

File #: O2019-8474, **Version:** 1

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 of the B3-1 Community Shopping District symbols and indications as shown on Map No. 17-G in the area bounded by

A line 135 feet north of and parallel to West Estes Avenue; North Sheridan Road; West Estes Avenue; and the public alley-next west of and parallel to North Sheridan Road

to those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address: 7100-7110 North Sheridan Road

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NARRATIVE AND PLANS

Re: 7100 N. Sheridan Road

The Applicant seeks approval of a Type 1 rezoning to change the underlying zoning from a B3-1 Community Shopping District to a B2-3 Neighborhood Mixed-Use District. The subject property is occupied by an existing 58-unit masonry residential building. The purpose of the rezoning is to allow the conversion of 2 vacant retail spaces on the first floor to 2 residential units. Section 17-3-0402-B of the Chicago Zoning Code allows a reduction in the minimum lot area requirement for transit served locations. The applicant is seeking approval of a rezoning to allow a maximum of 60 units on-site with a minimum lot area requirement of 300 s.f. per unit. The exterior of the building will remain as-is with no change in its footprint or height.

The property currently does not contain any on-site parking or loading and no new parking or loading spaces will be provided for the additional 2 residential units created. Section 17-10-0102-B of the Chicago Zoning Code provides relief from the parking requirements for properties located within a certain distance of an authorized bus line corridor - in this case Bus Route No. 147 - so long as a Type 1 rezoning is approved. This building is eligible due to its location immediately adjacent to Bus Route No. 147.

Lot Area:	20,250 square feet
Floor Area Ratio: *	2.46 (Existing)
Dwelling Units/MLA:	58 (Existing) 60 (Proposed) = 337.5 s.fVd.u.
Off-Street Parking:	0 parking spaces (Existing) 0 parking spaces (Proposed)
Front Setback:	0 feet (Existing)
Side Setback (northwest side yard):	0 Feet (Existing)
Side Setback (southeast side yard):	0 feet (Existing)
Rear Setback:	0 feet (Existing)
Building Height:	38 Feet - estimate (Existing)

* Administrative Adjustment Request - relief from rear yard open space requirement of 72 s.f.

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