



Office of the City Clerk

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Legislation Details (With Text)

File #: O2016-8348
Type: Ordinance **Status:** Passed
File created: 11/9/2016 **In control:** City Council
Final action: 12/14/2016
Title: Zoning Reclassification Map No. 11-G at 4420-4430 N Sheridan Rd - App No. 19030T1
Sponsors: Misc. Transmittal
Indexes: Map No. 11-G
Attachments: 1. O2016-8348.pdf, 2. O2016-8348 (V1).pdf

Date	Ver.	Action By	Action	Result
12/14/2016	1	City Council	Passed as Substitute	Pass
11/29/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
11/9/2016	1	City Council	Referred	

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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 RT4 Residential Two-Flat, Townhouse and Multi-Unit District and B3-3 Community Shopping District symbols and indications as shown on Map No. 11 -G in the area bounded by

beginning at a line 350.15 feet north of and parallel to West Montrose Avenue; North Sheridan Road; a line 200.15 feet north of and parallel to West Montrose Avenue; a line from a point 200.15 feet north of West Montrose Avenue and 44.48 feet west of North Sheridan Road; to a point, 250.52 feet north of West Montrose Avenue and 55.86 feet west of North Sheridan Road; a line 250.52 feet north of and parallel to West Montrose Avenue; a line 84 feet west of and parallel to North Sheridan Road; a line from a point 84 feet west of North Sheridan Road and 292.43 feet north of West Montrose Avenue; to a point, 67.24 feet west of North Sheridan Road and 300.15 feet north of West Montrose Avenue; a line from a point 67.24 feet west of North Sheridan Road and 300.15 feet north of West Montrose Avenue; to a point, 90 feet west of North Sheridan Road and 350.15

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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