



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2017-154
Type: Ordinance
File created: 1/25/2017
Status: Passed
In control: City Council
Final action: 3/29/2017
Title: Zoning Reclassification Map No. 11-G at 4654 N Sheridan Rd - App No. 19104T1
Sponsors: Misc. Transmittal
Indexes: Map No. 11-G
Attachments: 1. O2017-154.pdf, 2. SO2017-154.pdf

Date	Ver.	Action By	Action	Result
3/29/2017	1	City Council	Passed as Substitute	Pass
2/27/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
2/27/2017	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
1/25/2017	1	City Council	Referred	

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BE IT ORDAINED BY THE CI TY 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 B3-3 Community Shopping District symbols and indications as shown on Map No. 11 -G in the area bounded by:

West Leland Avenue; North Sheridan Road; a line 48.58 feet south of the south line of West Leland Avenue; and the public alley next west of North Sheridan Road;

to those of a B2-5 Neighborhood Mixed-Use District.

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

Common Address of Property: 4654 North Sheridan Road

188592.2

Substitute Narrative and Plans

Type 1 Zoning Narrative for 4654 North Sheridan Road B3-3 to B2-5

The applicant proposes to rezone the subject property from B3-3 Community Shopping District to B2-5 Neighborhood Mixed-Use District. The purpose of the zoning amendment is to permit the applicant to construct a six-story building with 38 single room occupancy units, 50 temporary overnight shelter beds and approximately 1,900 square feet of commercial/office space.

The following is the bulk table for the development which is in accordance with the plans that are attached hereto.

Lot Area	7,286 square feet
FAR	4.3
Total Units	38 single room occupancy units
Minimum Lot Area Per Dwelling Unit	190 square feet
Overnight Shelter Beds	50* *The development will request a special use for the overnight shelter.
Total Floor Area	31,329 square feet

Building Height	60.5 feet* * The development will request a variation for 10% additional building height.
Front Setback	0 feet
Rear Setback	0 feet on floors without dwelling units 30 feet on floors with dwelling units
North Side Setback	0 feet
South Side Setback	5 feet 19/16 inches for the building 0 feet for the rear trash enclosure and basement
Parking	1 automobile parking space* * The development will request a parking reduction per 17-10-0102-B for a Transit-Served Development.

FINAL FOR PUBLICATION

16 FT ASPHALT ALLEY

N SHERIDAN RD