



Office of the City Clerk

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Legislation Details (With Text)

File #: O2019-4384
Type: Ordinance
File created: 6/12/2019
Status: Passed
In control: City Council
Final action: 7/24/2019
Title: Zoning Reclassification Map No. 11-G at 4420-4430 N Sheridan Rd - App No. 20060T1
Sponsors: Misc. Transmittal
Indexes: Map No. 11-G
Attachments: 1. O2019-4384 (V1).pdf, 2. O2019-4384.pdf

Date	Ver.	Action By	Action	Result
7/24/2019	1	City Council	Passed	Pass
7/23/2019	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
6/12/2019	1	City Council	Referred	

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 B3-3, Community Shopping District symbols 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.

To those of a B2-5, Neighborhood Mixed-Use District

SECTION 2. This Ordinance takes effect after its passage and due publication. Common address of property: 4420-30 North Sheridan Road, Chicago

Final for Publication

A NARRATIVE AND PLANS FOR TYPE 1 REZONING FOR 4420-30 NORTH SHERIDAN ROAD, CHICAGO

The subject property is currently improved with a mixed-use building with commercial units on the ground floor and 33 dwelling units above. The Applicant needs a zoning change in order to comply with the minimum lot area requirements in order to convert the existing commercial units into 5 live /work units for a total of 38 dwelling units within the existing four-story building. Pursuant to the Transit Served Location Ordinance, no onsite parking will be provided.

Project Description:	Zoning Change from a B3-3, Community Shopping District to a B2-5 Neighborhood Mixed-Use District
Use:	Convert the existing commercial units into 5 live/work units. Total of 38 dwelling units within the existing building.
Floor Area Ratio:	3.47
Lot Area:	10,568 Square Feet
Building Floor Area:	36,646 Square Feet
Density:	278 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 0 (Transit Served Location)

Set Backs: Existing Front: 0 feet Existing Side: 8 inch north side
setback and 3 feet 8 inches south side setback Existing
Rear: 0 feet
Building height: 45 Feet (existing)

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PARKING REDUCTION DISTANCE MAP

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