

# Office of the City Clerk

City Hall 121 N. LaSalle St. Room 107 Chicago, IL 60602 www.chicityclerk.com

## Legislation Details (With Text)

**File #**: O2019-8474

Type: Ordinance Status: Passed

File created: 11/13/2019 In control: City Council

**Final action:** 12/18/2019

Title: Zoning Reclassification Map No. 17-G at 7100-7110 N Sheridan Rd - App No. 20241T1

Sponsors: Misc. Transmittal Indexes: Map No. 17-G

Attachments: 1. O2019-8474.pdf (V1), 2. O2019-8474.pdf

Date	Ver.	Action By	Action	Result
12/18/2019	1	City Council	Passed	Pass
12/10/2019	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
11/13/2019	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 B3-1 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.

File #: O2019-8474, Version: 1

Common Address: 7100-7110 North Sheridan Road

200153.00079.23023998.1

#### 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.

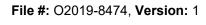
Lot Area: 20,250 square feet Floor Area Ratio: \* 2.46 (Existing)

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.

200153.00061.23023880.1

# r jNAL FOR PUBLICATION

1 ^"r-

-11111111-

> o o o 5?s IS

ex\_\* j-C5 ::s> -}

# FINAL FC/! PUBLICATION

°Coo5 "IS "feu;--\* o z > g ilisii

'1 ss

m W

m </>#-

> < m2 C m

Q

IP

。 **Z** 

**7**\*

m iii 1

18

3> 2§

File #: O2019-8474, Version: 1

as

0