



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2021-3193  
**Type:** Ordinance **Status:** Passed  
**File created:** 7/21/2021 **In control:** City Council  
**Final action:** 9/14/2021  
**Title:** Zoning Reclassification Map No. 13-G at 5354-5356 N Sheridan Rd - App No. 20801T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 13-G  
**Attachments:** 1. O2021-3193.pdf, 2. SO2021-3193.pdf

Date	Ver.	Action By	Action	Result
9/14/2021	1	City Council	Passed as Substitute	Pass
9/14/2021		City Council	Passed as Substitute	Pass
9/8/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/21/2021	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 the B2-3 Neighborhood Mixed-Use District symbols and indications as shown on Map No. 13-G in the area bound by:

West Balmoral Avenue; North Sheridan Road; a line 100 feet south of and parallel to West Balmoral Avenue; and the alley next west of and parallel to North Sheridan Road,

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

Common Property Address: 5354-56 North Sheridan Road

17-13-0303-C (1) Substitute Narrative Zoning Analysis - 5354-56 N. Sheridan Rd.

Proposed Zoning: B2-3 Neighborhood Mixed-Use District Lot Area: 15,000

square feet

Proposed Land Use: The Applicant is seeking a zoning change to permit a new five-story, fifty (50) unit residential building at the subject property. The proposed building will be 63 feet-7¼ inches in height. Onsite parking for twenty-five (25) vehicles will be provided. The subject property is located within 1,320 linear feet of the entrance to the Berwyn Red Line (CTA) Station. The Applicant is seeking a reduction in the required number of off-street parking spaces from fifty (50) spaces to twenty-five (25) spaces, pursuant to the Transit Oriented Development (TOD) Ordinance.

- A) The Project's Floor Area Ratio: 44,959 square feet (2.997 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit): 300 square feet/dwelling unit  
(15,000 sf/ 50 units)\*
- C) The amount of off-street parking: 25 vehicular parking spaces\*
- D) Setbacks: - \*
  - a. Front Setback: 0 feet-0 inches
  - b. Rear Setback: 30 feet
  - c. Side Setbacks: North: 0 feet-0 inches  
South: 0 feet-0 inches
- E) Building Height: 63 feet-7¼ inches

\*The subject property is a Transit Served Location and is seeking MLA and off-street parking reductions pursuant to the Transit Oriented Development Ordinance.

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