



# Office of the City Clerk

City Hall  
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Room 107  
Chicago, IL 60602  
[www.chicityclerk.com](http://www.chicityclerk.com)

## Legislation Text

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File #: O2019-4384, Version: 1

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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 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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