



# Office of the City Clerk

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

## Legislation Text

---

**File #:** O2019-8474, **Version:** 1

---

### 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.

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-

"RE"

>  
o  
o o  
5?S IS

Q  
^8 1^  
71

ex\* i-  
c5 ::s> -}

FINAL FC/! PUBLICATION

"Coo5 "IS "feu;--" o z > g -

ilisii

'1 ss

m  
w

m  
</>#-

> < m  
2 C  
m

Q

IP

>

o

Z

O

7\*

m iii l

18

so  
3> 2§  
So -"  
lf 8

as

O