



City of Chicago



O2020-3877

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/22/2020
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 11-H at 4010 N Lincoln Ave - App No. 20455T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

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 B1-1 Neighborhood Shopping District symbols and indications as shown on Map No: 11-H in an area bound by

A line 145 feet south of West Cuyler Avenue as measured along the southwesterly line of North Lincoln Avenue and perpendicular thereto; North Lincoln Avenue; a line 70.33' north of West Irving Park as measured along the southwesterly line of North Lincoln Avenue and perpendicular thereto; a line 76.50 feet southwesterly of and parallel to North Lincoln Avenue; a line 170 feet south of West Cuyler Avenue as measured along the southwesterly line of North Lincoln Avenue and perpendicular thereto; And the alley next west of North Lincoln Avenue

to those of a B3-3 Community Shopping District.

SECTION 2. This ordinance takes effect after its passage and due publication.

Common Address of Property: 4010 North Lincoln Avenue

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Type-1 ZONING MAP AMENDMENT: NARRATIVE & PLANS

4010 North Lincoln Avenue – B1-1 to B3-3

The applicant wishes to rezone the property in order to establish a qualifying Transit-Served location to allow sufficient density to construct a proposed new 5-story mixed-use building with ground floor commercial space, 16 dwelling units and 8 efficiency units above the ground floor and 11 on-site parking stalls.

FAR	3.5
Building Area	25,052 Square Feet
Density (MLA)	294.1 Square Feet
Lot Area	7,057.5 Square Feet
Building Height	58 Feet 4 Inches
Front Setback	0 Feet 0 Inches
Rear Setback	0 Feet 0 Inches*
North Side Setback	0 Feet 0 Inches
South Side Setback	0 Feet 0 Inches
Parking	11 Parking Stalls**

*The applicant will seek relief as necessary for the setback reduction.

**The applicant will seek relief as necessary for the on-site parking reduction.

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EXISTING ZONING REQUIREMENTS	PROPOSED ZONING REQUIREMENTS	BUILDING SPECIFICATIONS	LEGEND
ZONING 81-1	81-3	81-3	NEW STRUCTURE
LOT AREA 7,060.375 x 1.2 = 8,472.45 SF MAX	7,060.375 x 3.75 7,060.375 S.F.	7,060.375 x 3.75 (increase for transit signed location and applicable parking on site) = 26,476.41 SF MAX	NEW PAVEMENT
F.A.R.		FIRST FLOOR = 2,700.50 S.F. SECOND FLOOR = 5,565.42 S.F. THIRD FLOOR = 5,565.42 S.F. FOURTH FLOOR = 5,565.42 S.F. FIFTH FLOOR = 5,565.42 S.F. TOTAL = 25,062.18 S.F.	NEW GRASS AREA
BUILDING HEIGHT	38'-0" MAX.	58'-4"	REAR YARD OPEN SPACE
SETBACKS	FRONT: NOT REQUIRED REAR: 30 FEET (REQUIRED) (RESIDENTIAL) SIDE: NOT REQUIRED	FRONT: 0.00 FEET REAR: 0.00 FEET (PROPOSED) (RESIDENTIAL) (NEED VARIANCE) SIDE: 0.00 FEET (NORTH & SOUTH)	6'-0" METAL FENCE
OPEN SPACE	NOT REQUIRED		

PARKING REQUIREMENTS	
1.0 SPACES PER D.U.	24 SPACES
SOV REDUCTION FOR TRANSIT SIGNED LOCATION	61 MAX - 18 SPACES REDUCED
SPACES PROPOSED	10 SPACES

ZONING ANALYSIS

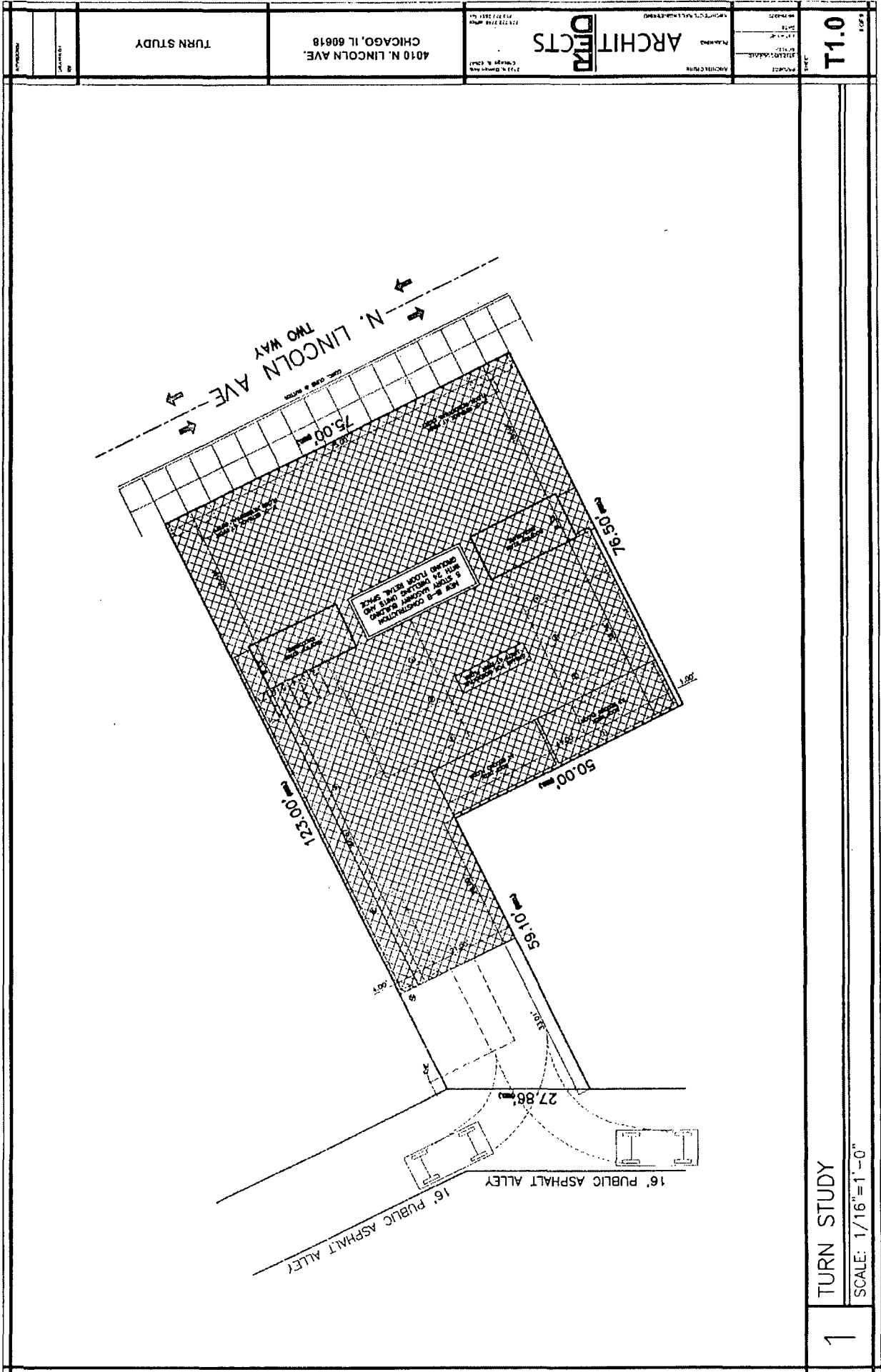
SCALE: N.T.S.

T1.1

10%

PROJECT: 1120 N. LINCOLN AVE. CHICAGO, IL 60618
 ARCHITECT: ARCHITECTS
 DATE: 11/20/18
 SHEET: 11.1
 ZONING DATA

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TURN STUDY

4010 N. LINCOLN AVE.
CHICAGO, IL 60618

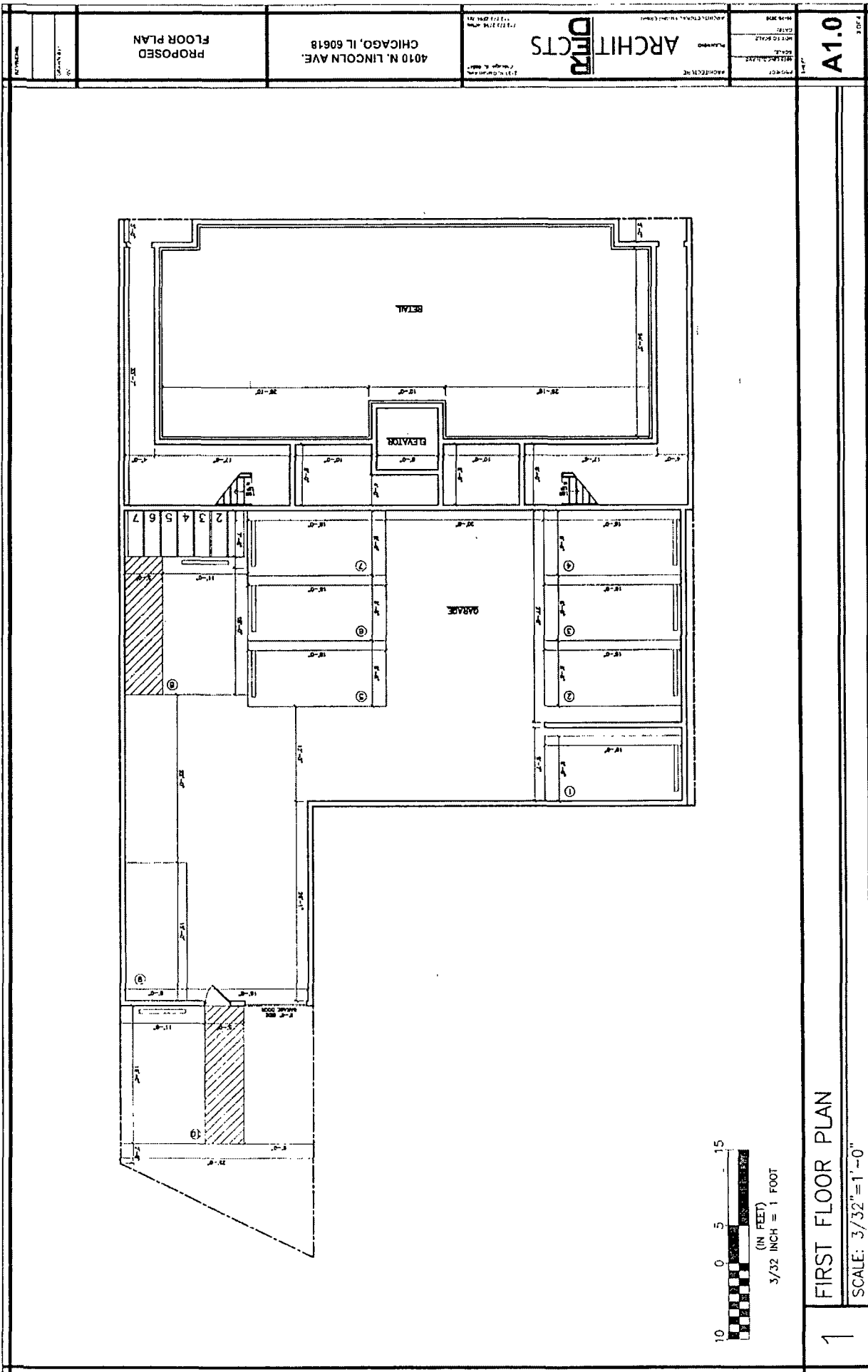
ARCHITECTS
D&M

T11.0

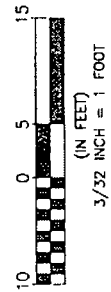
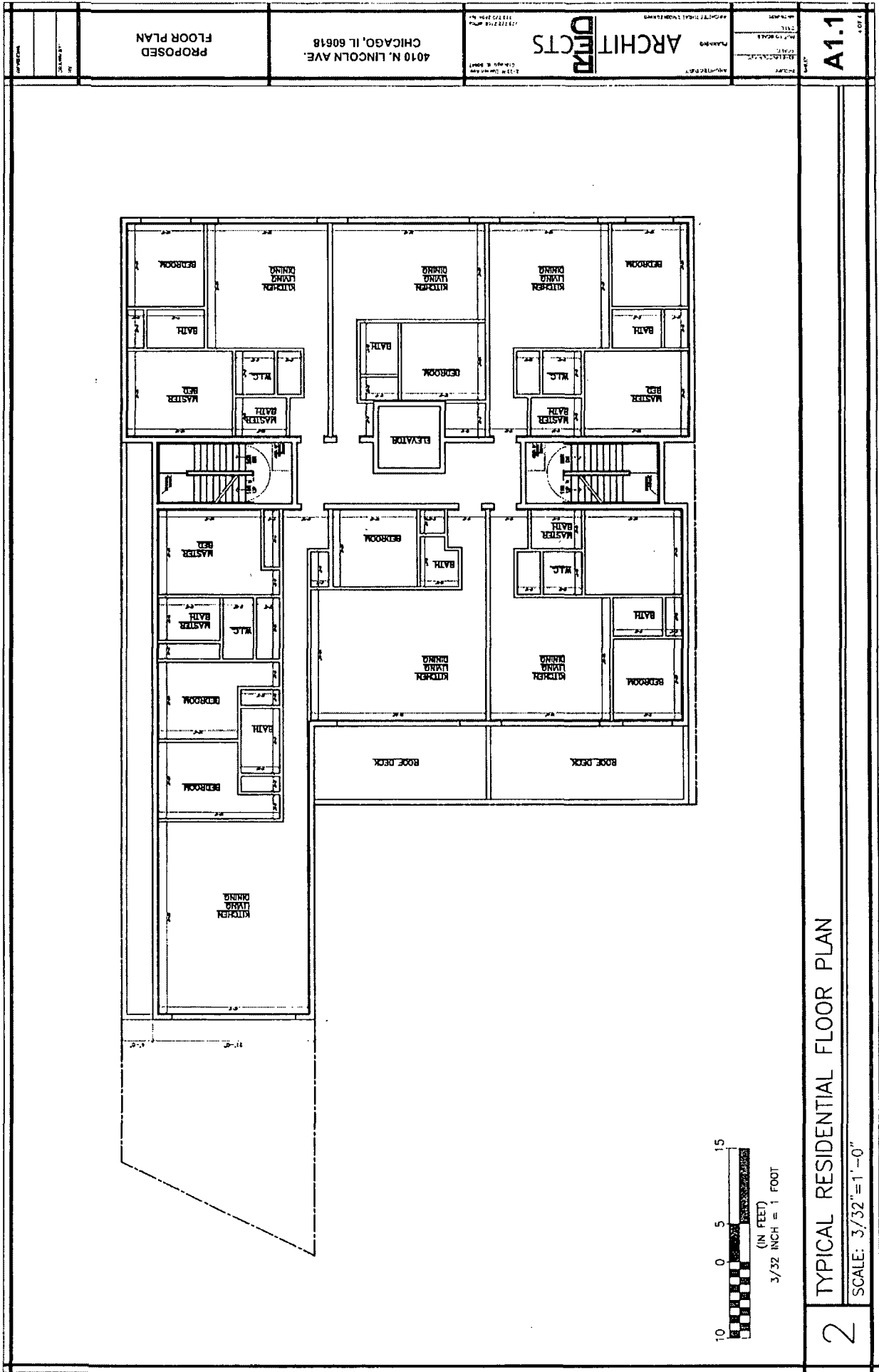
1 TURN STUDY

SCALE: 1/16"=1'-0"

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2 TYPICAL RESIDENTIAL FLOOR PLAN

SCALE: 3/32" = 1'-0"

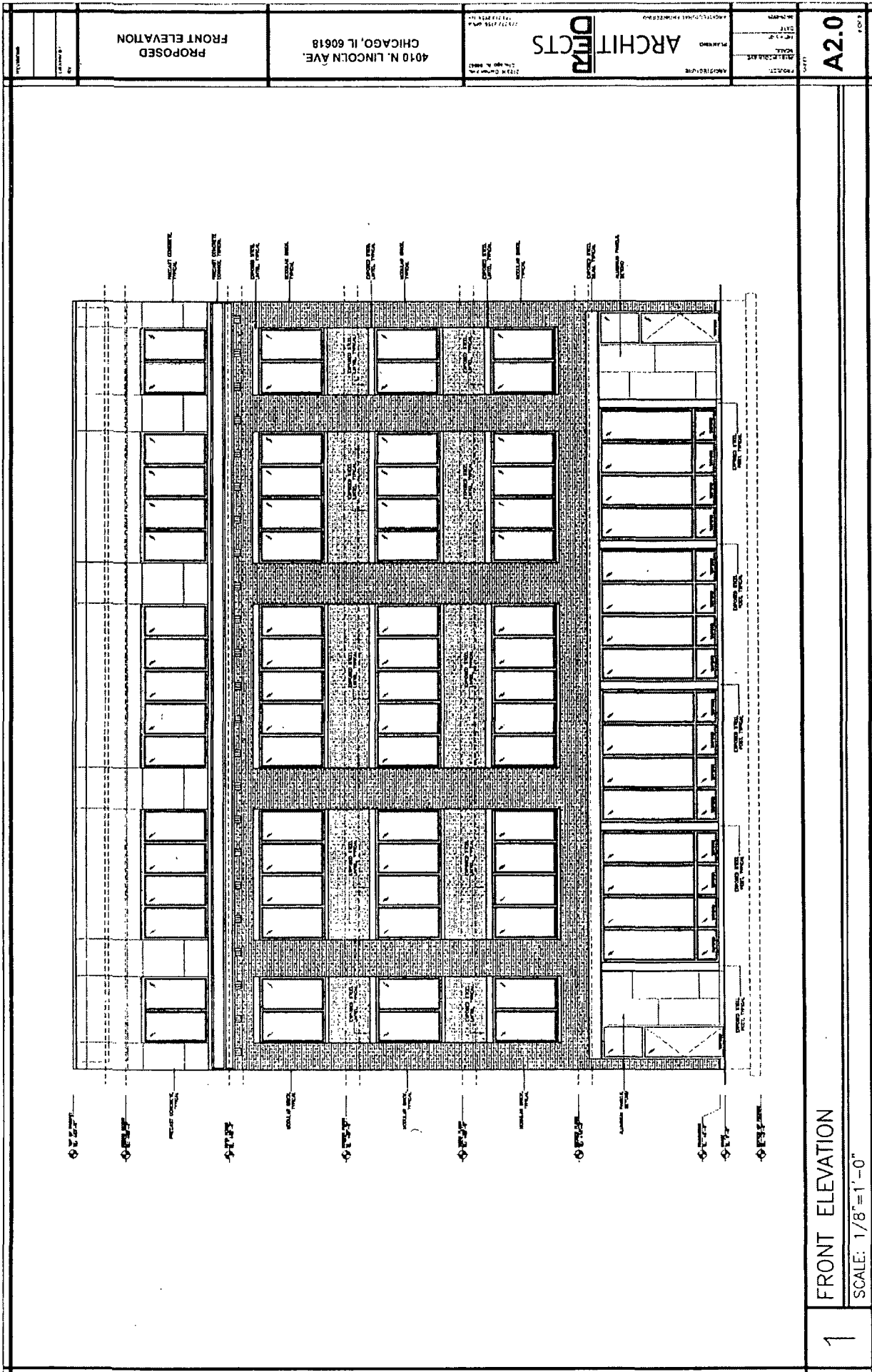
PROPOSED
FLOOR PLAN

4010 N. LINCOLN AVE.
CHICAGO, IL 60618

ARCHITECTS
DETA

A1.1
4 OF 4

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1 FRONT ELEVATION

SCALE: 1/8" = 1'-0"

A2.0

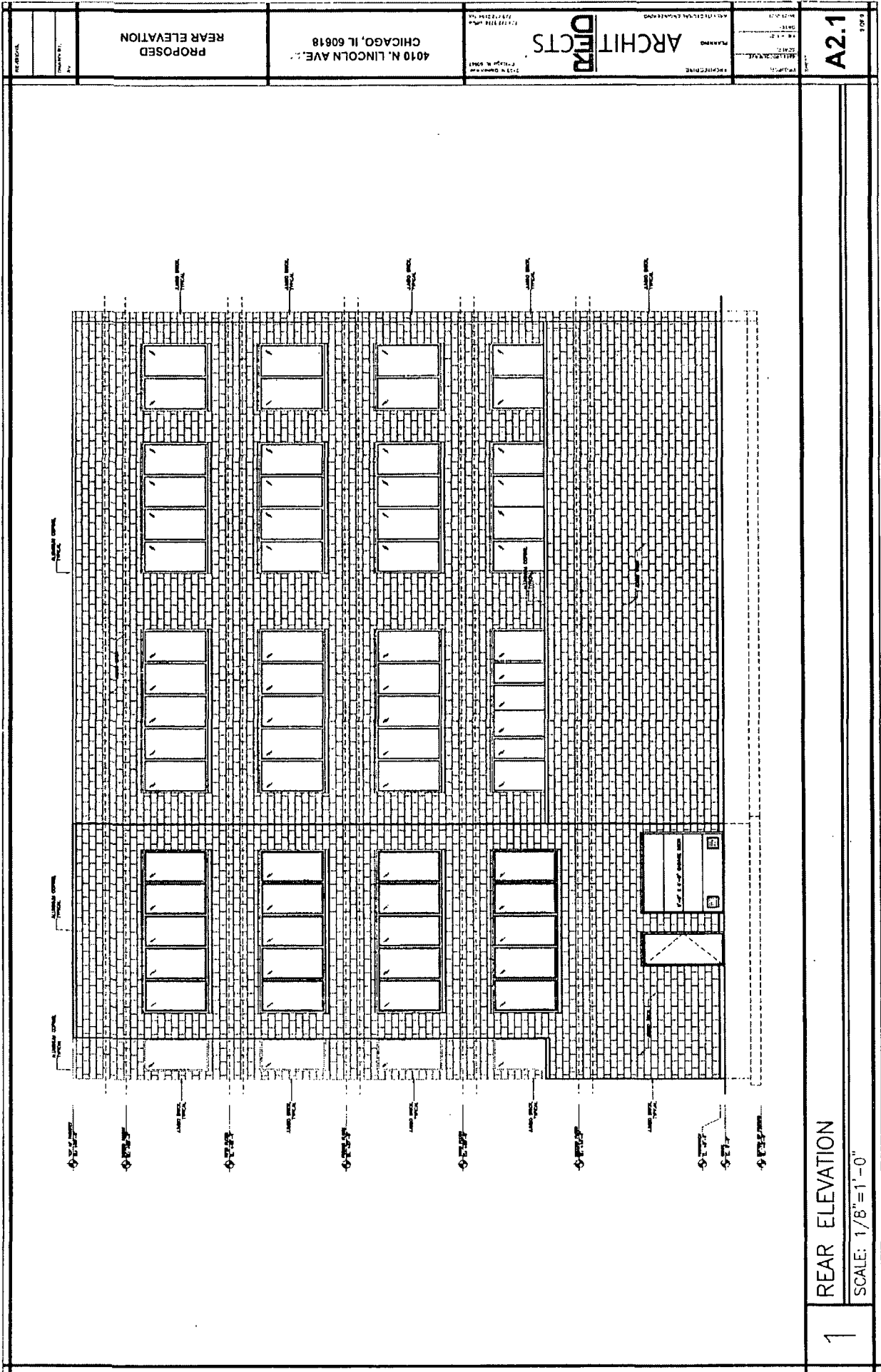
PROPOSED FRONT ELEVATION

4010 N. LINCOLN AVE.
CHICAGO, IL 60618

DEPTA ARCHITECTS

PROJECT: A2.0
ARCHITECT: DEPTA ARCHITECTS
ADDRESS: 4010 N. LINCOLN AVE.
CHICAGO, IL 60618
DRAWING TITLE: PROPOSED FRONT ELEVATION

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1 REAR ELEVATION

SCALE: 1/8"=1'-0"

A2.1

10/18

PROPOSED
REAR ELEVATION

4010 N. LINCOLN AVE.,
CHICAGO, IL 60618

ARCHITECTS
DEPT

PROJECT:
DATE:
SCALE:
DRAWN BY:
CHECKED BY:
APPROVED BY: