



# City of Chicago



SO2016-6340

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	9/14/2016
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 9-H at 3220-3222 N Lincoln Ave - App No. 18945T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

ORDINANCE

#189451  
INTRO DATE  
SEPT 14, 2016

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:**

**SECTION 1.** That the Chicago Zoning Ordinance be amended by changing all of the C1-3 Neighborhood Commercial District symbols and indications as shown on Map 9-H in the area bounded by:

A line 48 feet southeast of West Melrose Street and perpendicular to North Lincoln Avenue; North Lincoln Avenue; a line 97 feet southeast of West Melrose and perpendicular to North Lincoln Avenue; the public alley next southwest of and almost parallel to North Lincoln Avenue; the north-south public alley next west of North Lincoln Avenue and perpendicular to West Melrose Street.

to those of the C1-3 Neighborhood Commercial District in accordance with the attached narrative and plans.

**SECTION 2.** This Ordinance shall be in force and effect from and after its passage and publication.

**SUBSTITUTE NARRATIVE AND PLANS**  
**TYPE 1 ZONING MAP AMENDMENT APPLICATION**

**Applicant: 3220 Lincoln LLC**  
**Property Location: 3220-3222 North Lincoln Avenue**  
**Zoning: C1-3 Neighborhood Commercial District**  
**Lot Area: 6,153 square feet**

3220 Lincoln LLC is the "Applicant" for a Type 1 Zoning Map Amendment for the subject property located at 3220-3222 North Lincoln Avenue from the C1-3 Neighborhood Commercial District to the C1-3 Neighborhood Commercial District as a Type 1 zoning map amendment.

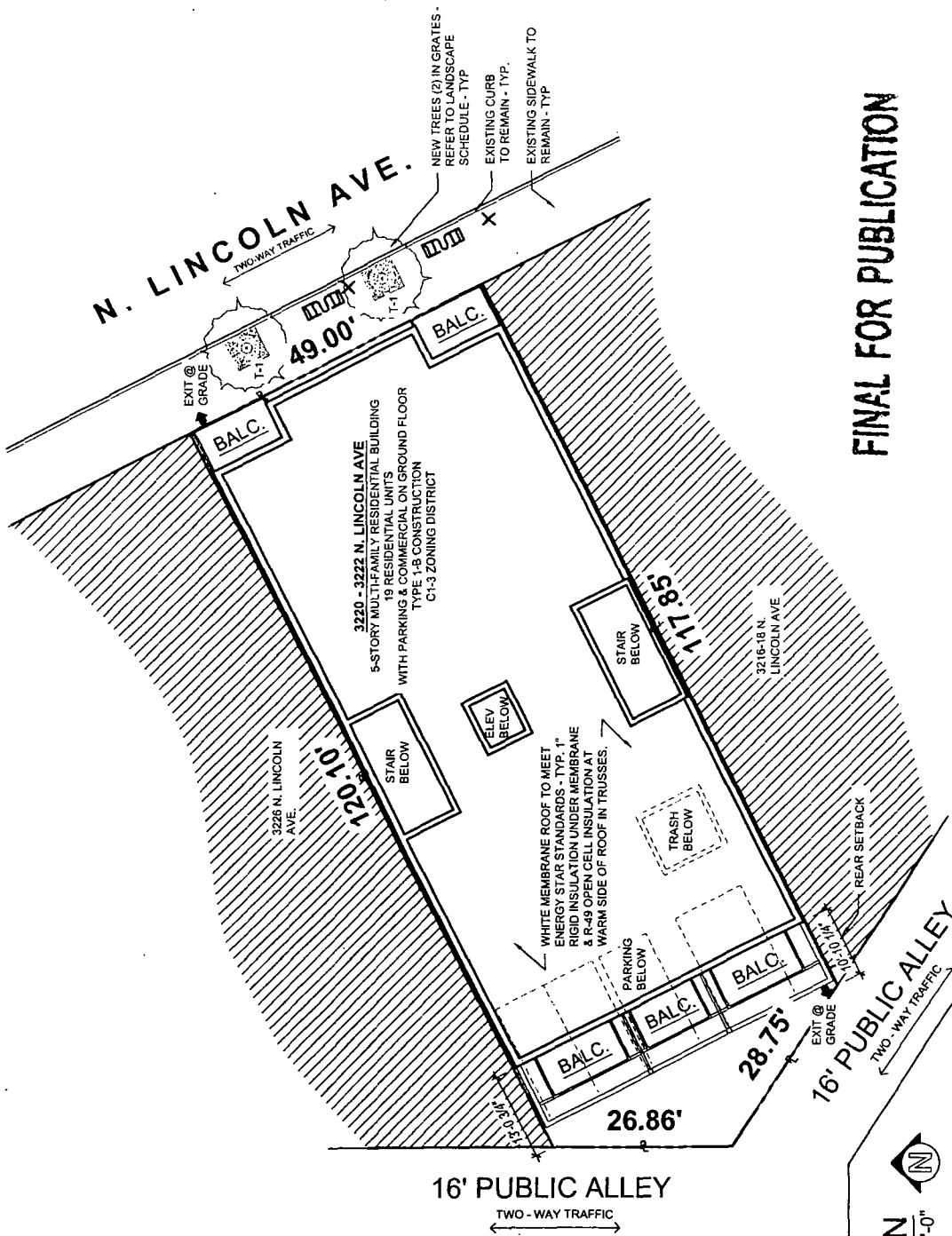
The site is irregularly shaped and bounded by North Lincoln on the east; existing buildings on the north and south and two intersecting 16 foot public alleys to the west. The property is surrounded by property zoned B3-3 to the North and West and B1-3 to the South and East.

The subject property consists of 6,153 square feet and is currently occupied by an existing restaurant and bar. The Applicant proposes to construct a new 5-story building containing up to 19 dwelling units on floors 2-5 above ground floor retail/commercial space. A total of 4 off-street parking spaces will be provided on the ground level and accessed via the existing 16 foot public alleys to the west of the property.

**NARRATIVE ZONING ANALYSIS**

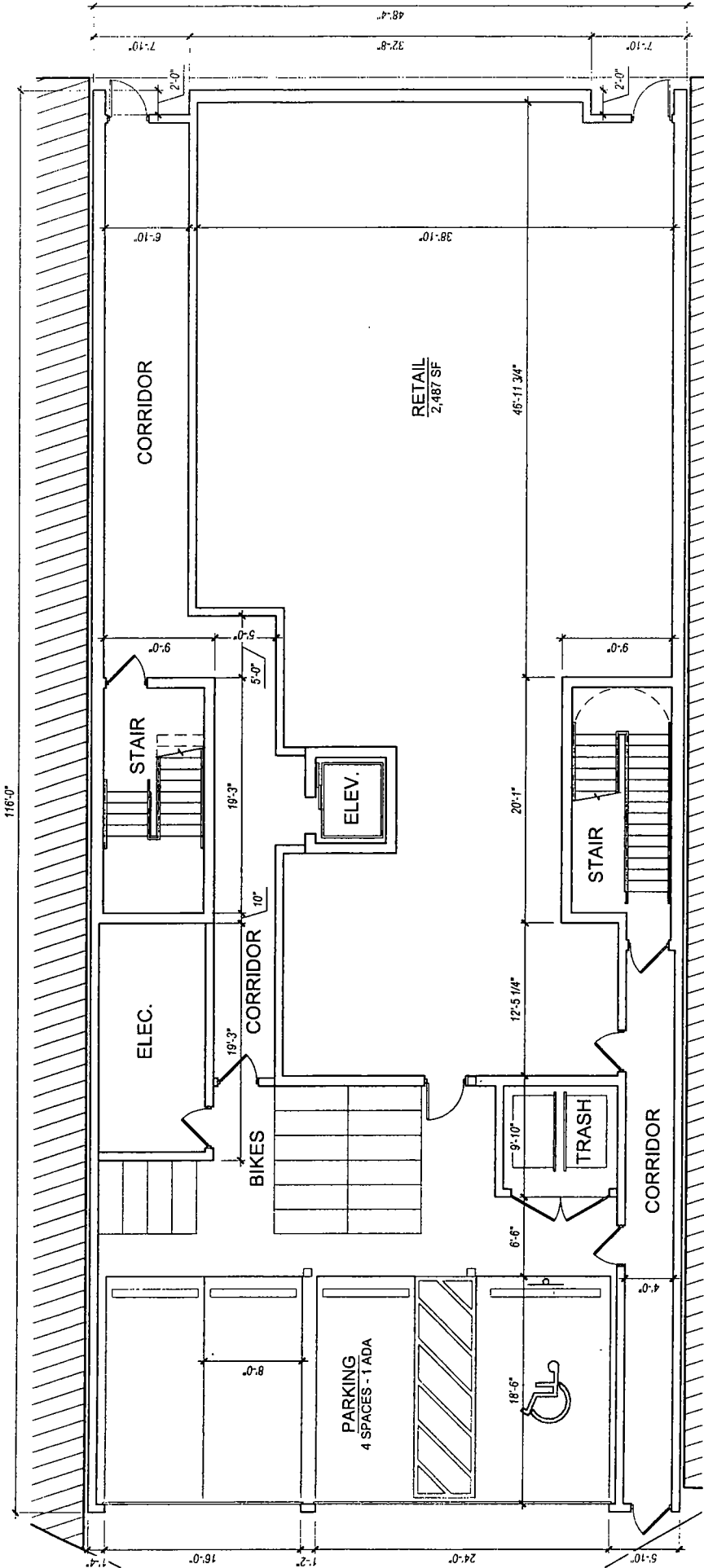
- (a) Floor Area and Floor Area Ratio:
  - ii. Building area: 24,612 square feet
  - iii. FAR: 4.0
- (b) Density (Lot Area Per Dwelling Unit): 323 square feet (19 dwelling units)
- (c) Amount of off-street parking: 4 spaces (Transit-served Location Parking Reduction Proposed. 1,340 feet to Paulina CTA Station; Located on a Pedestrian Street.)
- (d) Setbacks:
  - i. Front setback: 0 feet
  - ii. Side setback (west): 0 feet
  - iii. Side setback (east): 0 feet
  - iv. Rear setback: 10 feet 10 inches (will seek a variation)
- (e) Building height: 61 feet 0 inches

**FINAL FOR PUBLICATION**

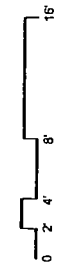


FINAL FOR PUBLICATION

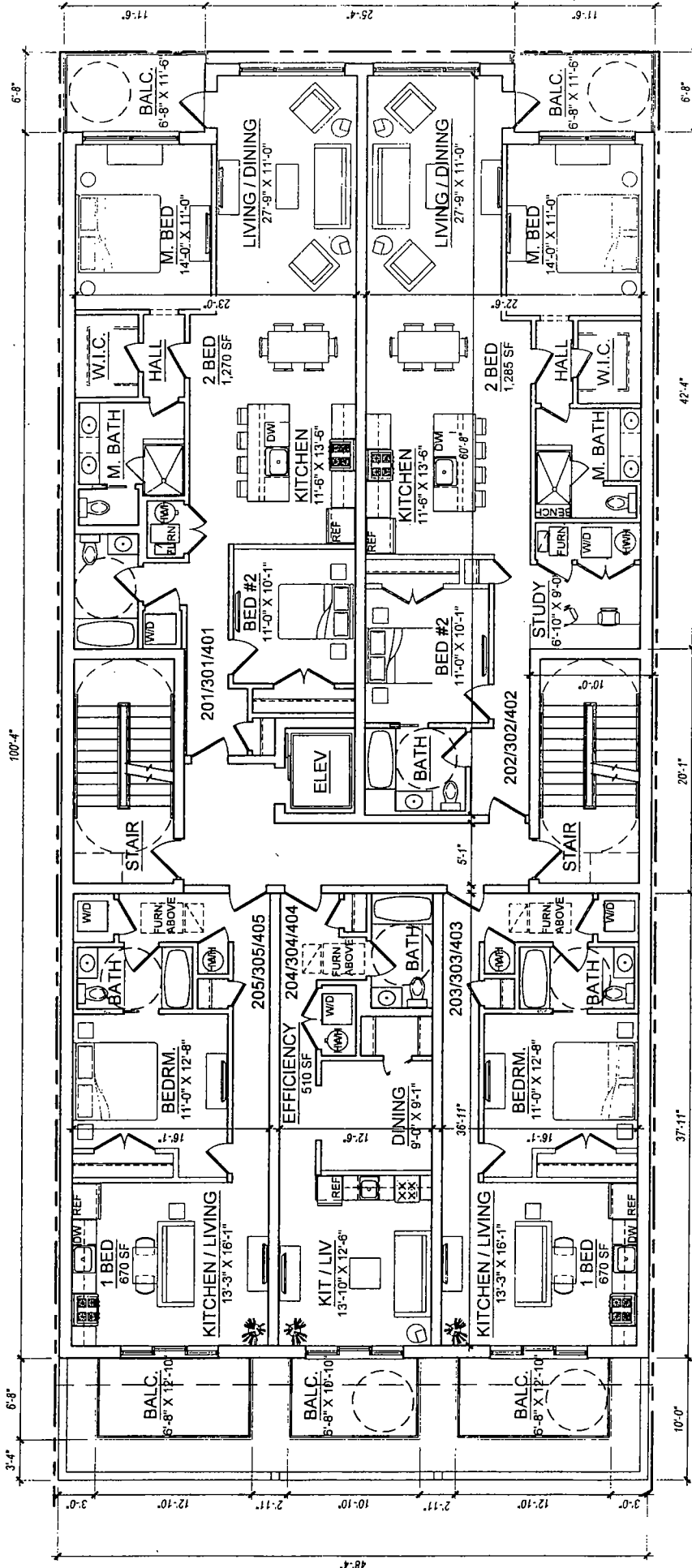
**1** SITE PLAN  
SCALE: 1/16" = 1'-0"



**1 1ST FLOOR**  
SCALE: 1/8" = 1'-0"



**FINAL FOR PUBLICATION**



# 1 2ND - 4TH FLOOR

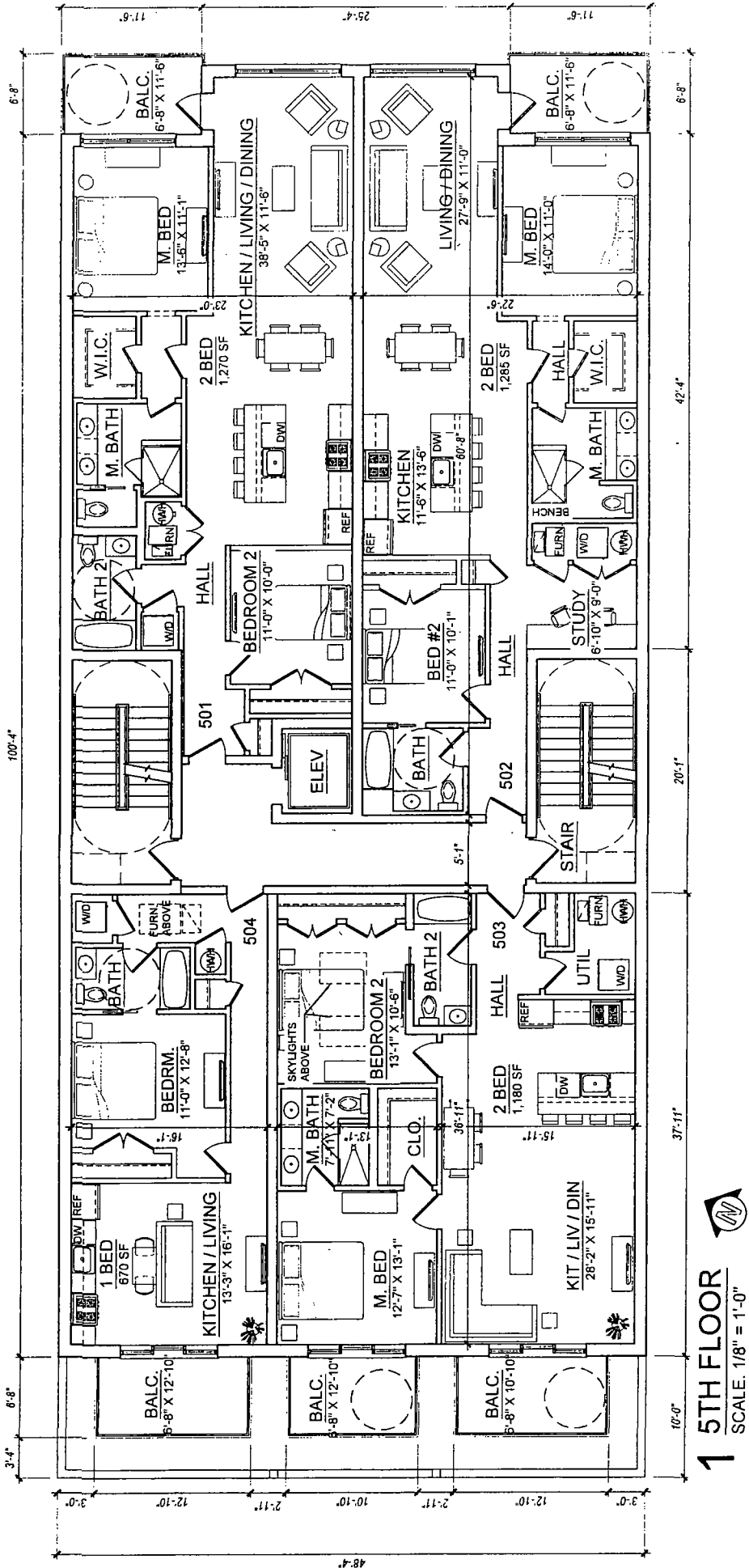
SCALE: 1/8" = 1'-0"



**FINAL FOR PUBLICATION**

3220 N. LINCOLN AVE  
CHICAGO, ILLINOIS 60657

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**SPACE**  
VERSION **A1.2**



**1 5TH FLOOR**

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

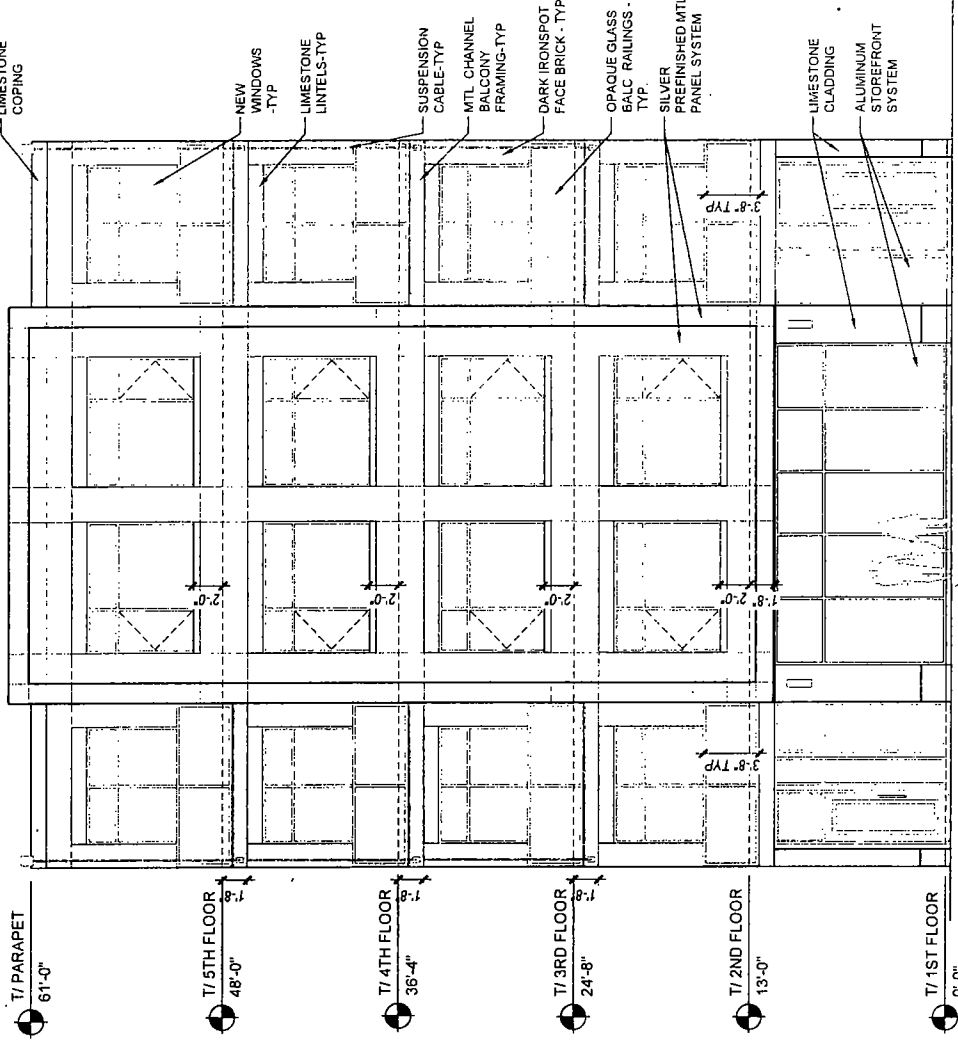


**FINAL FOR PUBLICATION**

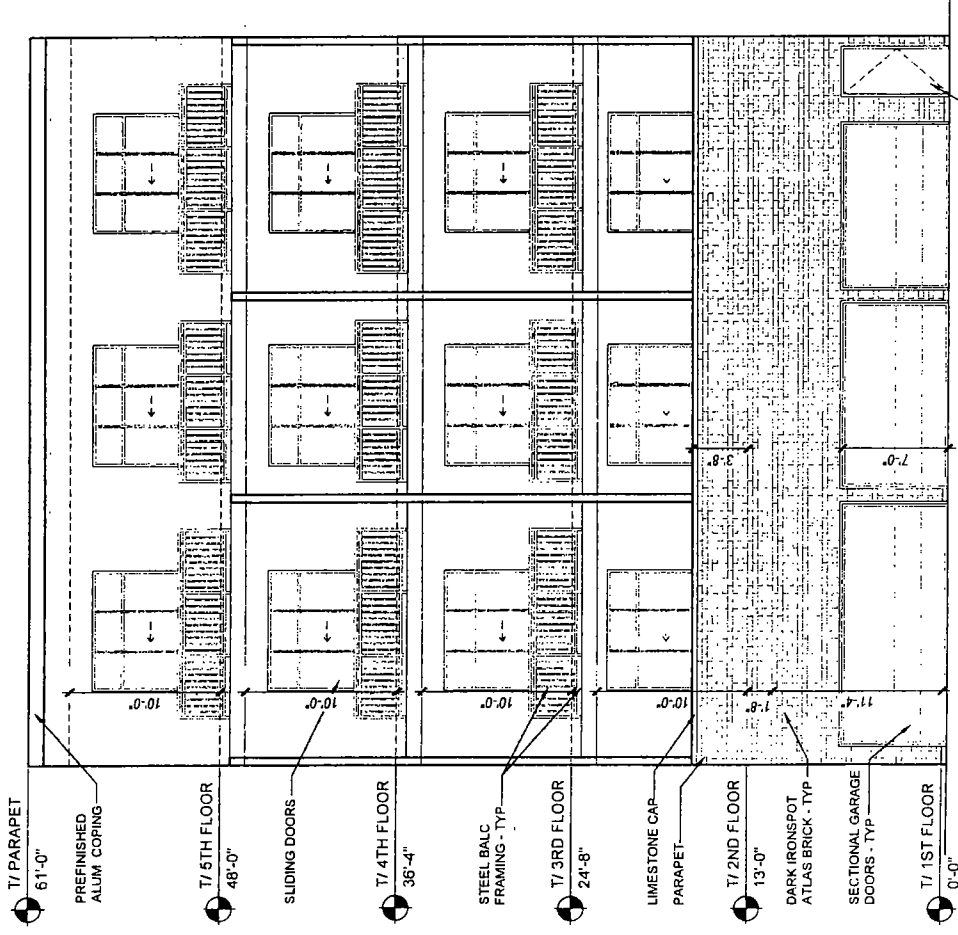
3220 N. LINCOLN AVE  
CHICAGO, ILLINOIS 60657

VERSION  
**A1.3**

SPACE  
ARCHITECTS - PARTNERS  
111 MADISON ST. 11TH FL.  
CHICAGO, ILL. 60602



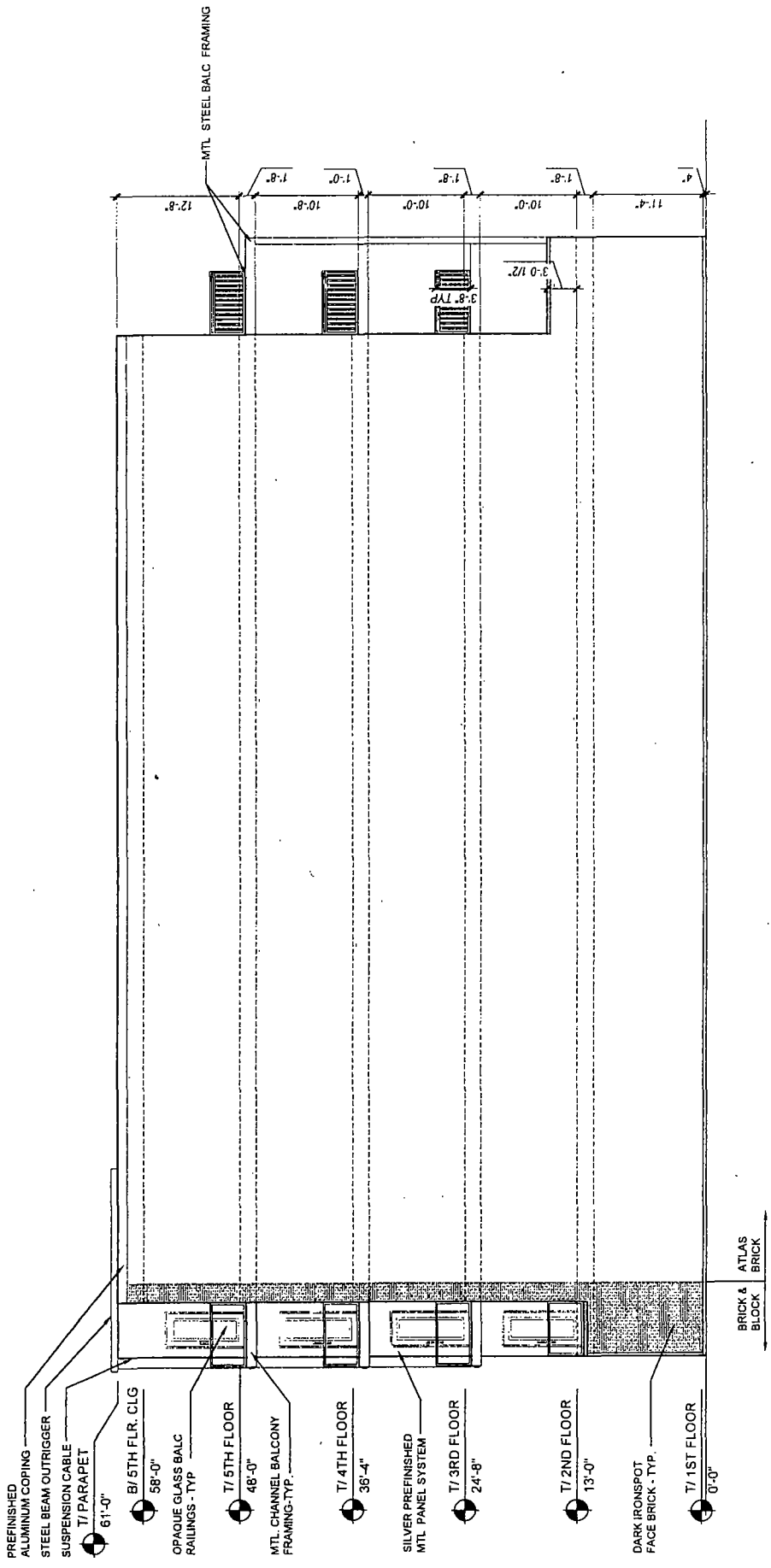
**1 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**1 WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

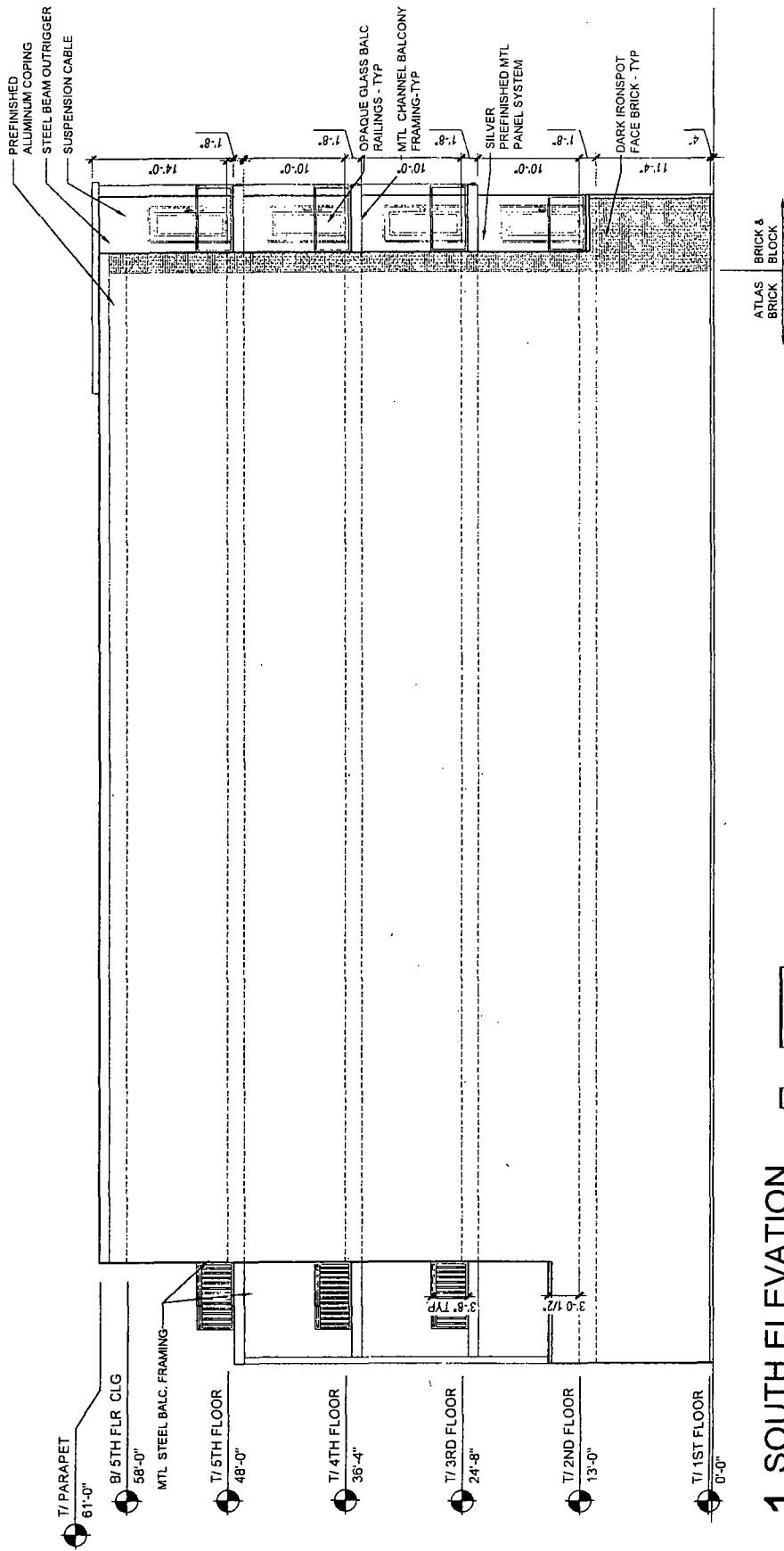
**FINAL FOR PUBLICATION**





**1 NORTH ELEVATION**  
 SCALE: 3/32" = 1'-0"

**FINAL FOR PUBLICATION**



**1 SOUTH ELEVATION**

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



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3220 N. LINCOLN AVE  
CHICAGO, ILLINOIS 60657

SPACE | VERSION  
ARCHITECTS PLANNERS  
CORPORATION  
A2.2

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