



# City of Chicago



SO2016-6340

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 9/14/2016

**Sponsor(s):** Misc. Transmittal

**Type:** Ordinance

**Title:** Zoning Reclassification Map No. 9-H at 3220-3222 N Lincoln Ave - App No. 18945T1

**Committee(s) Assignment:** Committee on Zoning, Landmarks and Building Standards

ORDINANCE

#18945T /  
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.

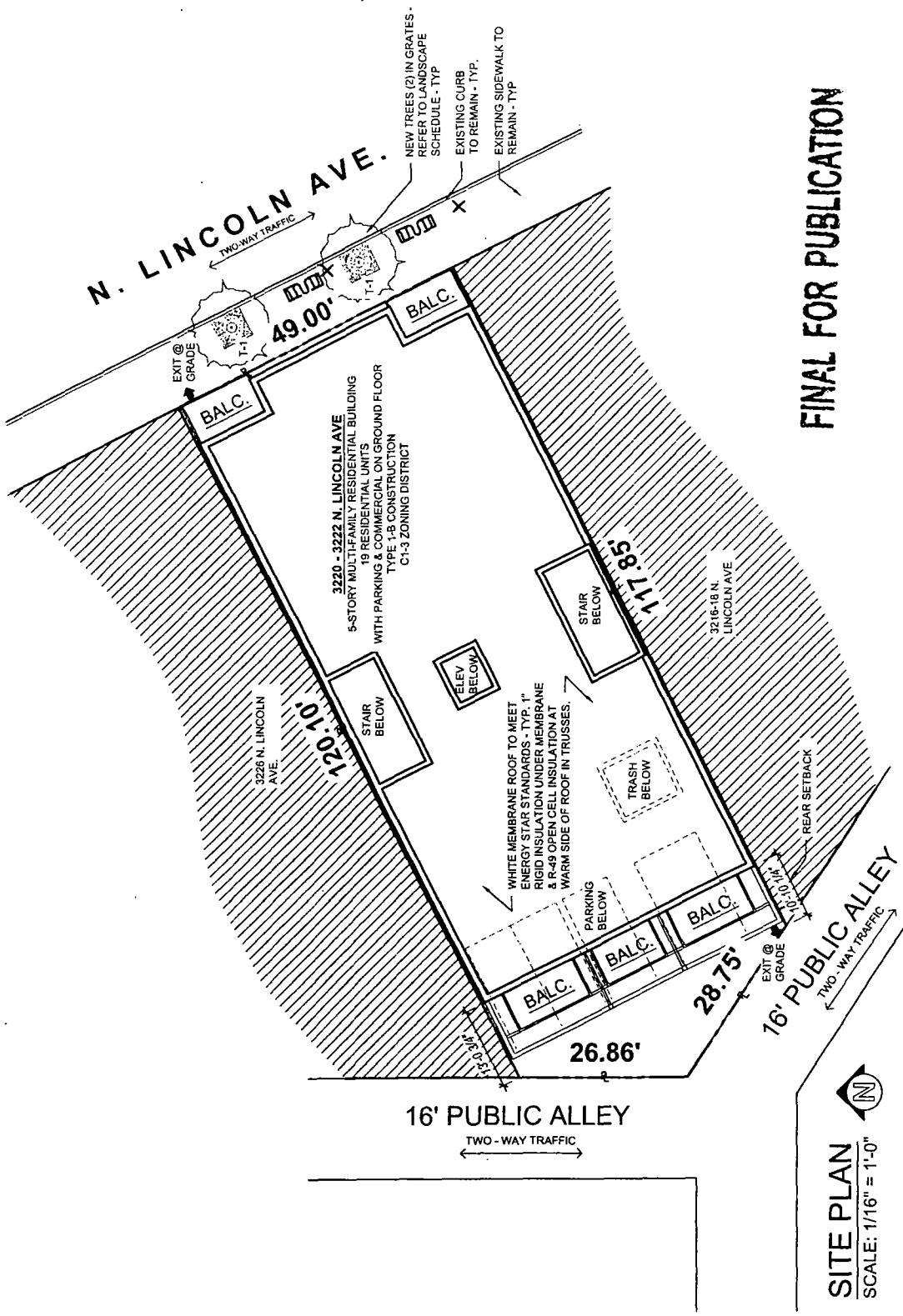
The site is irregularly shaped and bounded by North Lincoln on the east; existing buildings on the north and south and two intersecting 16 foot public alleys to the west. The property is surrounded by property zoned B3-3 to the North and West and B1-3 to the South and East.

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



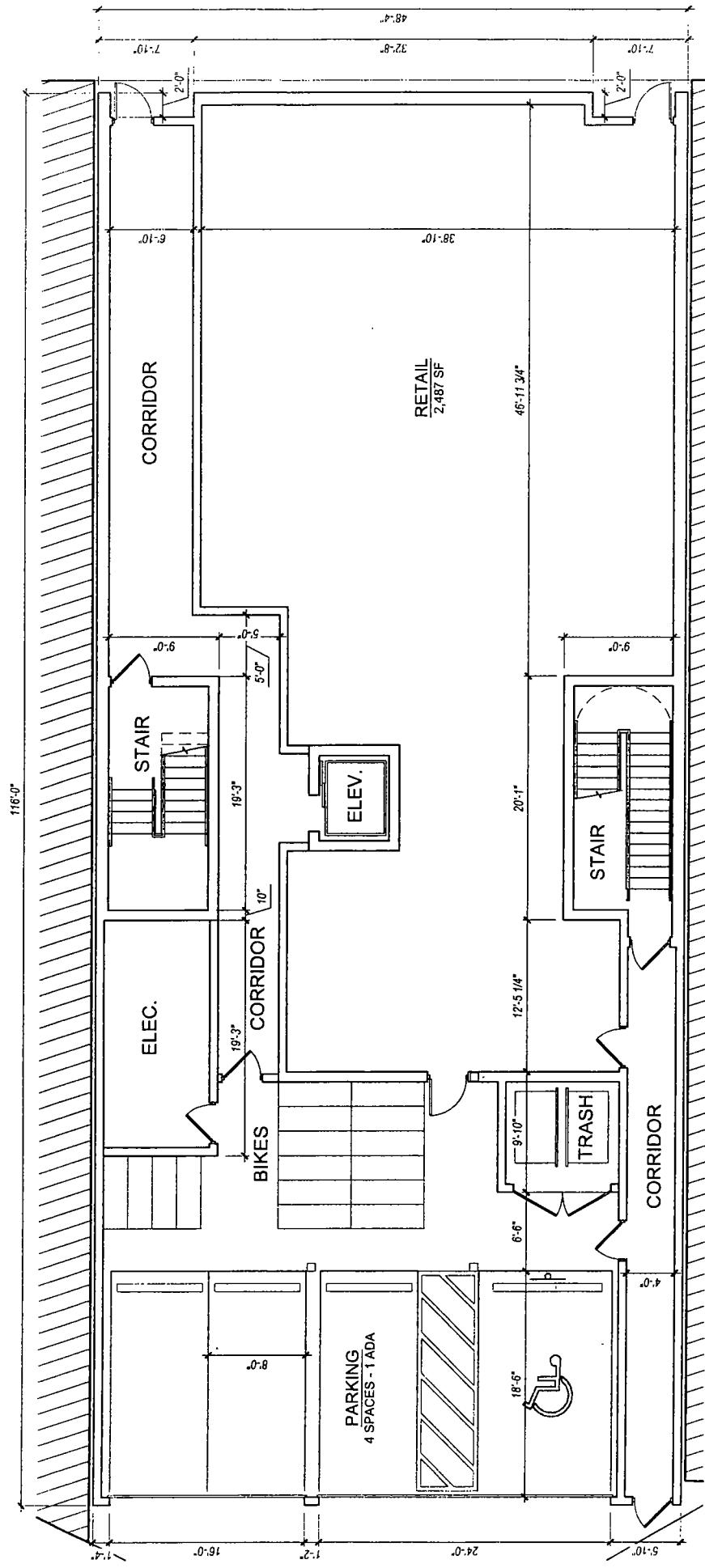
# SITE PLAN

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

3220 N. LINCOLN AVE  
CHICAGO, ILLINOIS 60657

VERSION | **A1.0**  
**SPACE** | ARCHITECTS + PLANNERS  
A N D L A N D S C A P E D E S I G N E R S

SIGNS



# 1ST FLOOR

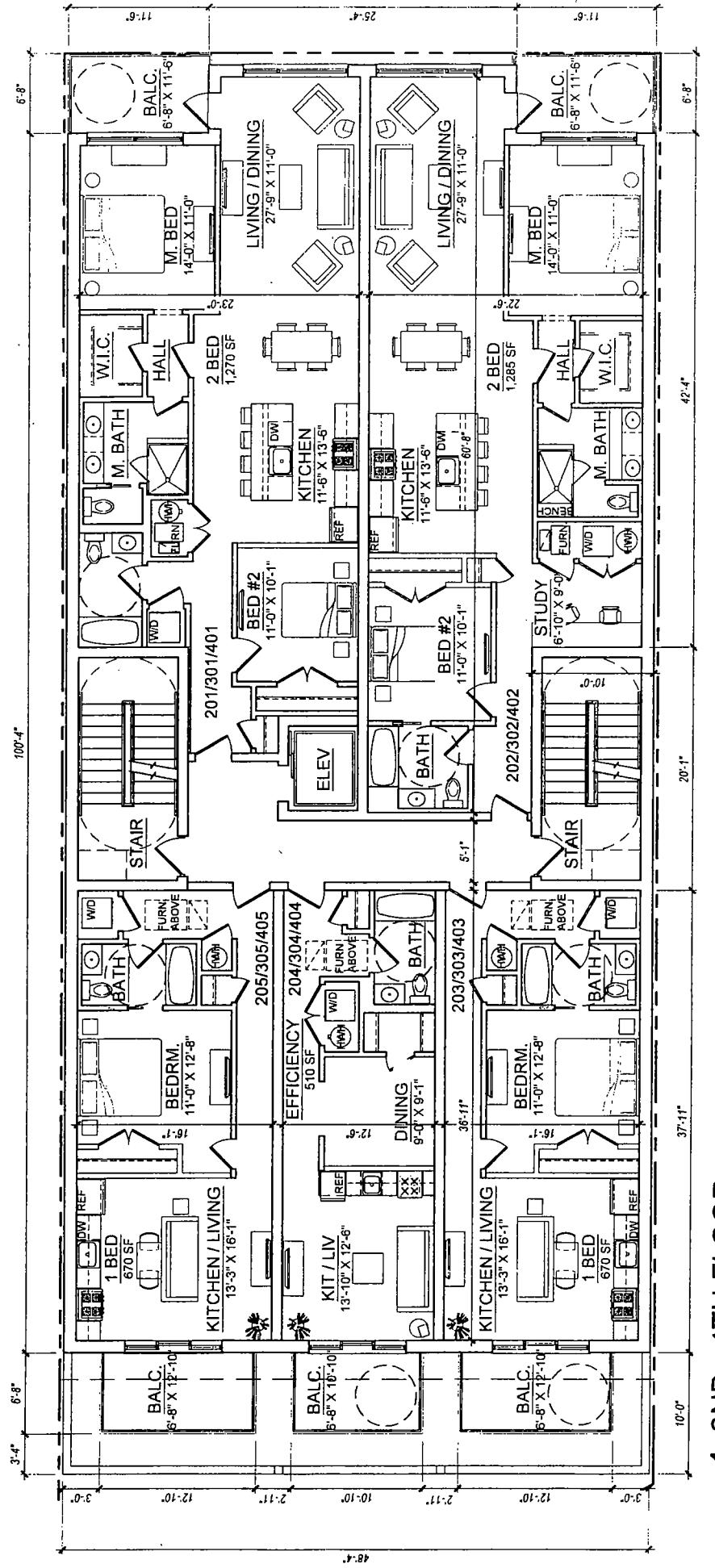
13 FLOR SCALE: 1/8" = 1'-0"

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3220 N. LINCOLN AVE  
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VERSION A1.1  
SPACE ARCHITECTS + PLANNERS

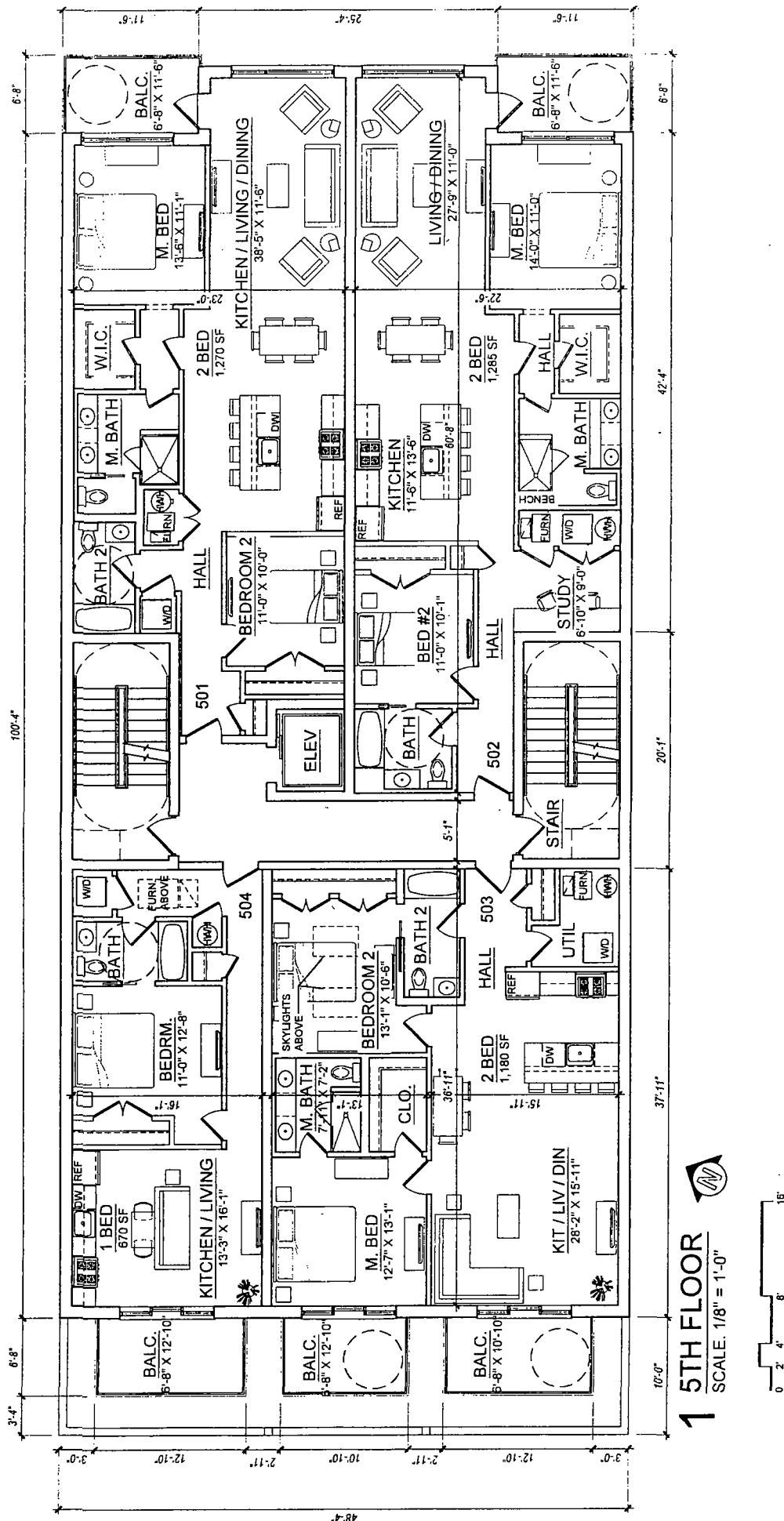


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# 2ND - 4TH FLOOR

3220 N. LINCOLN AVE  
CHICAGO, ILLINOIS 60657

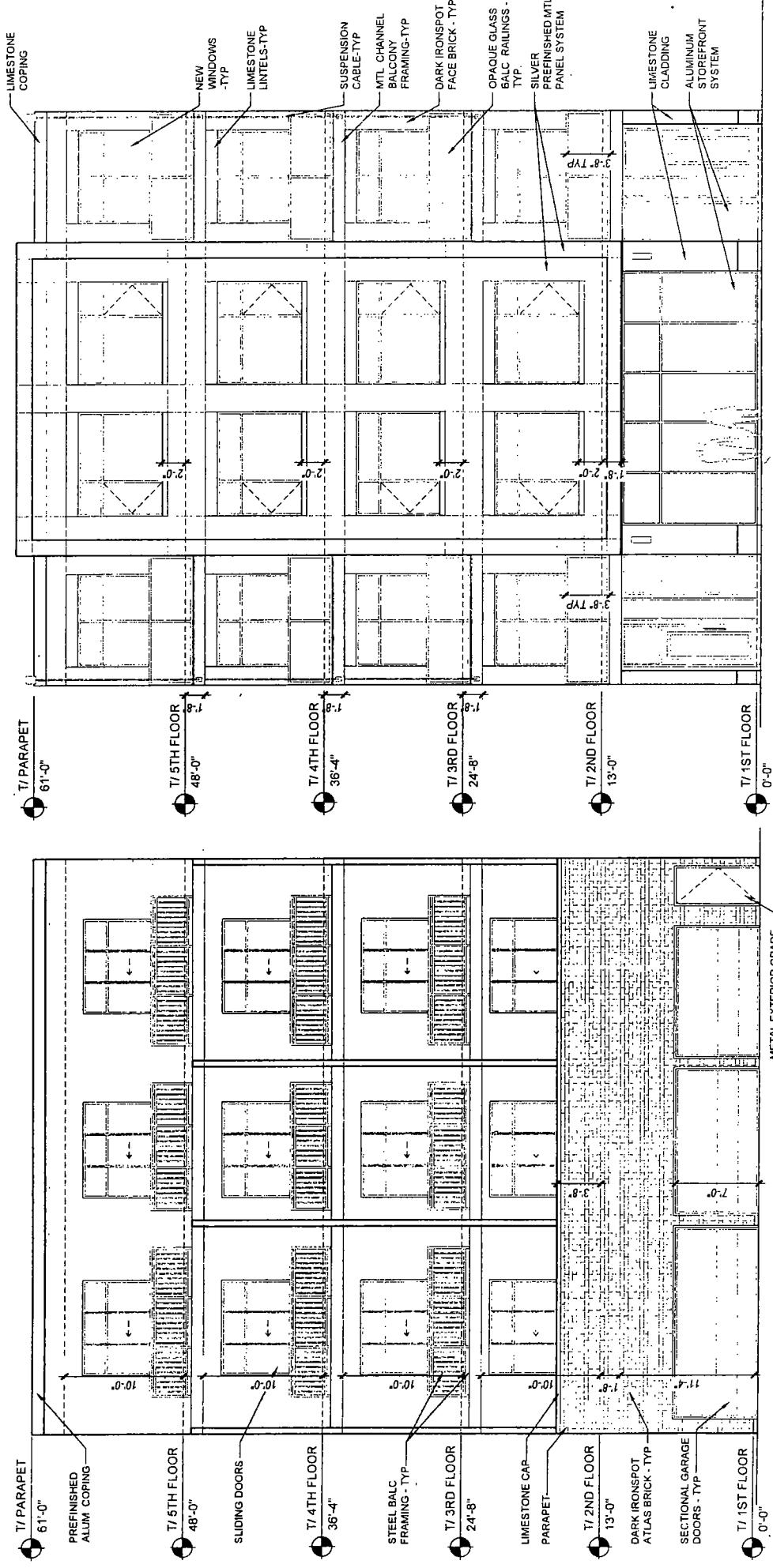
VERSION  
**A1.2**



3220 N. LINCOLN AVE  
CHICAGO, ILLINOIS 60657

# FINAL FOR PUBLICATION

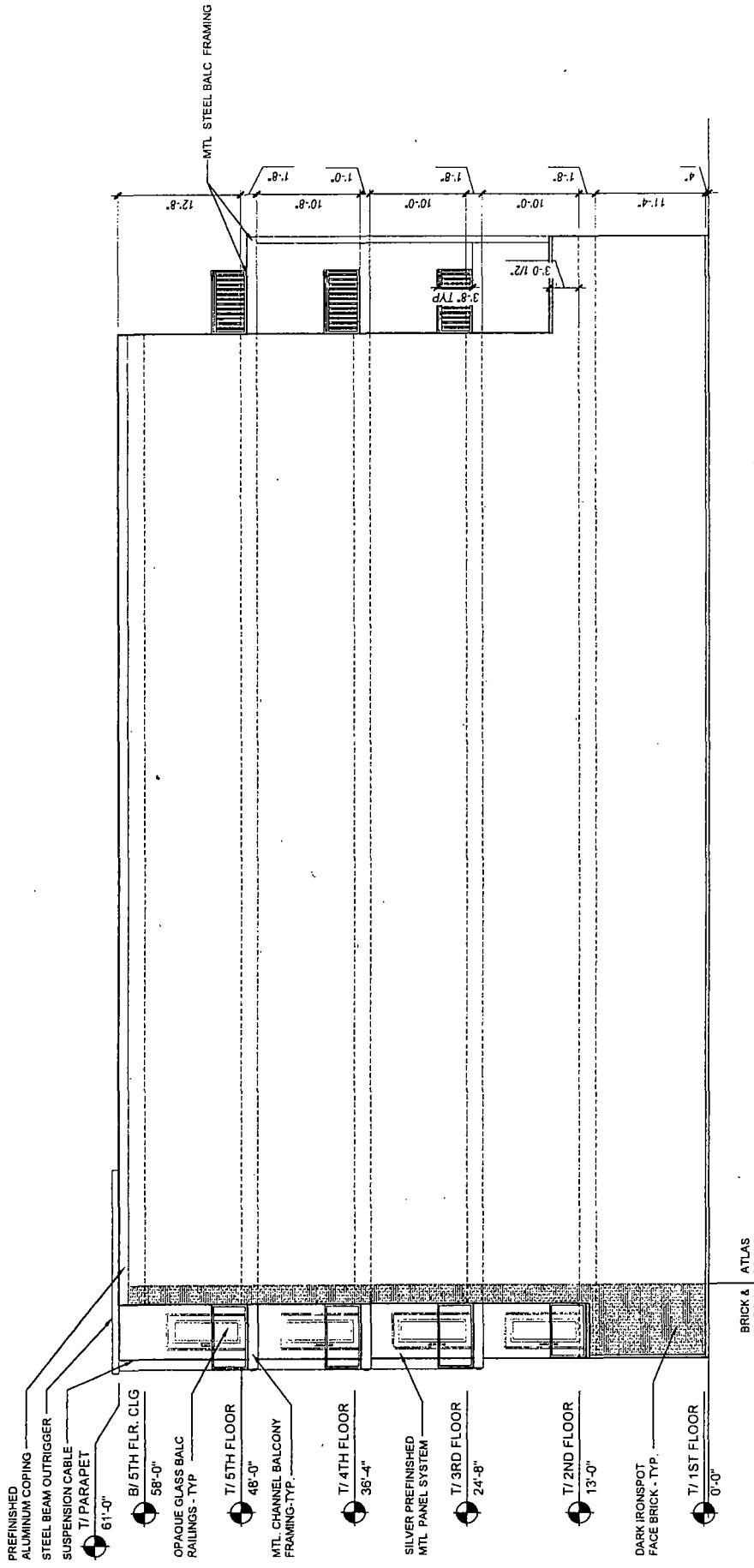




3220 N. LINCOLN AVE  
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SPACE VERSION A.2.0  
INCLUDES: PLANS  
INCLUDES: ELEVATIONS  
INCLUDES: SECTION

FINAL FOR PUBLICATION



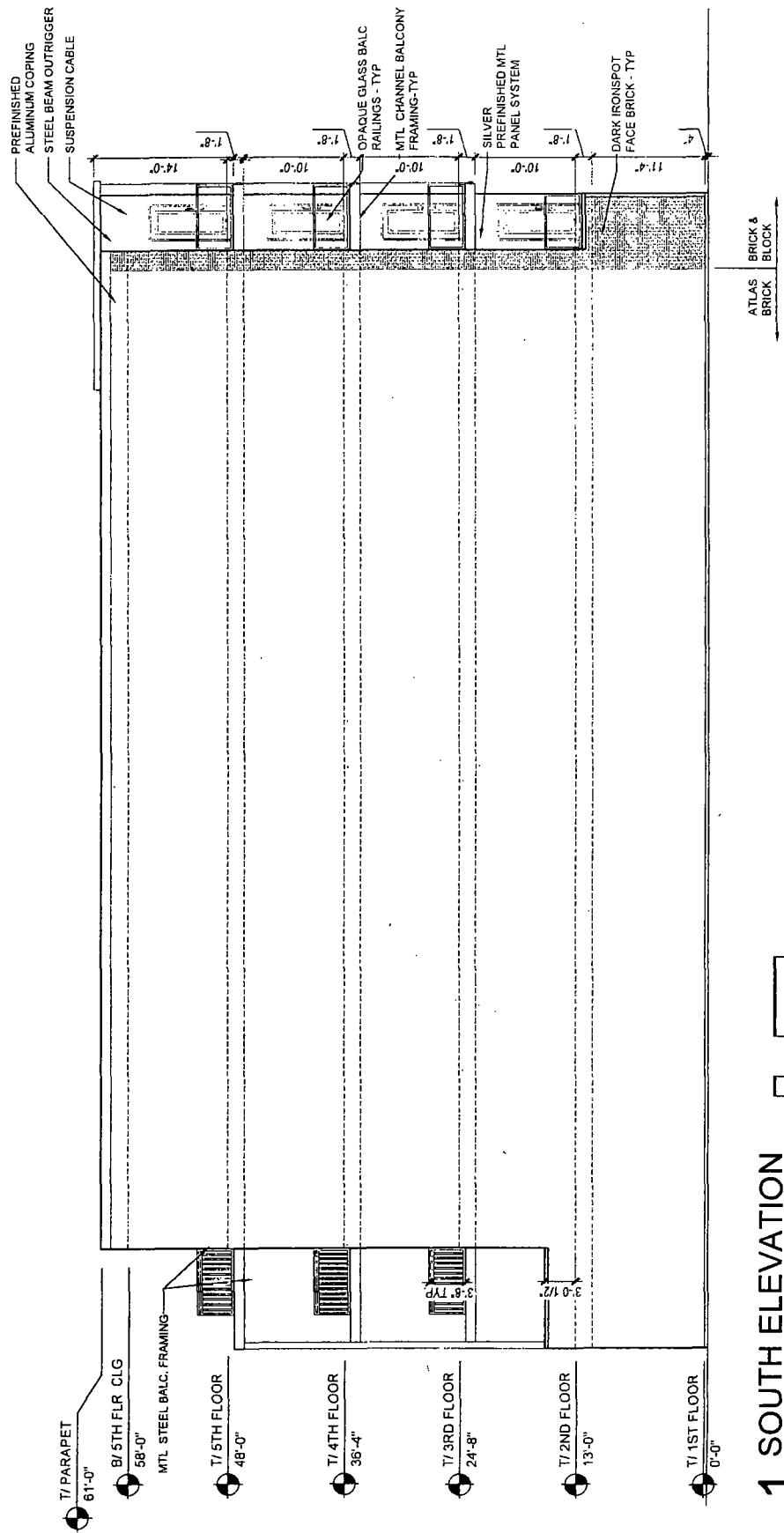
## 1 NORTH ELEVATION

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

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3220 N. LINCOLN AVE  
CHICAGO, ILLINOIS 60657

SPACE  
VERSION  
A2.1



3220 N. LINCOLN AVE  
CHICAGO, ILLINOIS 60657

SPACE | VERSION  
A2.2

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SPACE  
ARCHITECTS +  
PLANNERS

