



# City of Chicago



SO2021-2696

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	6/25/2021
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 9-H at 3244 N Lincoln Ave - App No. 20770T1
<b>Committee(s) Assignment:</b>	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 the B1-3 Neighborhood Shopping District symbols and indications as shown on Map No. 9-II in the area bounded by

a line 100 feet northwest of the intersection of North Lincoln Avenue and West Melrose Street, as measured at the northwest right-of-way line of West Melrose Street and perpendicular thereto; North Lincoln Avenue; a line 75 feet northwest of the intersection of North Lincoln Avenue and West Melrose Street, as measured at the northwest right-of-way line of West Melrose Street and perpendicular thereto; a line 75 feet west of the intersection of North Lincoln Avenue and West Melrose Street, as measured at the northwest right-of-way line of West Melrose Avenue and perpendicular thereto; West Melrose Street; and a line 100 feet west of the intersection of North Lincoln Avenue and West Melrose Street, as measured at the northwest right-of-way line of West Melrose Avenue and perpendicular thereto,

to those of an B2-3 Neighborhood Mixed-Use District and a corresponding uses district is hereby established in the area above described.

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

Common address of property:            3244 North Lincoln Avenue

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**17-13-0303-C (1) Substitute Narrative & Plans**  
**3244 North Lincoln Avenue, Chicago, IL**

Proposed Zoning: B2-3 Neighborhood Mixed-Use District

Lot Area: 2,709.6 square feet

Proposed Land Use: The Applicant is seeking a zoning change to permit the construction of a new four-story mixed-use building, with retail at grade and seven (7) dwelling units above. The retail unit will contain approximately 550 square feet in total area. The proposed building will measure 46 feet-0 inches in height and will be masonry in construction. Because the subject site is located within 1,320 linear feet of the entrance to the Paulina CTA Rail Station, it qualifies as a Transit-Served Location, pursuant to the current Zoning Ordinance. [Sec. 17-10-0102-B]. As such, the Applicant will be providing no off-street parking spaces at the subject site.

- (A) The Project's Floor Area Ratio: 9,210 square feet (3.399 FAR)\*
- (B) The Project's Density (Minimum Lot Area Per D.U.): 387.09 sq. ft. / D.U.
- (C) The amount of off-street parking: 0 vehicular parking spaces\*\*
- (D) Setbacks:
  - a. Front Setback: 0 feet-0 inches
  - b. Rear Setback: 0 feet-0 inches\*\*\*
  - c. Side Setbacks:
    - West: 0 feet-0 inches
    - East: 0 feet-0 inches
- (E) Building Height: 46 feet-0 inches

\*Note: An extra 0.5 FAR is permitted for TOD projects.

\*\*Note: The subject property is a Transit-Served Location and therefore qualifies for a parking reduction under the *Transit-Oriented Development* Ordinance.

\*\*\*The Applicant will pursue zoning relief in the form of a Variation to permit the proposed rear setback.

# NEW 4 STORY MAS. BLDG FOR 7 D.U. & 1 GENERAL RETAIL SPACE W/ ROOF DECK & NO PARKING

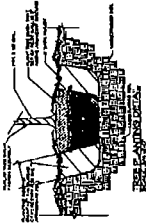
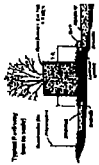
**LOCATION:** 3244 N LINCOLN AVE  
CHICAGO, IL 60657

**OWNER:** TEMPUS REAL ESTATE GROUP INC.  
1332 N. HALSTED ST.,  
CHICAGO, IL 60642

**ARCHITECT:** LASZLO SIMONC, ARCHITECTS, L.L.C.  
692 N. ARTESIAN AVE

EMAIL: OFFICE@LASZLOARCH.COM  
1- REVISED FOR PERMITS AUGUST 5, 2020  
2- REVISED FOR ZONING & LANDSCAPE, SEPTEMBER 7, 2020  
3- REVISED FOR ZONING CHANGE, FEB. 12, 2021

PROJECT TO COMPLY WITH  
CHICAGO BUILDING CODE  
2018 ELECTRICAL CODE



B2-3 TOC

STAFF AND MATERIALS TO BE SUBMITTED WITH PERMITS

NO.	DESCRIPTION	DATE	STATUS	REMARKS
1	GENERAL CONTRACTOR			
2	ELECTRICAL CONTRACTOR			
3	MECHANICAL CONTRACTOR			
4	PLUMBING CONTRACTOR			
5	ROOFING CONTRACTOR			
6	CONCRETE CONTRACTOR			
7	PAINTING CONTRACTOR			
8	LANDSCAPE ARCHITECT			
9	STRUCTURAL ENGINEER			
10	ELECTRICAL ENGINEER			
11	MECHANICAL ENGINEER			
12	PLUMBING ENGINEER			
13	ROOFING ENGINEER			
14	CONCRETE ENGINEER			
15	PAINTING ENGINEER			
16	LANDSCAPE ENGINEER			
17	STRUCTURAL ARCHITECT			
18	ELECTRICAL ARCHITECT			
19	MECHANICAL ARCHITECT			
20	PLUMBING ARCHITECT			
21	ROOFING ARCHITECT			
22	CONCRETE ARCHITECT			
23	PAINTING ARCHITECT			
24	LANDSCAPE ARCHITECT			
25	STRUCTURAL ENGINEER			
26	ELECTRICAL ENGINEER			
27	MECHANICAL ENGINEER			
28	PLUMBING ENGINEER			
29	ROOFING ENGINEER			
30	CONCRETE ENGINEER			
31	PAINTING ENGINEER			
32	LANDSCAPE ENGINEER			
33	STRUCTURAL ARCHITECT			
34	ELECTRICAL ARCHITECT			
35	MECHANICAL ARCHITECT			
36	PLUMBING ARCHITECT			
37	ROOFING ARCHITECT			
38	CONCRETE ARCHITECT			
39	PAINTING ARCHITECT			
40	LANDSCAPE ARCHITECT			

**ELECTRICAL ENGINEER**

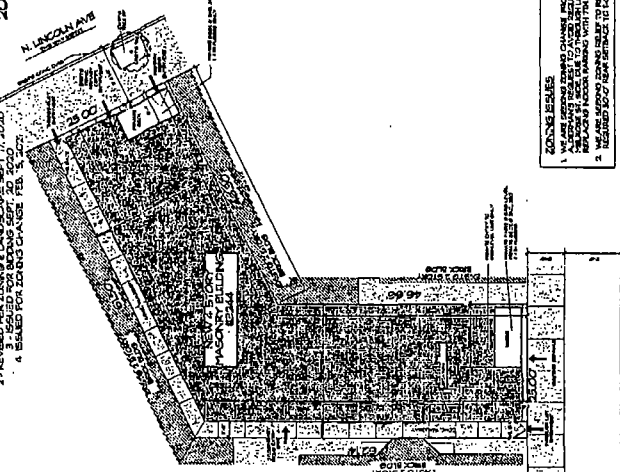
I, **[Name]**, a duly licensed Professional Engineer in the State of Illinois, hereby certify that I am the author of the above described electrical design and that I am a duly licensed Professional Engineer in the State of Illinois, and that I am not providing my services in violation of the Electrical Code and the Electrical Engineering Act.

**OWNER**

I, **[Name]**, a duly licensed Professional Engineer in the State of Illinois, hereby certify that I am the author of the above described electrical design and that I am a duly licensed Professional Engineer in the State of Illinois, and that I am not providing my services in violation of the Electrical Code and the Electrical Engineering Act.

**ARCHITECT**

I, **[Name]**, a duly licensed Professional Engineer in the State of Illinois, hereby certify that I am the author of the above described electrical design and that I am a duly licensed Professional Engineer in the State of Illinois, and that I am not providing my services in violation of the Electrical Code and the Electrical Engineering Act.



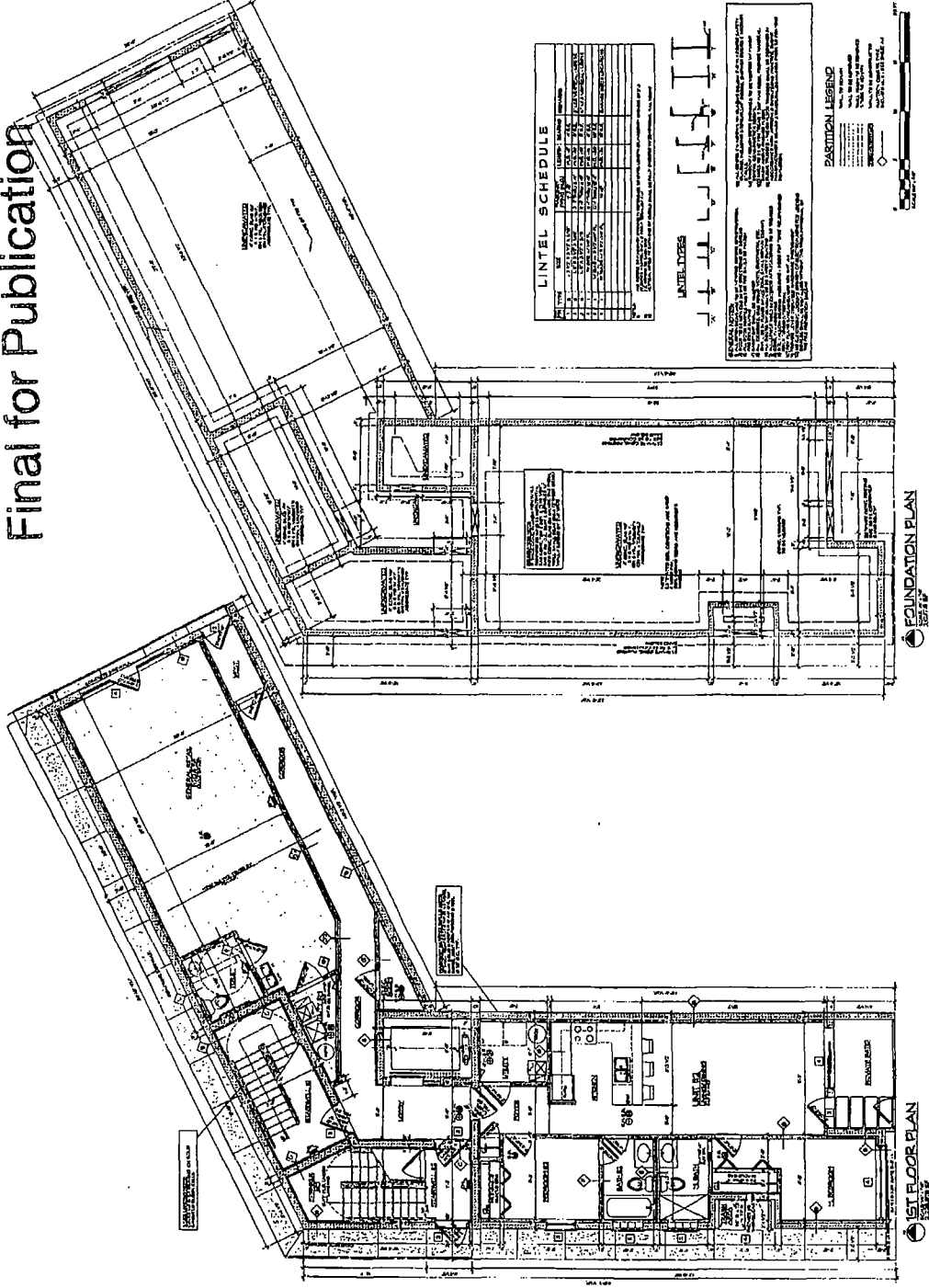
**ZONING NOTES**

1. WE ARE REQUESTING CHANGE FROM R-3.5 TO R-3.5-1B FOR THE ABOVE PROJECT TO ALLOW FOR THE CONSTRUCTION OF A BLDG WITH ROOF DECK AND NO PARKING. THE CHANGES ARE AS FOLLOWS:

2. REQUESTED FOR A CHANGE FROM R-3.5 TO R-3.5-1B TO ALLOW FOR THE CONSTRUCTION OF A BLDG WITH ROOF DECK AND NO PARKING.

W FERGUSON ST  
N LINCOLN AVE  
**NEW SITE PLAN**

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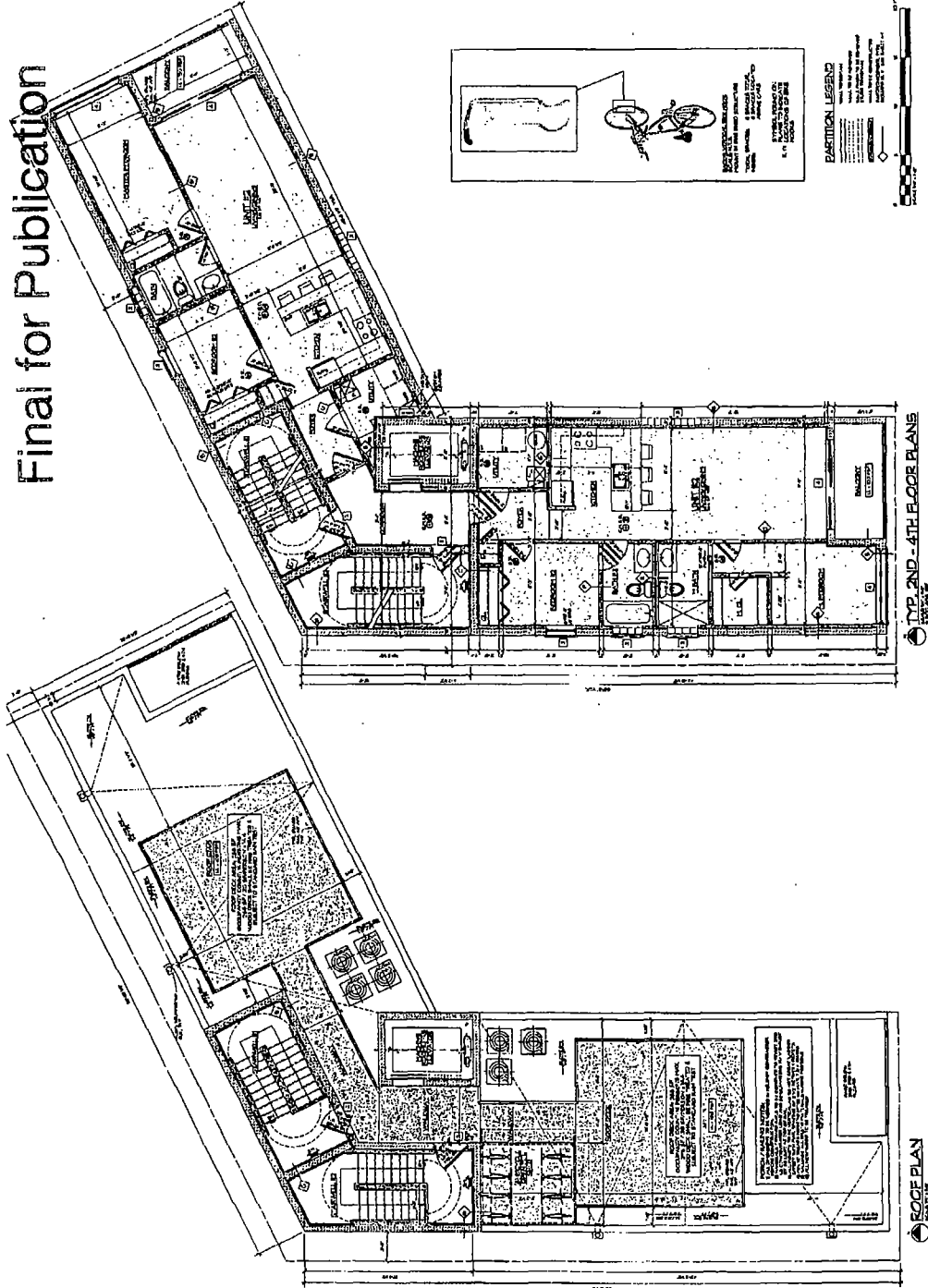
<b>OWNER</b>	NEW & STORY MAS. BLDG FOR 7-DU & 1 GENERAL RETAIL SPACE ON MOORE BLVD & N COLUMBIA AVE. CHICAGO, IL 60611
<b>ARCHITECT</b>	LASZLO BIMOVIC ARCHITECTS, L.L.C. 801 N. ARTISAN AVE. CHICAGO, IL 60611 TEL: 773-334-2258 FAX: 773-334-2258
<b>DATE</b>	02/20/15
<b>PROJECT NO.</b>	15-001
<b>SCALE</b>	AS SHOWN

**PROJECT LOCATION**

**PROJECT CODE**

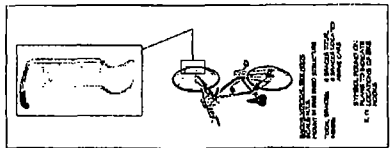
A-2

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TYP. 2ND - 4TH FLOOR PLANS

ROOF PLAN



PARTITION LEGEND

- 1. 1/2\"/>

OWNER	NEW & GENTRY HAS. BLDG. HOZ. PARTNERSHIP
PROPERTY ADDRESS	7011 S. BROADWAY, CHICAGO, ILL. 60621
DESIGNED BY	TRAVIS REAL ESTATE GROUP, INC.
DATE	08/21/01
PROJECT NO.	01-001
DATE OF PREVIOUS EDITION	
SCALE	AS SHOWN
DATE OF PREVIOUS EDITION	
SCALE	AS SHOWN
DATE OF PREVIOUS EDITION	
SCALE	AS SHOWN

LASZLO SIMON, ARCHITECTS, L.L.C.  
 6912 N. ARTESIAN AVE.  
 CHICAGO, ILL. 60641  
 TEL: 773-368-2228 FAX: 773-368-2228

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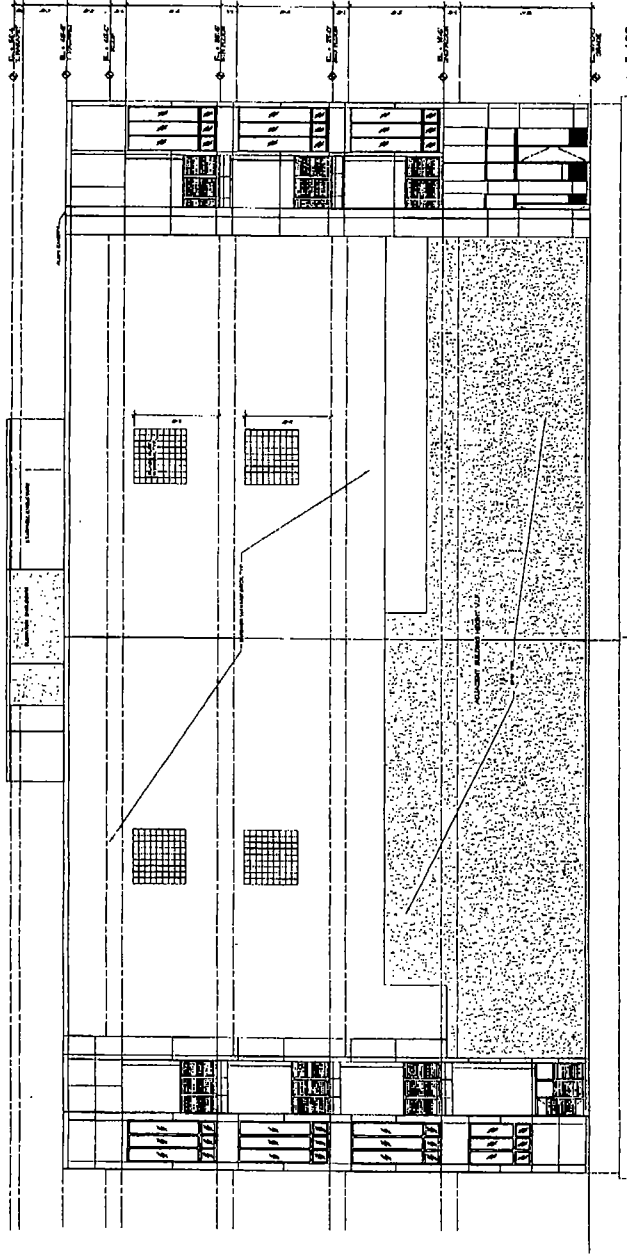
The drawing set includes the following components:

- Elevations:**
  - SOUTH ELEVATION OPT. 6:** Shows the building's facade with window patterns and material textures.
  - NORTHEAST ELEVATION OPT. 6:** Shows the building's facade from the northeast perspective.
- Sections:**
  - TYP. BLDG SECT.:** A typical building section showing structural elements like columns, beams, and floor slabs.
  - TYP. LOT LINE BLDG SECT.:** A section showing the building's placement on a lot with lot lines and setbacks.
- Key Plan:** A site plan showing the building's footprint and orientation relative to Lincoln Ave and Chicago Ave.
- Scale:** A graphic scale bar is provided for reference.

OWNER TRIPURA REAL ESTATE 1000 N. WASHINGTON ST. CHICAGO, IL 60610	ARCHITECT LESLIE STOVING ARCHITECTS, L.L.C. 8310 N. ARTISAN AVE. CHICAGO, IL 60647 TEL: 773-336-3228 WWW.LESLIESTOVING.COM	DATE 05/20/2022	PROJECT NEW 4 STORY HOUSING FOR SPACE W/ ROOF DECK AND 7TH FLOOR BALCONY 3000 N. LINCOLN AVE. CHICAGO, IL 60657
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SOUTHEAST ELEVATION



KEY PLAN

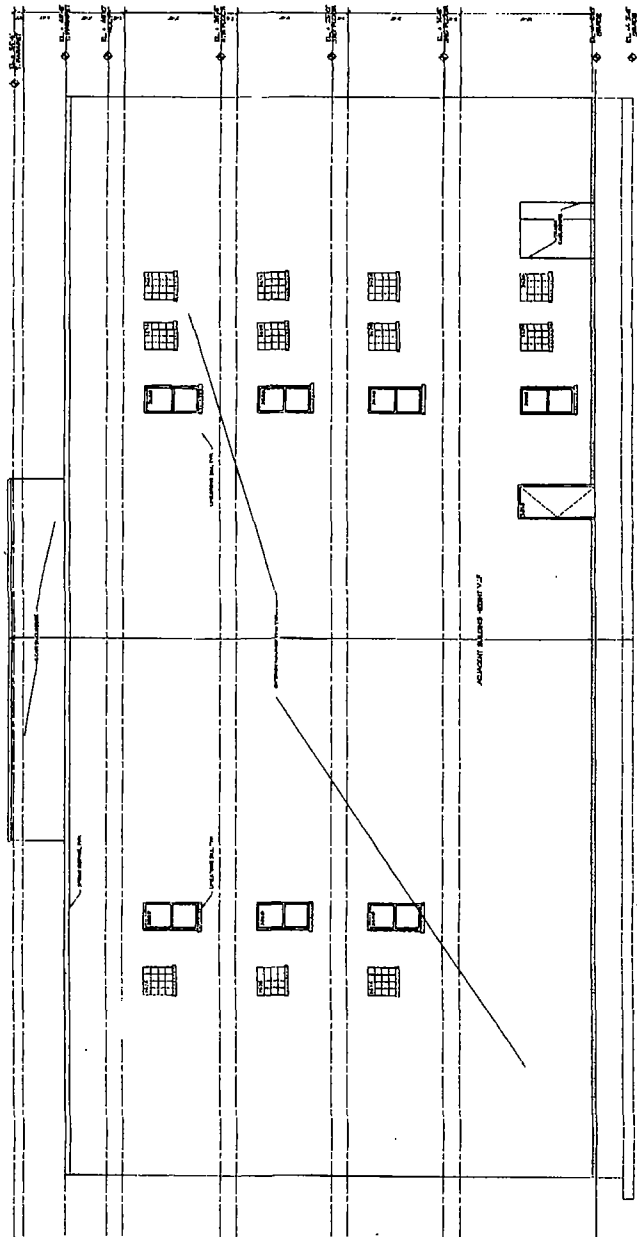


OWNER CHARLES BEAL ESTATE 7011 GRENDALE DRIVE CHICAGO, IL 60632		PROJECT NEW 2 STORY TOWN HOUSE FOR 7011 GRENDALE DRIVE SPACE W/ ROOF DECK & NO LANDING		DATE 10/11/11	
ARCHITECT LAZLO BENCIC ARCHITECTS, L.L.C. 6513 N. ARDEN AVE. CHICAGO, IL 60630 PHONE 773-386-2228 FAX 773-386-2229		REGISTERED ARCHITECT LAZLO BENCIC NO. 043-000000		SCALE AS NOTED	
PROJECT NO. 11-0000		SHEET NO. A-5		DATE 10/11/11	

A-5



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NORTHWEST ELEVATION



KEY PLAN



PROJECT: NEW 4 STORY MHA BLDG FOR 8 DU & 1000 SQ. FT. RETAIL SPACE IN SHOP BLDG & ATTACHED 2 CAR GARAGE DAN H. SHOOK, INC. CHICAGO, IL 60607		OWNER: TRISTAR REAL ESTATE GROUP INC. 1501 N. MICHIGAN ST. CHICAGO, IL 60610		DATE PLOTTED: 02/07/2013 PLOTTER: AIA SCALE: AS NOTED BY: [signature]		A-6	
NO.	DESCRIPTION	DATE	BY	APP. BY	REVISIONS		

LAZLO SZCZYPIC ARCHITECTS, L.L.C.  
6512 N. ANTIETAN AVE.  
CHICAGO, IL 60645  
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