City of Chicago

O2015-5311

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/29/2015
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 13-I at 4912-4916 N Lincoln Ave - App No. 18434T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18434 T1
INTRO DATE
JULY 29, 2015

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 B1-2 Neighborhood Shopping District symbols and indications as shown on Map No. 13-I in the area bounded by

The alley next southwest of and parallel to North Lincoln Avenue, a line 147.50 feet northwest of West Ainslie Street and perpendicular to North Lincoln Avenue, North Lincoln Avenue and a line 97.50 feet northwest of West Ainslie Street and perpendicular to North Lincoln Avenue to those of a B1-5 Neighborhood Shopping 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: 4912-4916 N Lincoln Avenue

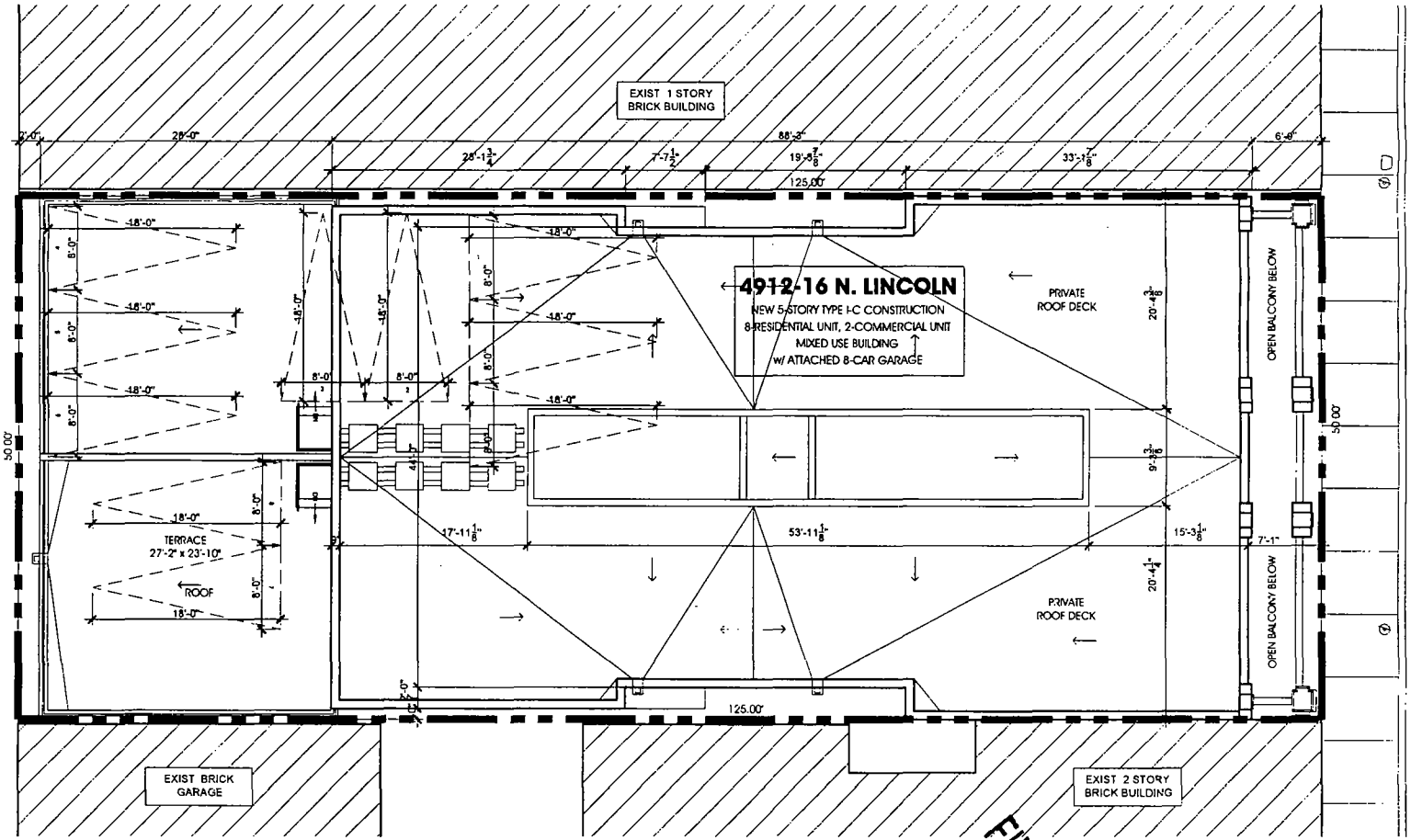
NARRATIVE-4912-4916 N Lincoln
B1-2 to B1-5

To construct a 5 story, 8 residential dwelling unit building with 8 parking spaces with two commercial spaces on the first floor. The commercial space will be a total of 2,040 square feet. The height of the building will be 68' – 10 3/4".

	B1-5
FAR	3.26
Lot Area	6,250 sq. ft/781 sq. ft per unit
Buildable Area	20,398 sq. ft.
No. of Units	8 residential dwelling units, 2 commercial units. Commercial space will be a total 2,040 square feet
Bldg Height	68' – 10 3/4"
Front Setback	0" – 0"
Rear Setback	30' – 0"
West Side Setback	0' – 0"
East Side Setback	0' – 0"
Parking	8 parking spaces

FINAL FOR PUBLICATION

16' ASPHALT PUBLIC ALLEY



N. LINCOLN AVE.
TWO-WAY TRAFFIC

FINAL FOR PUBLICATION

NORTH

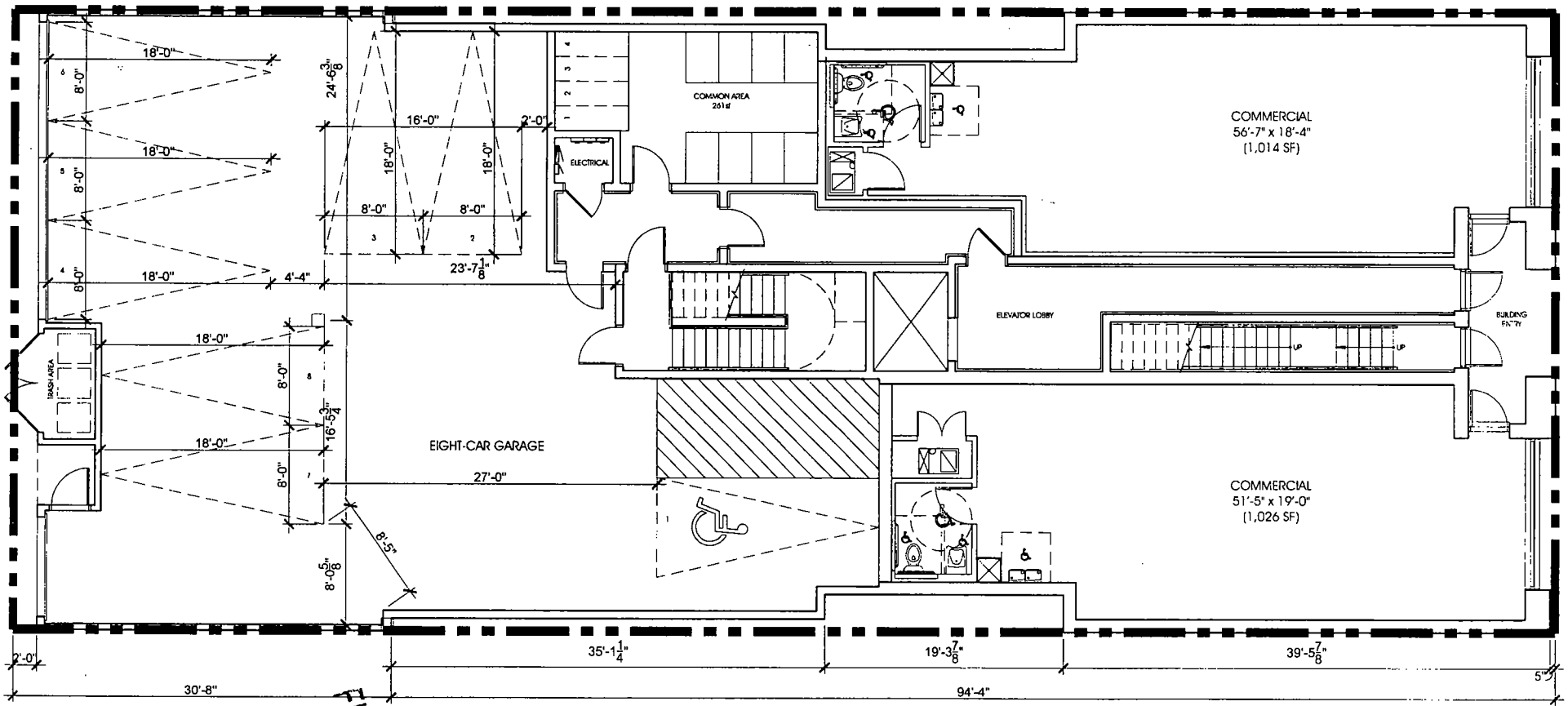
SITE PLAN

0 4' 8' 16'

4912-16 N LINCOLN AVE

CHICAGO, ILLINOIS 60625

JULY 20, 2015



NORTH

FIRST FLOOR PLAN

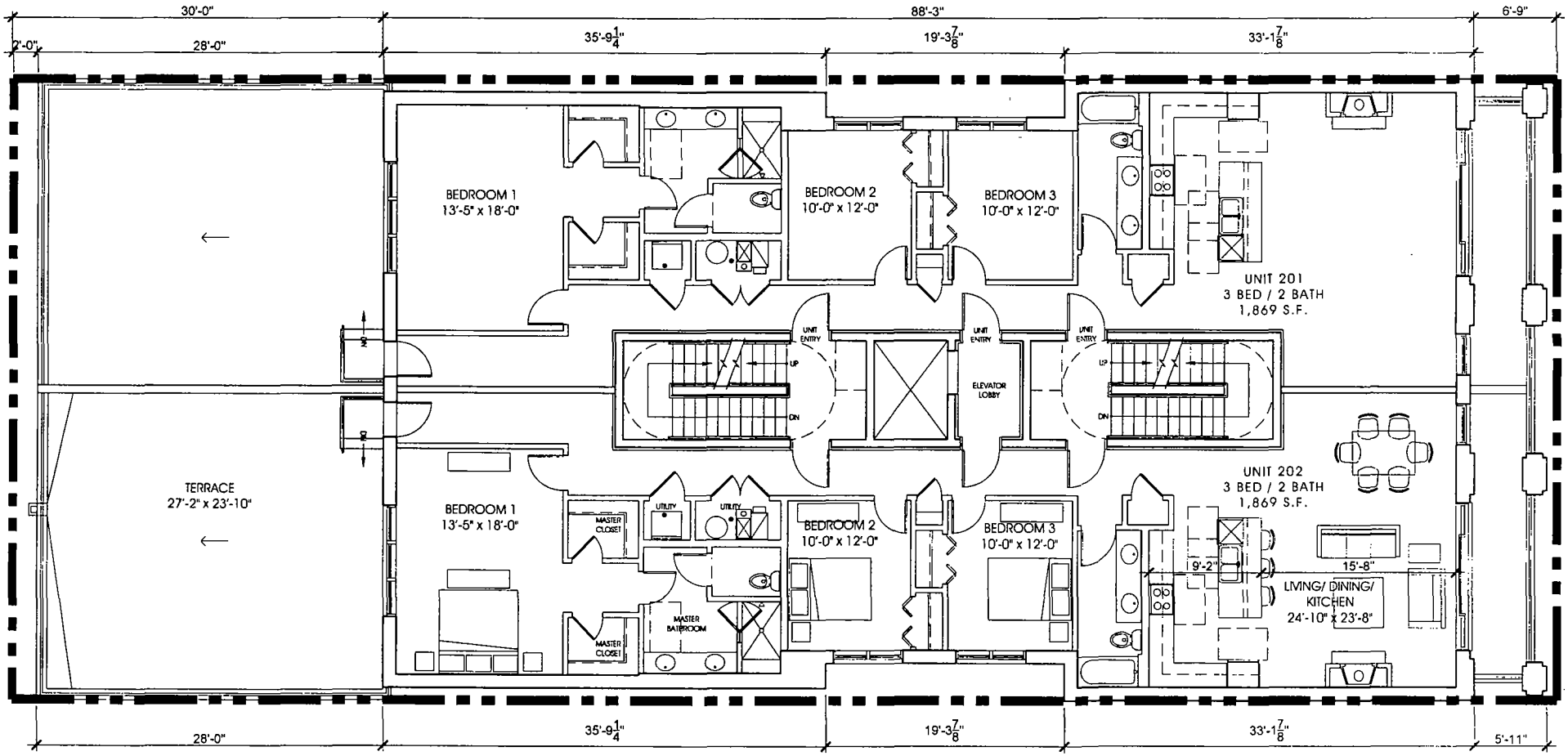
0 2' 4' 8' 16'

AREA GROSS: 5,832 SF
AREA FAR: 3,238 SF

4912-16 N LINCOLN AVE
CHICAGO, ILLINOIS 60625

JULY 20, 2015

FINAL FOR PUBLICATION



AREA GROSS: 5,614 SF
AREA FAR: 4,212 SF

NORTH

SECOND FLOOR PLAN

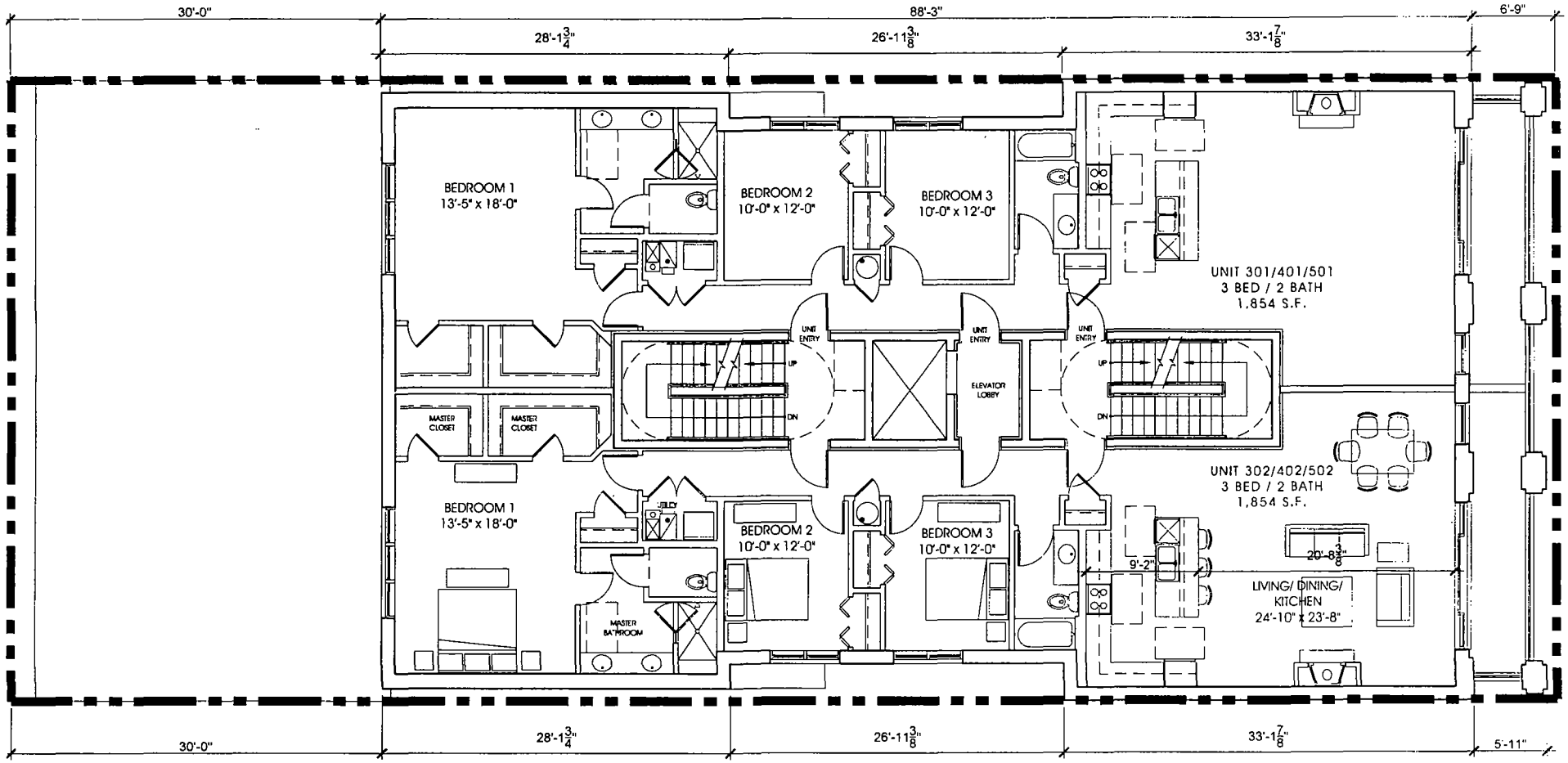
0 2' 4' 8' 16'

FINAL FOR PUBLICATION

4912-16 N LINCOLN AVE

CHICAGO, ILLINOIS 60625

JULY 20, 2015



AREA GROSS: 4,182 SF
AREA FAR: 4,182 SF

NORTH

THIRD-FIFTH FLOOR PLAN

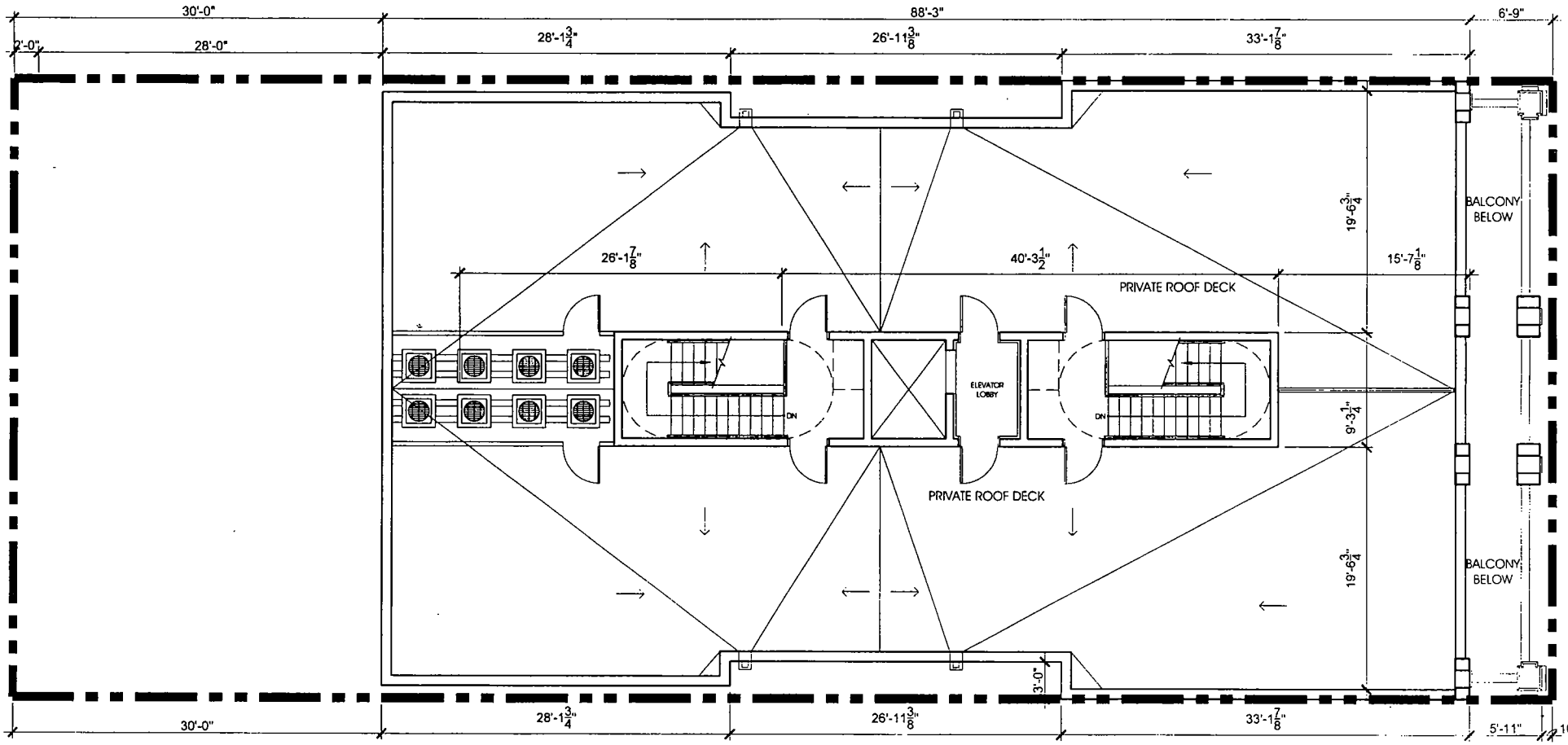
0 2' 4' 8' 16'

FINAL FOR PUBLICATION

JULY 20, 2015

4912-16 N LINCOLN AVE

CHICAGO, ILLINOIS 60625



NORTH

ROOF DECK AND PENTHOUSE PLAN

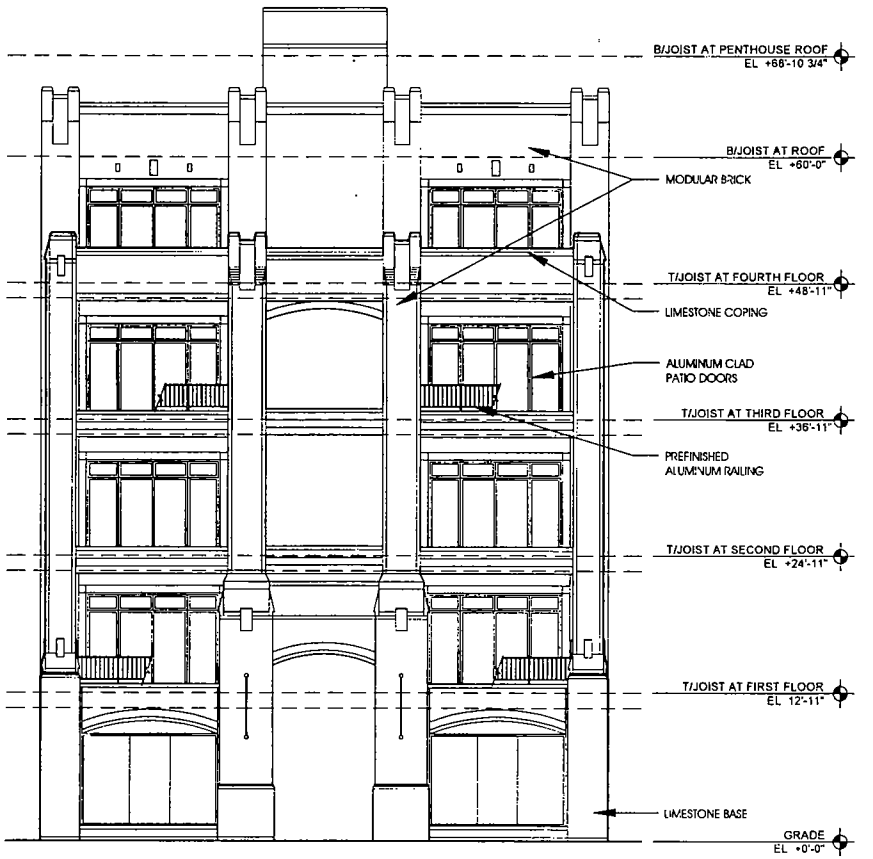
0 2' 4' 8' 16'

AREA GROSS: 402 SF
AREA FAR: 402 SF

FINAL FOR PUBLICATION

JULY 20, 2015

4912-16 N LINCOLN AVE
CHICAGO, ILLINOIS 60625



EAST ELEVATION

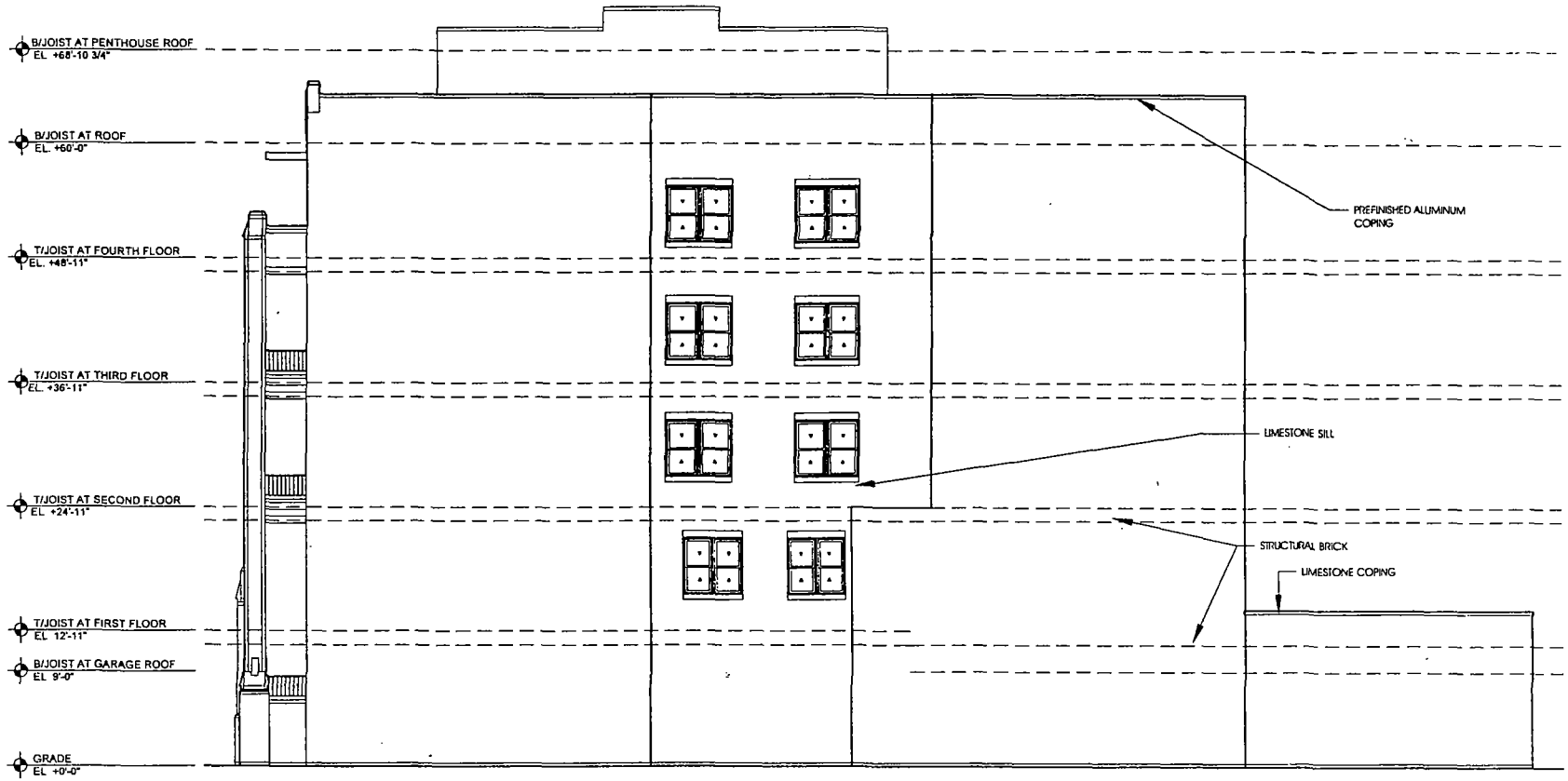
0 4' 8' 16'

FINAL FOR PUBLICATION

JULY 20, 2015

4912-16 N LINCOLN AVE

CHICAGO, ILLINOIS 60625



NORTH ELEVATION

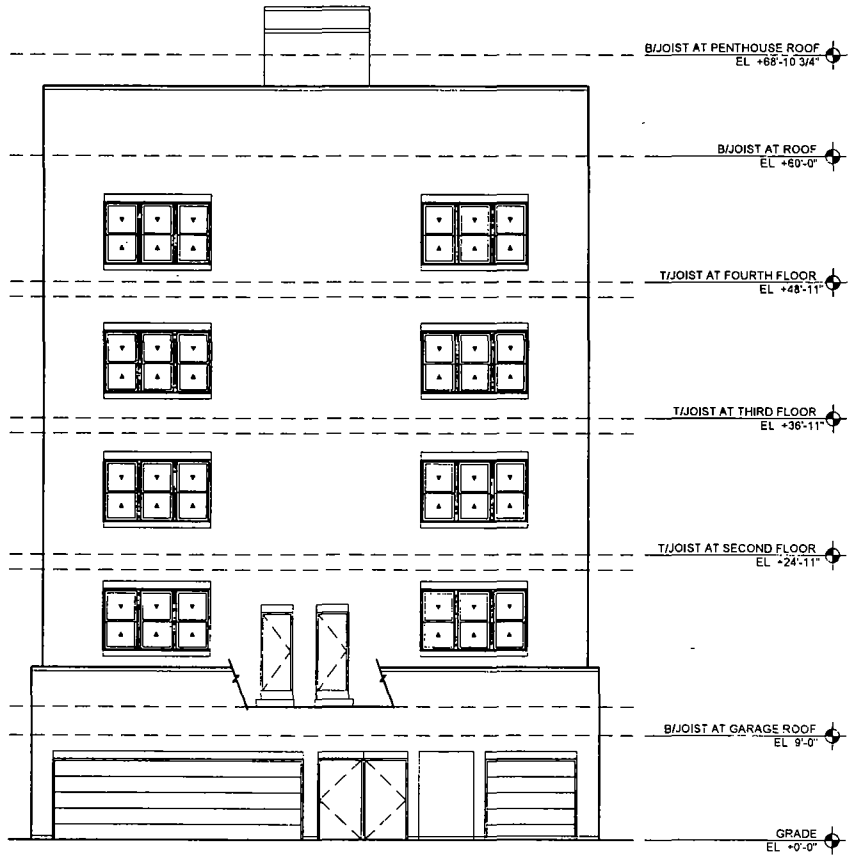
0 4' 8' 16'

4912-16 N LINCOLN AVE

CHICAGO, ILLINOIS 60625

JULY 20, 2015

FINAL FOR PUBLICATION



WEST ELEVATION

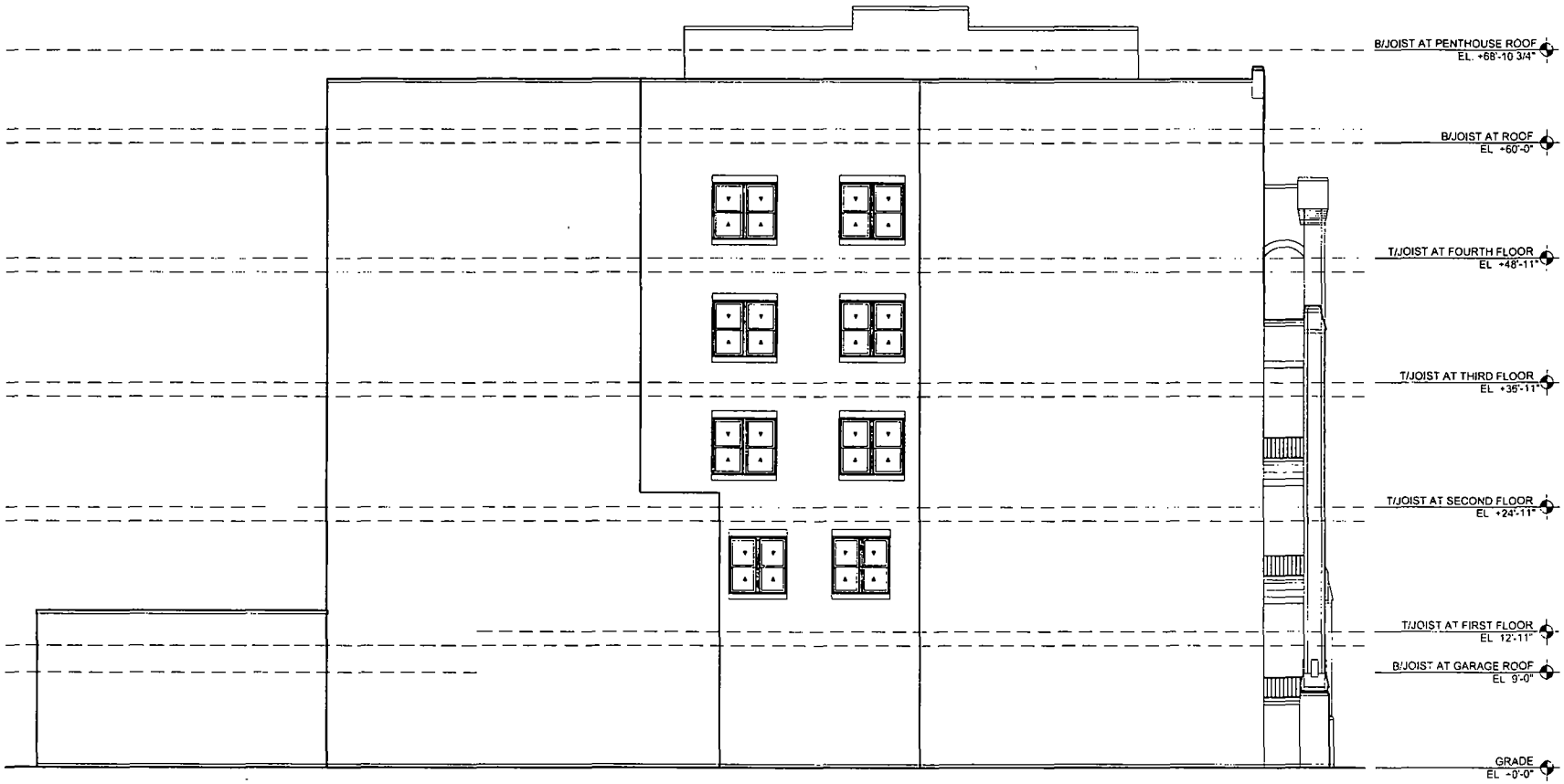
0 4' 8' 16'

FINAL FOR PUBLICATION

JULY 20, 2015

4912-16 N LINCOLN AVE

CHICAGO, ILLINOIS 60625



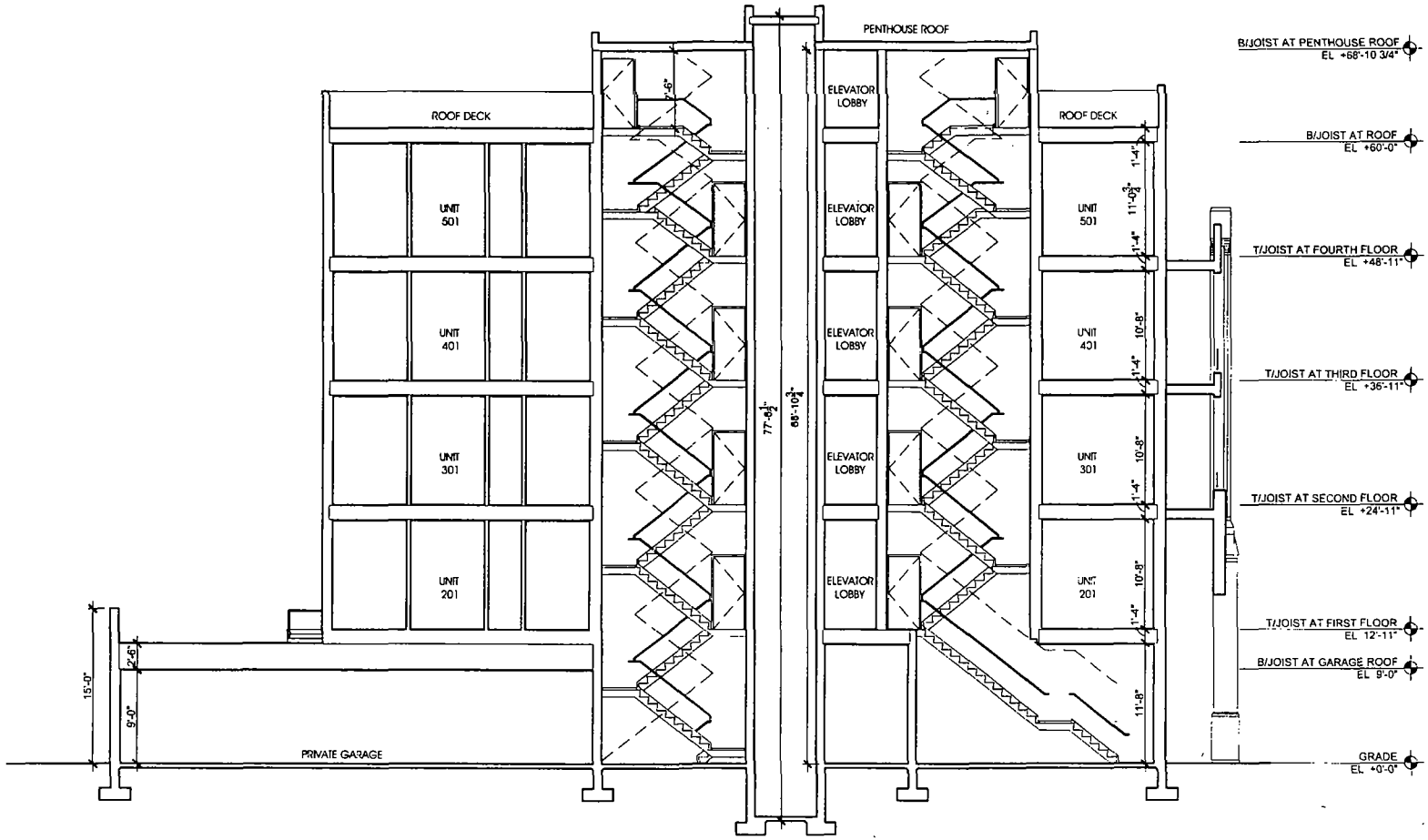
FINAL FOR PUBLICATION

SOUTH ELEVATION

0 4' 8' 16'

4912-16 N LINCOLN AVE
CHICAGO, ILLINOIS 60625

JULY 20, 2015



FINAL FOR PUBLICATION

BUILDING SECTION

0 4' 8' 16'

4912-16 N LINCOLN AVE

CHICAGO, ILLINOIS 60625

JULY 20, 2015