



City of Chicago



O2018-3235

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/18/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 11-H at 4024 N Lincoln Ave - 19630T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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

The alley next Southwest of and parallel to North Lincoln Avenue; a line perpendicular to North Lincoln Avenue 20 feet Southeast of the intersection of West Cuyler Avenue and North Lincoln Avenue; North Lincoln Avenue; a line perpendicular to North Lincoln Avenue 95 feet Southeast of the intersection of West Cuyler Avenue and North Lincoln Avenue.

to those of a B1-3 Neighborhood Shopping District.

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

Common Address of Property: 4024 North Lincoln Avenue

FINAL FOR PUBLICATION

NARRATIVE AND PLANS

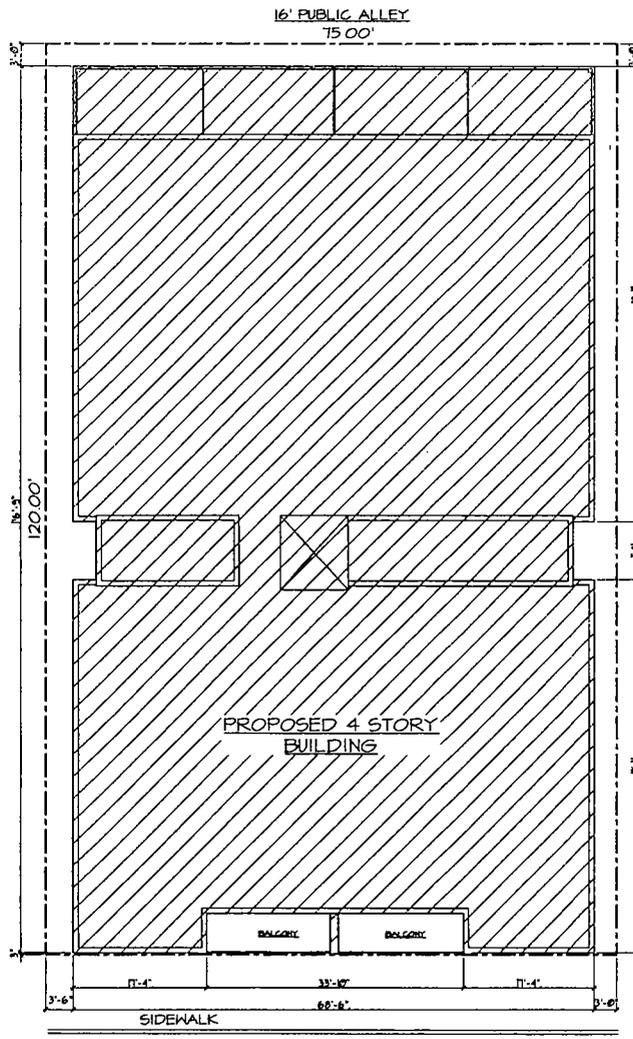
4024 NORTH LINCOLN AVENUE

Zoning Change from B1-1 to B1-3

The applicant seeks to construct a new 4 story mixed use building with commercial on the ground floor, 12 residential units on floors 2 through 4 with 12 interior parking spaces and the building will be 42 feet high.

FAR	2.94
Lot Area	9,000 Square Feet
Building Area	26,460 Square Feet
Building Height	42 Feet 0 Inches
Front Setback	0 Feet
Rear Setback	3 Feet
Rear Setback	12 Feet at 2 nd -4 th flrs.
North side Setback	3 Feet 6 Inches
South side Setback	3 Feet
Parking	12 Spaces

FINAL FOR PUBLICATION



N. LINCOLN AVE.

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

FINAL FOR PUBLICATION

DATE: 5 APR 18

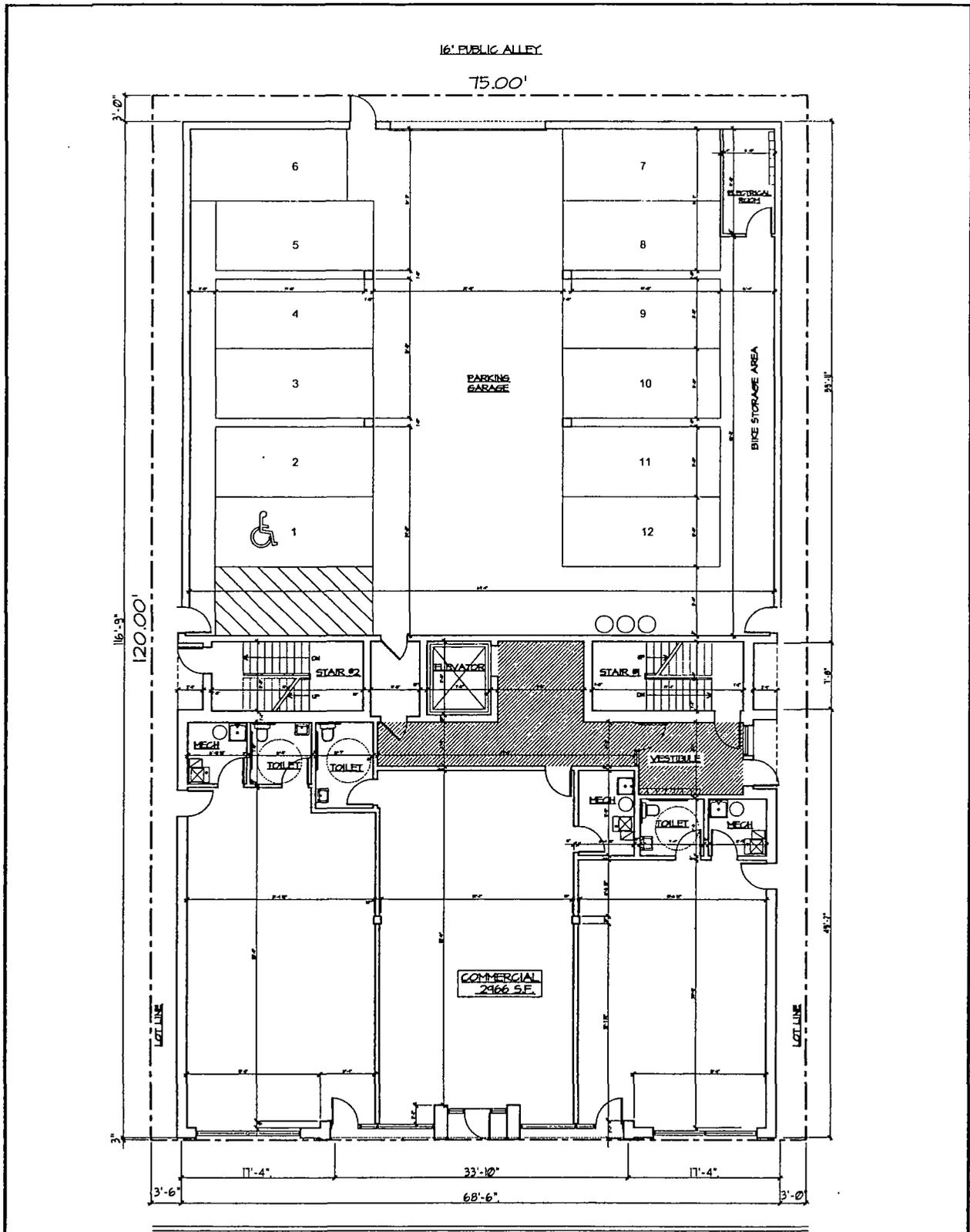


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PROPOSED 12 D.U. BLDG
4024 N. LINCOLN AVE.
CHICAGO, ILLINOIS

DATE:	18 OCT 17	SHEET
DATE:	5 OCT 17	
JOB NO.:	17-204	
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N. LINCOLN AVE.

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1ST FLOOR PLAN 
SCALE: 3/32"=1'-0"

DATE: 5 APR 18

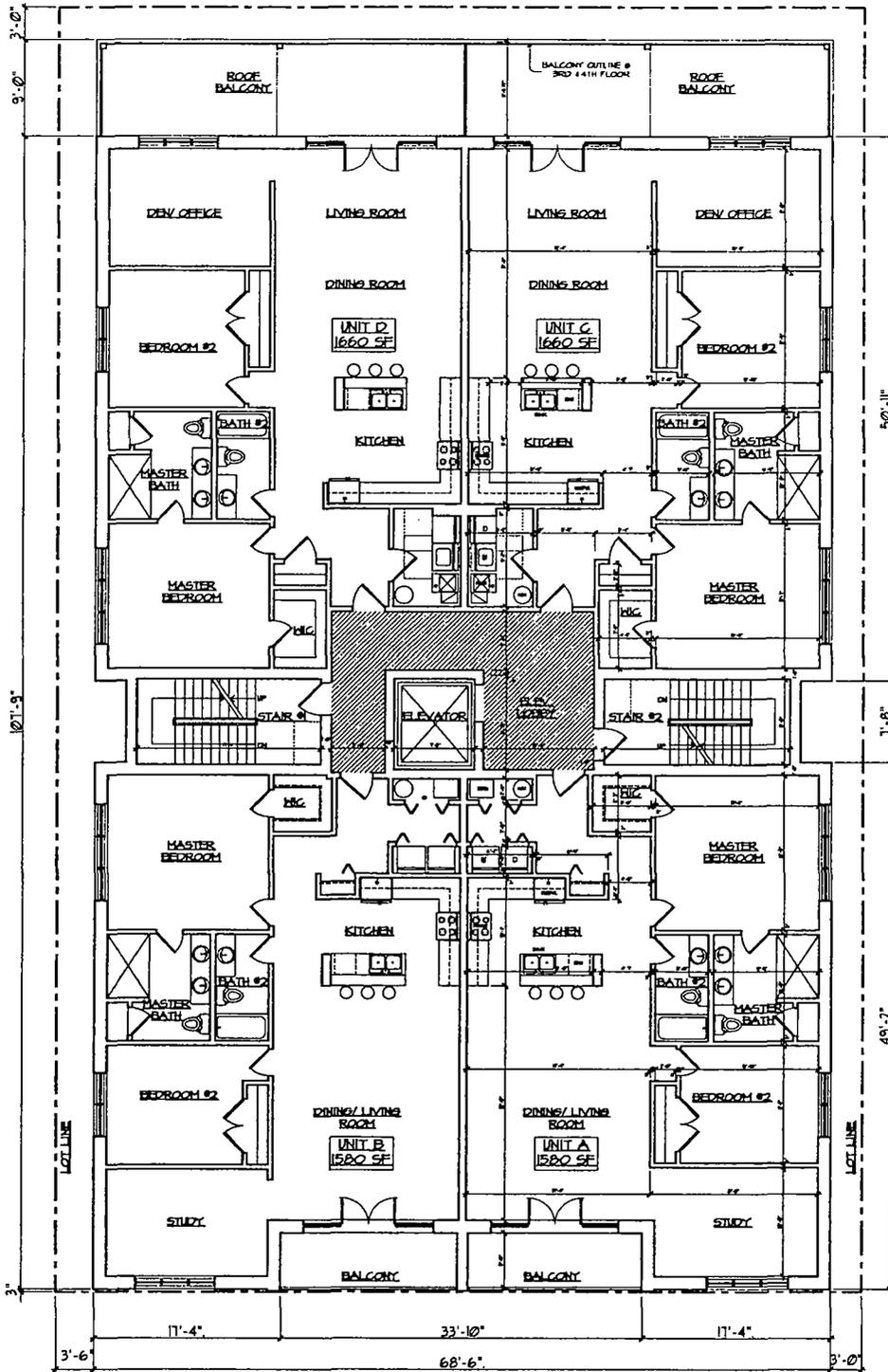


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PROPOSED 12 D.U. BLDG.
4024 N. LINCOLN AVE.
CHICAGO, ILLINOIS

DATE: 18 OCT 17
DATE: 9 OCT 17
JOB NO. 17-2024
DRAWN: YK/BS
CHKD: OS

SHEET:
A-2



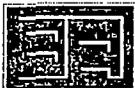
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2ND FLOOR PLAN

SCALE 3/32"=1'-0"
3RD & 4TH FLOOR SIMILAR



DATE: 5 APR 18



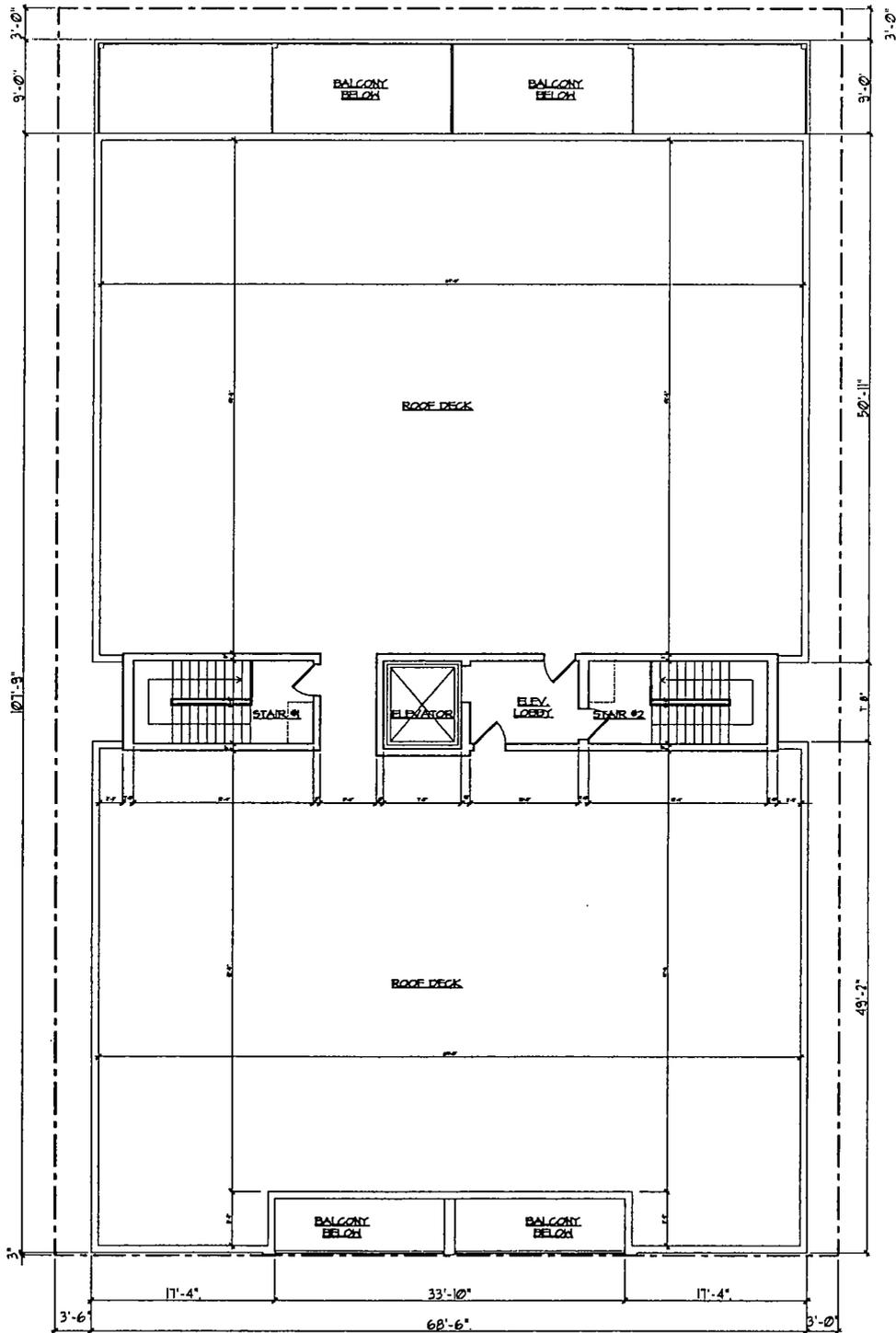
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PROPOSED 12 D.U. BLDG
4024 N. LINCOLN AVE.
CHICAGO, ILLINOIS

DATE:	18 OCT 17	SHEET:
DATE:	3 OCT 17	
JOB NO.	17-004	
DRAWN	YK/LS	
CHECKED:	CS	

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ROOF PLAN
SCALE 3/32"=1'-0"



DATE: 5 APR 18



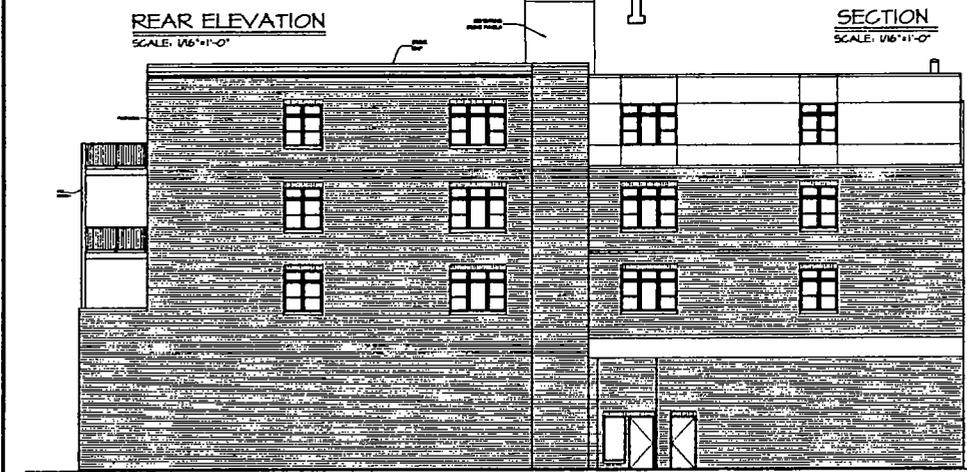
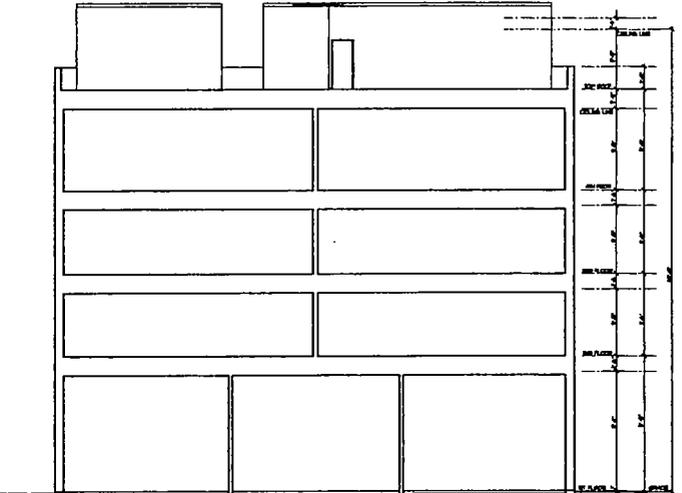
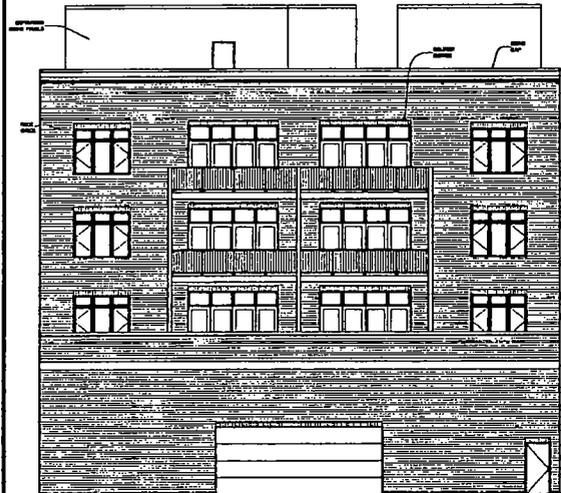
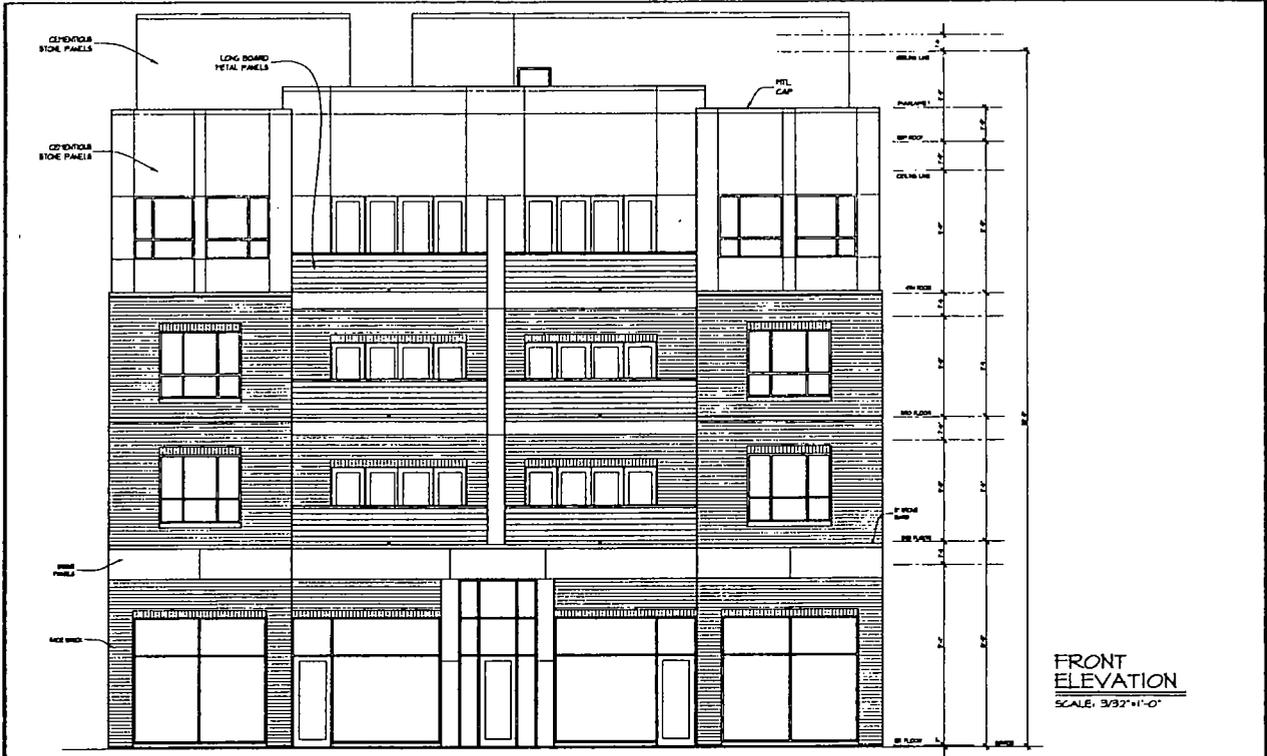
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PROPOSED 12 D.U. BLDG
4024 N. LINCOLN AVE.
CHICAGO, ILLINOIS

DATE:	10 OCT 17	SHEET:
DATE:	5 OCT 17	
JOB NO.	17-004	
DRAWN	TK/LS	
CHECKED	OS	

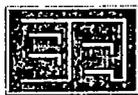
A-4



FINAL FOR PUBLICATION

LEFT SIDE
ELEVATION
RIGHT SIDE SIMILAR
SCALE: 1/16"=1'-0"

DATE: 5 APR 18



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PROPOSED 12 D.U. BLDG.
4024 N. LINCOLN AVE.
CHICAGO, ILLINOIS

DATE: 18 OCT 11
DATE: 5 OCT 11
JOB NO: 11-004
DRAWN: TK/AB
CHECKED: DB

SHEET
A-5