



City of Chicago



O2017-147

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/25/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-H at 3901-3903 N Lincoln Ave - App No. 19097T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#1909771
INTRO DATE
01-25-17

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 B3-2 Community Shopping District symbols and indications as shown on Map No.9-H in the area bounded by

beginning at the alley next west of and parallel to North Wolcott Avenue; West Byron Street; North Lincoln Avenue; and a line 40 feet northwest of the intersection of West Byron Street and North Lincoln Avenue as measured at the easterly right-of-way of North Lincoln Avenue and perpendicular thereto (which is a point 87.51 feet north of West Byron Street at the west right-of-way line of the alley next west of and parallel to North Wolcott Avenue) ToB,

to those of a B3-3 Community 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 addresses of property: 3901-03 North Lincoln Avenue

1909771

17-13-0303-C (1) Narrative Zoning Analysis
3901-03 North Lincoln Avenue, Chicago, Illinois

Proposed Zoning: B3-3 Community Shopping District

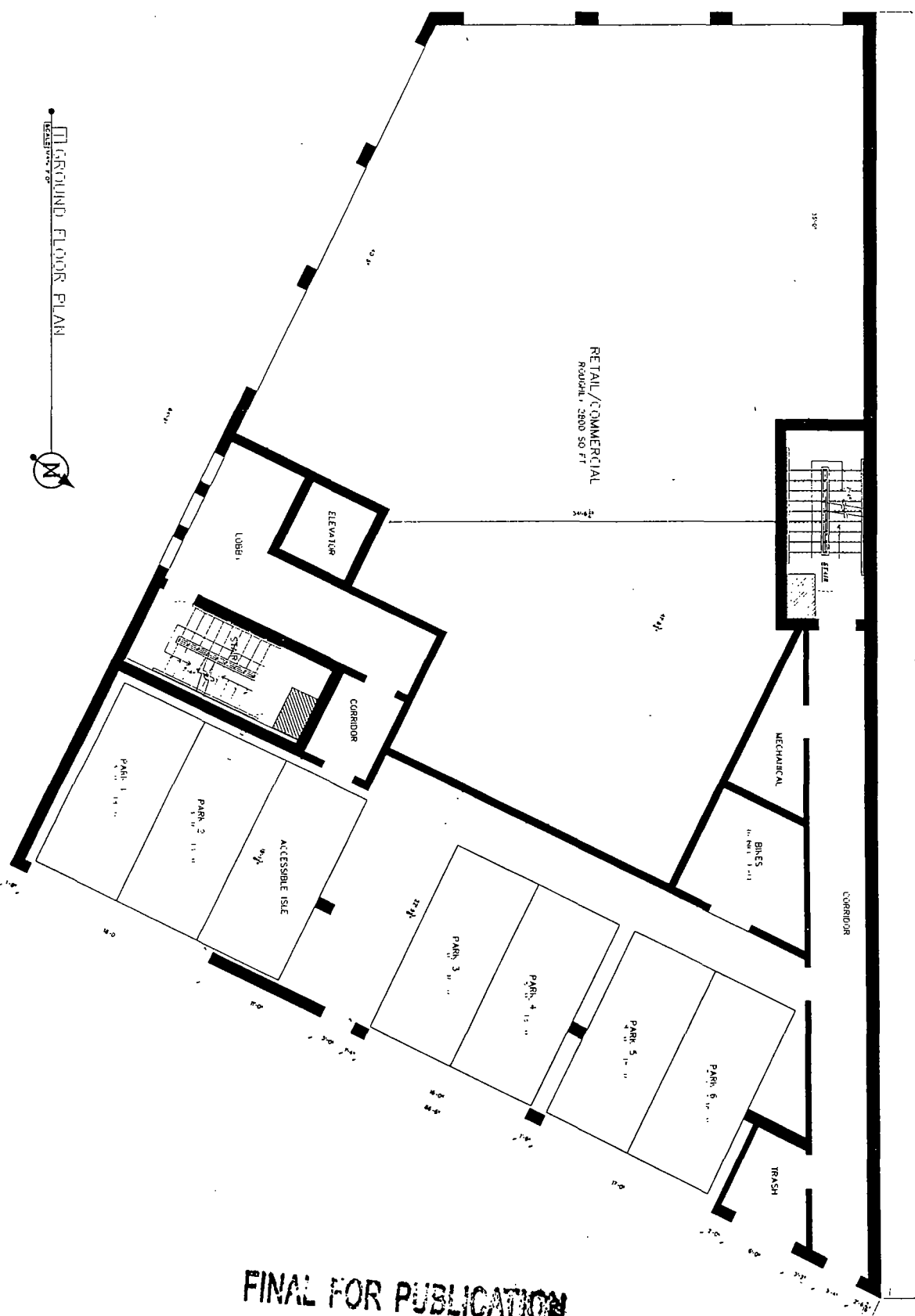
Lot Area: 6,141.8 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the renovation and expansion of the existing three-story mixed-use building – into a four-story mixed-use building. The proposal calls for the erection of a one-story vertical addition and a four-story rear addition. Upon completion, the newly renovated and expanded building will contain commercial/retail space at grade level and twelve (12) dwelling units - above (Floors 2 thru 4). The newly renovated and expanded building will be masonry and glass in construction and measure 44 feet-4 inches in height. Due to its close proximity to the CTA – Elevated Train Stations, the Applicant is proposing to permit the proposal, pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be onsite parking for six (6) vehicles, located at grade level - off the Public Alley, at the rear of the property.

- (A) The Project’s Floor Area Ratio: 20,179 square feet (3.3 FAR)
**The Applicant is providing at least 50% of its required ARO units within the proposed building, and therefore, is seeking an FAR increase up to 3.5, pursuant to the TOD Ordinance.*
- (B) The Project’s Density (Lot Area Per Dwelling Unit):
12 dwelling units (1,023.6 square feet)
- (C) The amount of off-street parking: 6 parking spaces; at least 24 bicycle parking spaces
**The Applicant is seeking a 50% reduction in the amount of required parking, from 12 spaces to 6 spaces, pursuant to the TOD Ordinance.*
- (D) Setbacks:
 - a. Front Setback: 0 feet-0 inches
 - b. Rear Setback: 10 feet-7 inches
**The Applicant will seek a Variation for a reduction to the required rear setback, for all residential floors.*
 - c. Side Setbacks:
North: 0 feet-0 inches
South: 0 feet-0 inches
- (E) Building Height:
44 feet-4 inches

FINAL FOR PUBLICATION

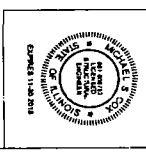
GROUND FLOOR PLAN



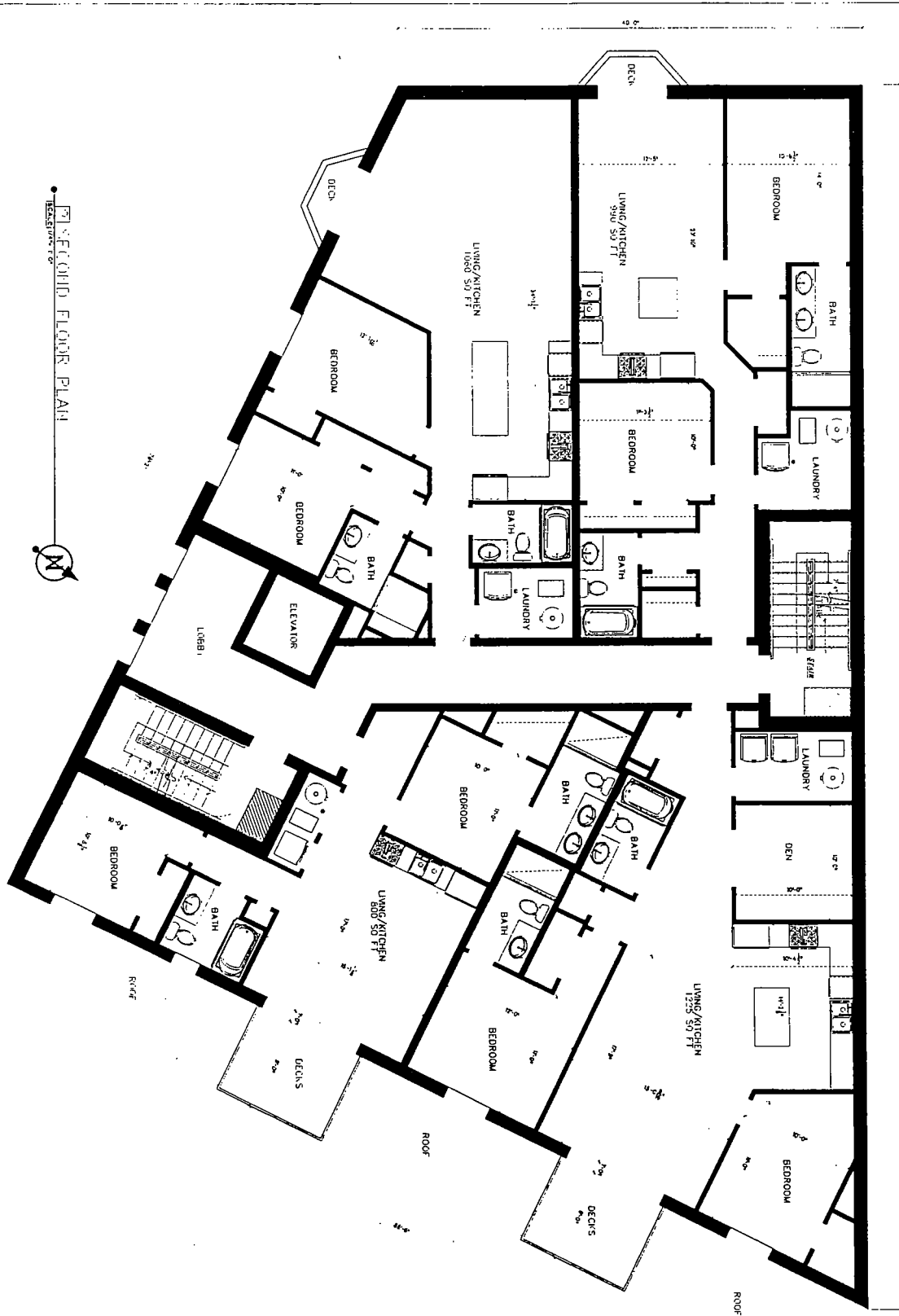
FINAL FOR PUBLICATION

PROJECT #	3901 NORTH LINCOLN AVE CHICAGO, IL
DATE	
SCALE	AS SHOWN
PROJECT #	AR-10

MC & Associates, LLC
 ARCHITECT
 3901 NORTH LINCOLN AVE
 CHICAGO, IL 60642



No.	Revised	Date	By	Checked



FINAL FOR PUBLICATION

		PROJECT # 3901 NORTH LINCOLN AVE. CHICAGO, IL
DATE 10/15/2019	SCALE AS SHOWN	PROJECT # 3901 NORTH LINCOLN AVE. CHICAGO, IL
MC & Associates, LLC 5015 W. MADISON CHICAGO, IL 60641		DATE 10/15/2019
PROJECT # 3901 NORTH LINCOLN AVE. CHICAGO, IL	DATE 10/15/2019	SCALE AS SHOWN

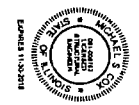
THIRD/FOURTH FLOOR PLAN



FINAL FOR PUBLICATION

PROJECT #	3901 NORTH LINCOLN AVE CHICAGO, IL
DATE	
SCALE	
DATE	12/20/10
PROJECT #	AR-12
DATE	
SCALE	
DATE	

MC & ASSOCIATES, LLC
 1115 N. WASHINGTON
 CHICAGO, IL 60610

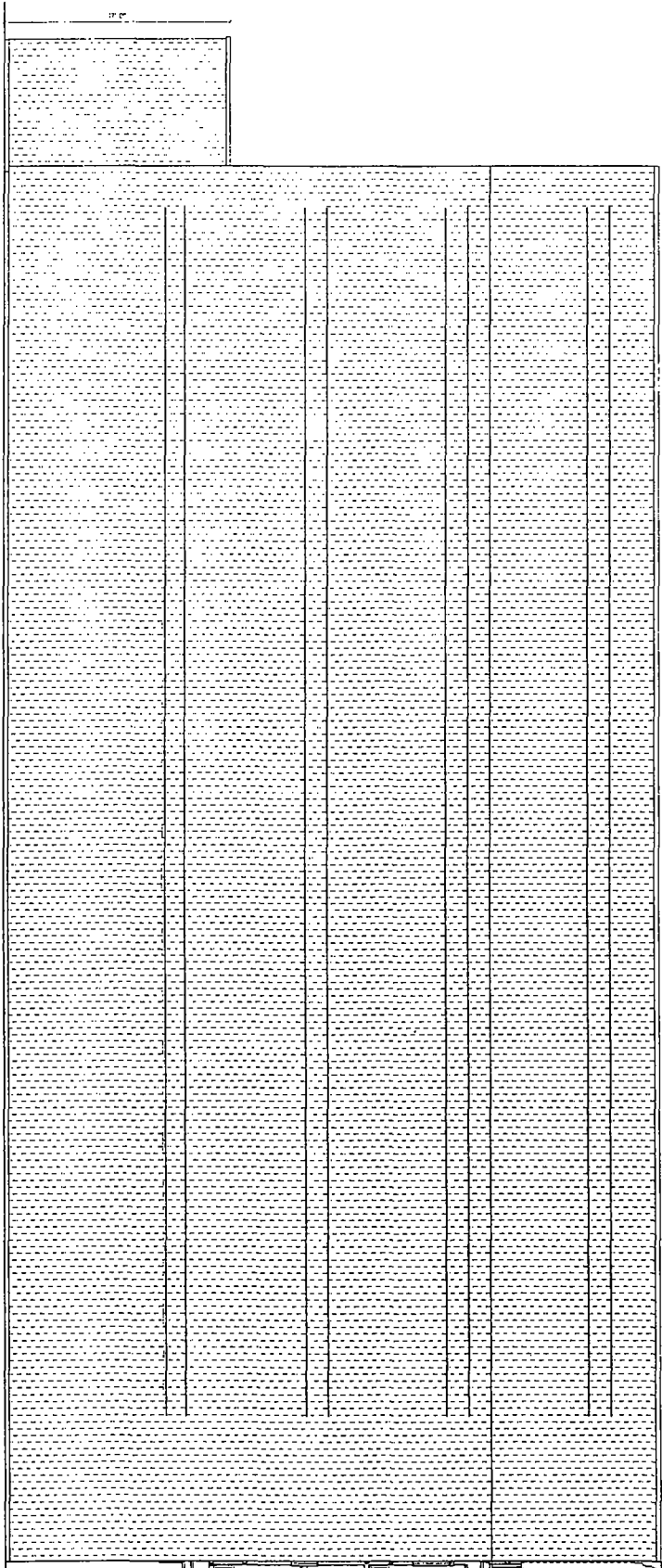


NO.	REVISION	DATE

TAGGED NOTES

NO.	DESCRIPTION OF ITEM
1	ALUMINUM COVER AND DOWNPOUT
2	3" x 6" STONE SLIC TYPICAL
3	STONE LOCATED GATES WITH IRON ENCLOSURE
4	SEAL TO ALLOW AIR CIRCULATION, PROVIDE INTERMEDIATE
5	ALUMINUM CORNICE
6	FROM ASSESS FOR DESIGN, 2011, PROJECT ACCESS FROM STAIRS, PROVIDE TRAILER ELEVATION
7	4" x 8" HIGH WOODEN PLANKET WALL WITH CORNICE
8	REMOVE AND RECONSTRUCT WITH STONE GRADE AND SET SECTION OF 4" x 8" HIGH WOODEN PLANKET WALL WITH CORNICE
9	4" x 8" HIGH WOODEN PLANKET WALL WITH CORNICE
10	4" x 8" HIGH WOODEN PLANKET WALL WITH CORNICE
11	UTILITY SLICE WATCH CORNICE TO PROTECT FACE BRICK
12	4" x 8" HIGH WOODEN PLANKET WALL WITH CORNICE
13	4" x 8" HIGH WOODEN PLANKET WALL WITH CORNICE
14	REMOVE AND RECONSTRUCT WITH STONE GRADE AND SET SECTION OF 4" x 8" HIGH WOODEN PLANKET WALL WITH CORNICE
15	REMOVE AND RECONSTRUCT WITH STONE GRADE AND SET SECTION OF 4" x 8" HIGH WOODEN PLANKET WALL WITH CORNICE

LEFT SIDE ELEVATION



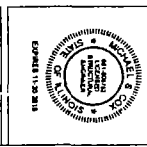
FINAL FOR PUBLICATION

PROJECT #	3901 NORTH LINCOLN AVE.
DATE	APR-15
SCALE	AS SHOWN

3901 NORTH LINCOLN AVE.
CHICAGO, IL 60612

MC & Associates, LLC
100 W. MADISON CHICAGO, IL 60602

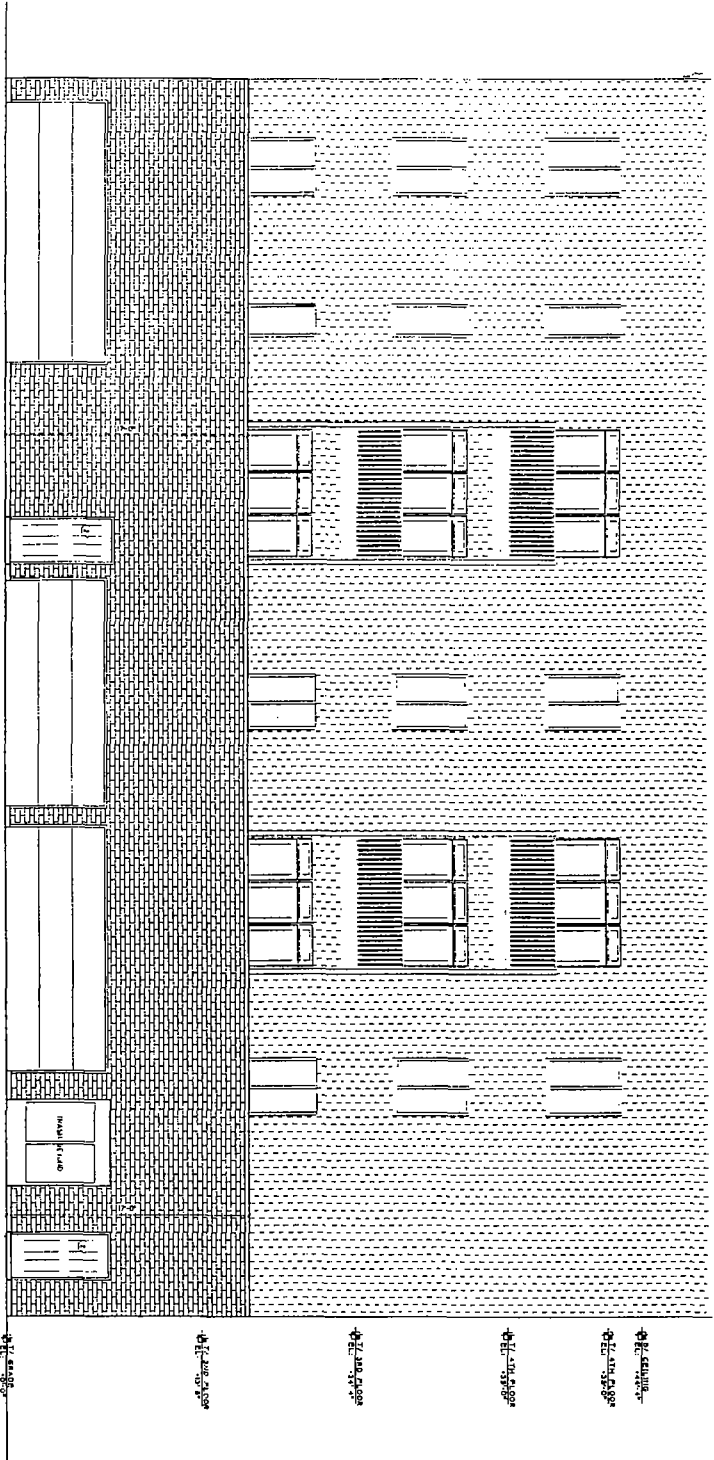
No.	Revised	Date
1		
2		
3		



APR 15 2011

TAGGED NOTES

NO.	DESCRIPTION OF ITEM
1	FOUNDATIONAL WORK AND CONCRETE
2	1" DIA. STONE SILL CRACK
3	GRADE LOCABLE LAYER FOR TRASH ENCLASURE
4	VEIL TO ALLOW AIR CIRCULATION PROVIDE SCREENING
5	* ALUMINUM CORNER
6	ROOF SYSTEM FOR MECHANICAL ROOM, PROVIDE ACCESS FROM EXISTING STAIR AND ELEVATOR
7	* 1" DIA. VERTICAL REINFORCING WALL WITH CORNER
8	REMOVE AND RECONSTRUCT WALL TO RECONSTRUCT AND SET SECTION OF FINISH
9	* 1" DIA. VERTICAL REINFORCING WITH TIGHT FORCE
10	* UNIT CONCRETE FOUNDATION EXPANSION
11	* UTILITY BRICK LATCH CATCH TO PROVIDE FACE BRICK
12	* STONE CORNER RAKE AND CORNER ALL JOINTS
13	* FACE BRICK AND TOWER RE ADJUST ELEVATION
14	* ANOTHER CORNER MATCHWORK
15	* ANOTHER CORNER MATCHWORK
16	* ANOTHER CORNER MATCHWORK
17	* ANOTHER CORNER MATCHWORK
18	* ANOTHER CORNER MATCHWORK



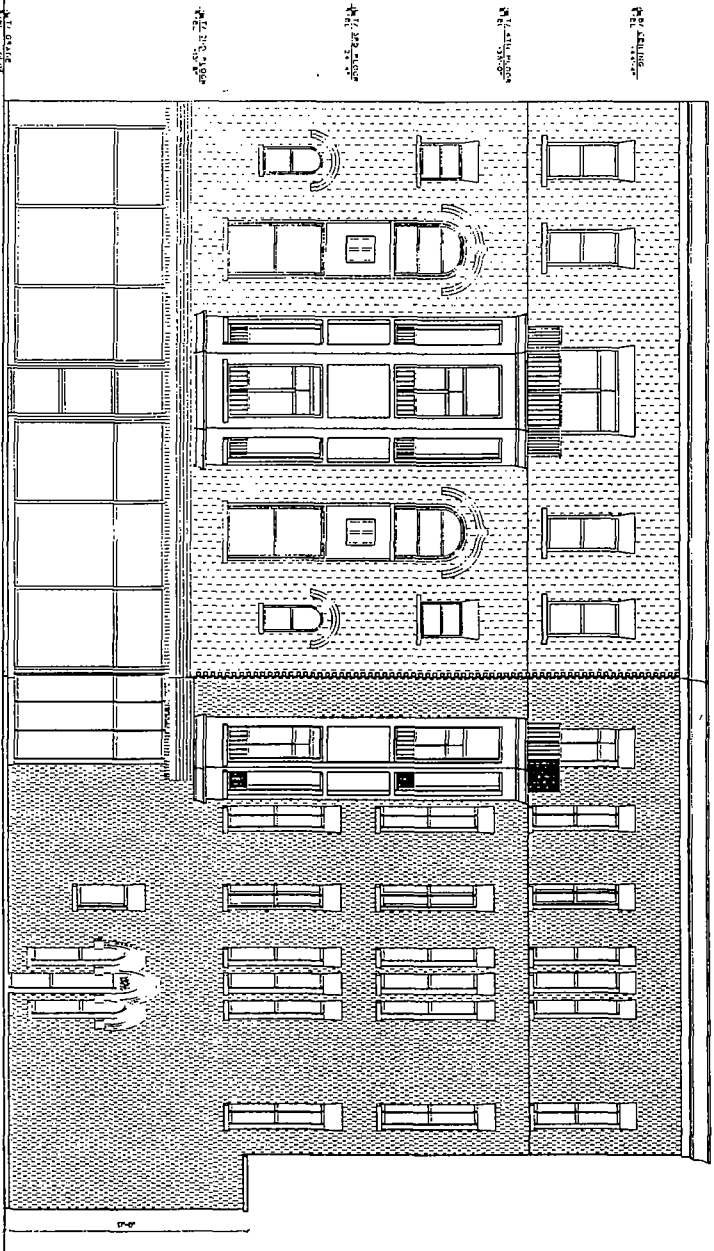
REAR ELEVATION

FINAL FOR PUBLICATION

		<p>M.C. & Associates, LLC 101 W. MADISON CHICAGO, IL 60601</p>	<p>Project # 3901 NORTH LINCOLN AVE. CHICAGO, IL</p>	<p>Product # AR-16</p>
<p>No.</p>	<p>Revised</p>	<p>Date</p>	<p>By</p>	<p>Checked</p>

TAILED NOTES

MARK	DESCRIPTION OF ITEM
1	ALUMINUM SCREWS AND DOWNSCREW
2	3/4" X 1/2" STONE SILL FINISH
3	GRANITE LECTERIE GATES FOR TRAVEL ENCLAVE
4	1/2" X 1/2" X 1/2" ALUMINUM ANGLE WITH ANGLE SCREWS
5	4" ALUMINUM CORNICE
6	1/2" X 1/2" X 1/2" ALUMINUM ANGLE WITH ANGLE SCREWS
7	1/2" X 1/2" X 1/2" ALUMINUM ANGLE WITH ANGLE SCREWS
8	1/2" X 1/2" X 1/2" ALUMINUM ANGLE WITH ANGLE SCREWS
9	1/2" X 1/2" X 1/2" ALUMINUM ANGLE WITH ANGLE SCREWS
10	1/2" X 1/2" X 1/2" ALUMINUM ANGLE WITH ANGLE SCREWS
11	1/2" X 1/2" X 1/2" ALUMINUM ANGLE WITH ANGLE SCREWS
12	1/2" X 1/2" X 1/2" ALUMINUM ANGLE WITH ANGLE SCREWS
13	1/2" X 1/2" X 1/2" ALUMINUM ANGLE WITH ANGLE SCREWS
14	1/2" X 1/2" X 1/2" ALUMINUM ANGLE WITH ANGLE SCREWS
15	1/2" X 1/2" X 1/2" ALUMINUM ANGLE WITH ANGLE SCREWS
16	1/2" X 1/2" X 1/2" ALUMINUM ANGLE WITH ANGLE SCREWS



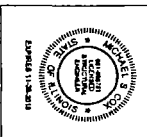
LINCOLN FACADING FRONT ELEVATION

FINAL FOR PUBLICATION

PROJECT #	0000000000
DATE	00/00/00
SCALE	AS SHOWN
ARCHITECT	AP-17

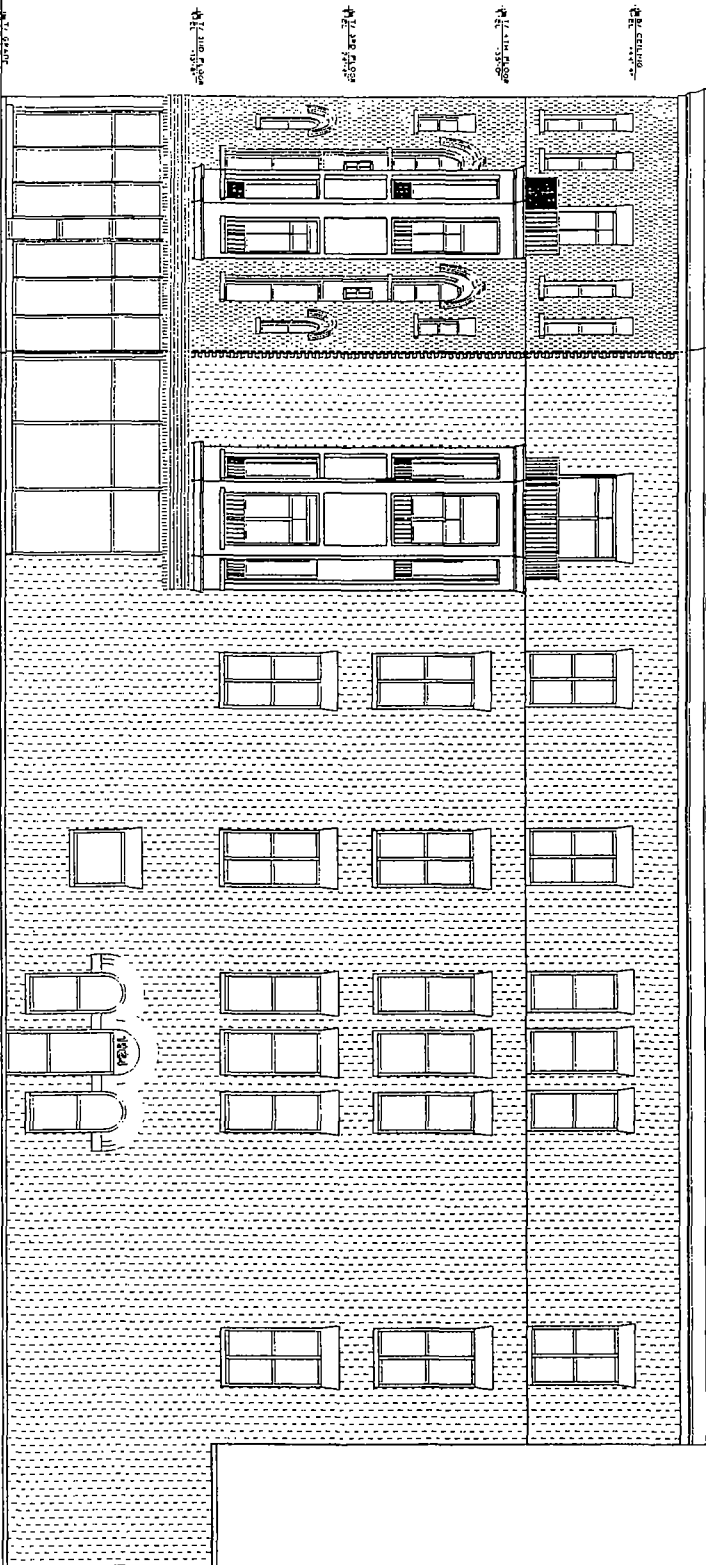
3901 NORTH
LINCOLN AVE
CHICAGO, IL

MC & Associates,
LLC



TAGGED NOTES

NUMBER	DESCRIPTION OF ITEM
1	REMOVE EXISTING AND DEMOLISH
2	1" POLY STYRENE INSULATION
3	REMOVE EXISTING LATHES FOR BRICK ENCASEMENT
4	REMOVE EXISTING BRICK ENCASEMENT
5	REMOVE EXISTING CONCRETE
6	REMOVE EXISTING 4" POLY STYRENE INSULATION
7	REMOVE EXISTING 1" POLY STYRENE INSULATION
8	REMOVE EXISTING 1" POLY STYRENE INSULATION
9	REMOVE EXISTING 1" POLY STYRENE INSULATION
10	REMOVE EXISTING 1" POLY STYRENE INSULATION
11	REMOVE EXISTING 1" POLY STYRENE INSULATION
12	REMOVE EXISTING 1" POLY STYRENE INSULATION
13	REMOVE EXISTING 1" POLY STYRENE INSULATION
14	REMOVE EXISTING 1" POLY STYRENE INSULATION
15	REMOVE EXISTING 1" POLY STYRENE INSULATION
16	REMOVE EXISTING 1" POLY STYRENE INSULATION



BRICK FACING RIGHT ELEVATION

FINAL FOR PUBLICATION

PROJECT
 3901 NORTH
 LINCOLN AVE.
 CHICAGO, IL 60612

CLIENT
 MC & Associates, LLC
 100 N. LAUREL
 SUITE 210
 CHICAGO, IL 60610

DATE
 11/20/18

SCALE
 1/8" = 1'-0"

PROJECT #
 AF-18

