



City of Chicago



O2022-3423

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/26/2022
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 13-I at 5113-5115 N Lincoln Ave - App No. 21187T1
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 the current B3-1, Community Shopping District symbols and indications as shown on Map No. 13-1 in the area bounded by:

A line 64.9 feet south of West Winona Street; the public alley next east of and parallel to North Lincoln Avenue; a line 114.9 feet south of West Winona Street; and North Lincoln Avenue

to those of a B2-3, Neighborhood Mixed-Use District.

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

Address: 5113-15 North Lincoln Avenue

NARRATIVE AND PLANS
TYPE 1 Rezoning Attachment
5113-15 North Lincoln Avenue

The Project

LINCOLN 5113 LLC (the "Applicant"), proposes to rezone the property to demolish existing improvements and allow construction of a new four-story building with 2,200 square feet of ground floor commercial space, nine residential units above ground floor, five bicycle spaces, and an attached garage with nine parking spaces. The proposed height of the building is 46'-6".

To allow the proposed project, the Applicant seeks a change in zoning classification for the subject property from a B3-1, Community Shopping District to a B2-3, Neighborhood Mixed-Use District. This change of zoning classification is being sought through the Type 1 rezoning process of section 17-13-0302-A of the Zoning Ordinance.

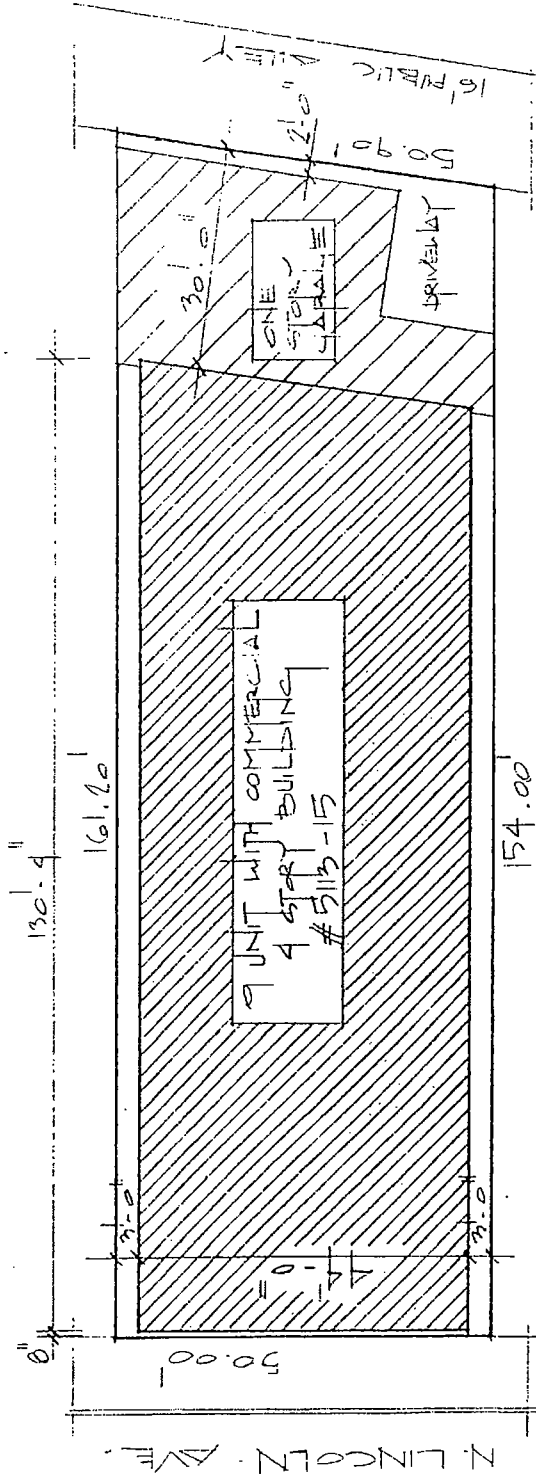
The following are the relevant bulk and density requirements for the proposed project:

Lot Area:	7,875 square feet
FAR:	2.50
Floor Area:	19,695 square feet
Height:	46 feet 6 inches
Bicycle Parking:	5
Automobile Parking:	9
Setbacks (existing):	Front (North Lincoln Avenue): 0.00 feet
	East Side: 0.00 feet
	West Side: 0.00 feet
	Rear (Alley): 0.00 feet

A set of plans is attached.

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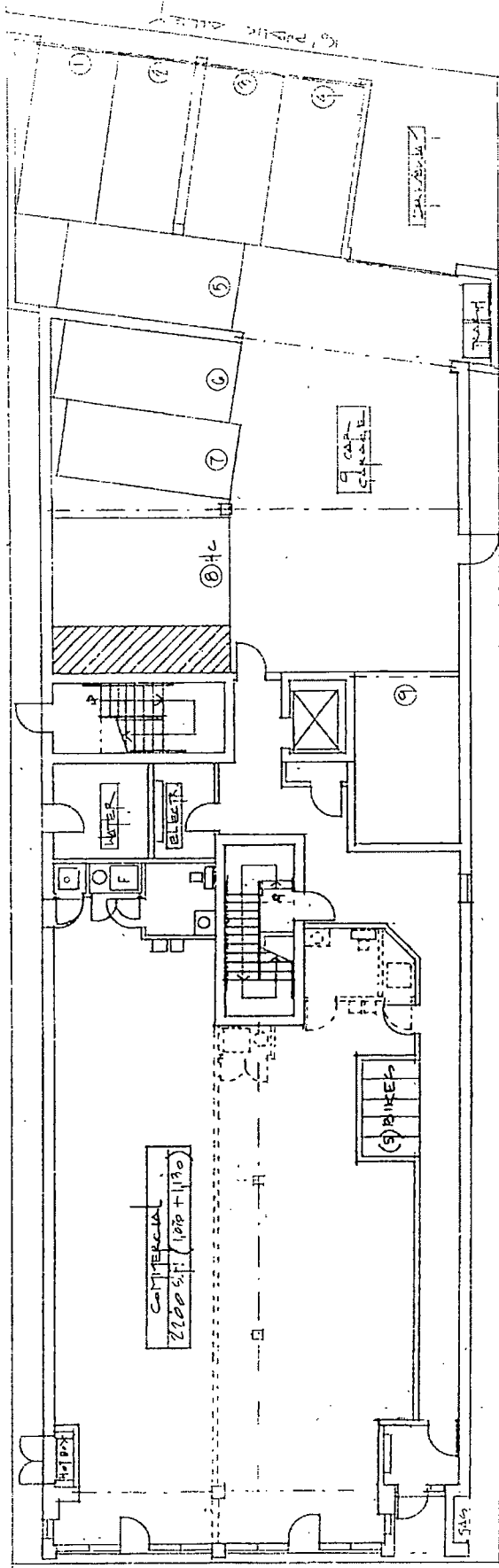


ZONING INFORMATION	
LOT AREA	7075 S.F.
F.A.R.	3.0
MAX. POSSIBLE	23,625 S.F.
1 ST FLOOR	3,750 S.F.
2 ND FLOOR	5,315 S.F.
3 RD FLOOR	5,315 S.F.
4 TH FLOOR	5,315 S.F.
TOTAL	19,695 S.F.

○ SITE PLAN
1/16" = 1'-0"

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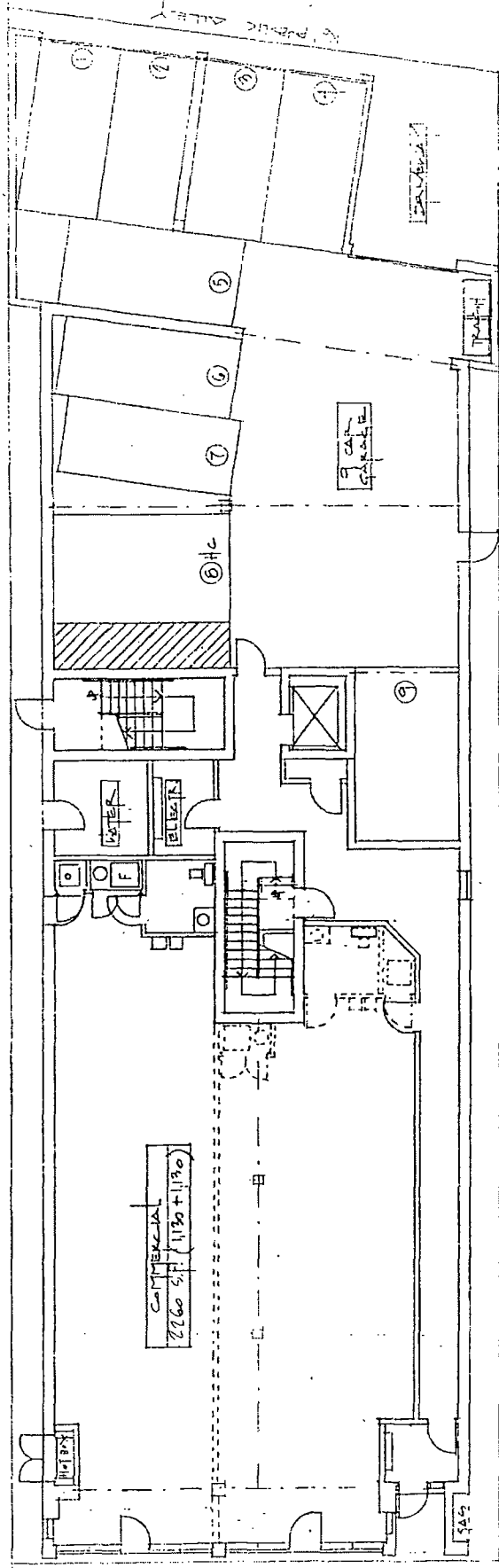


1st Floor Plan 3,750 G.F.
1/8" = 1'-0"

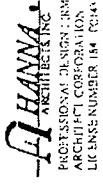
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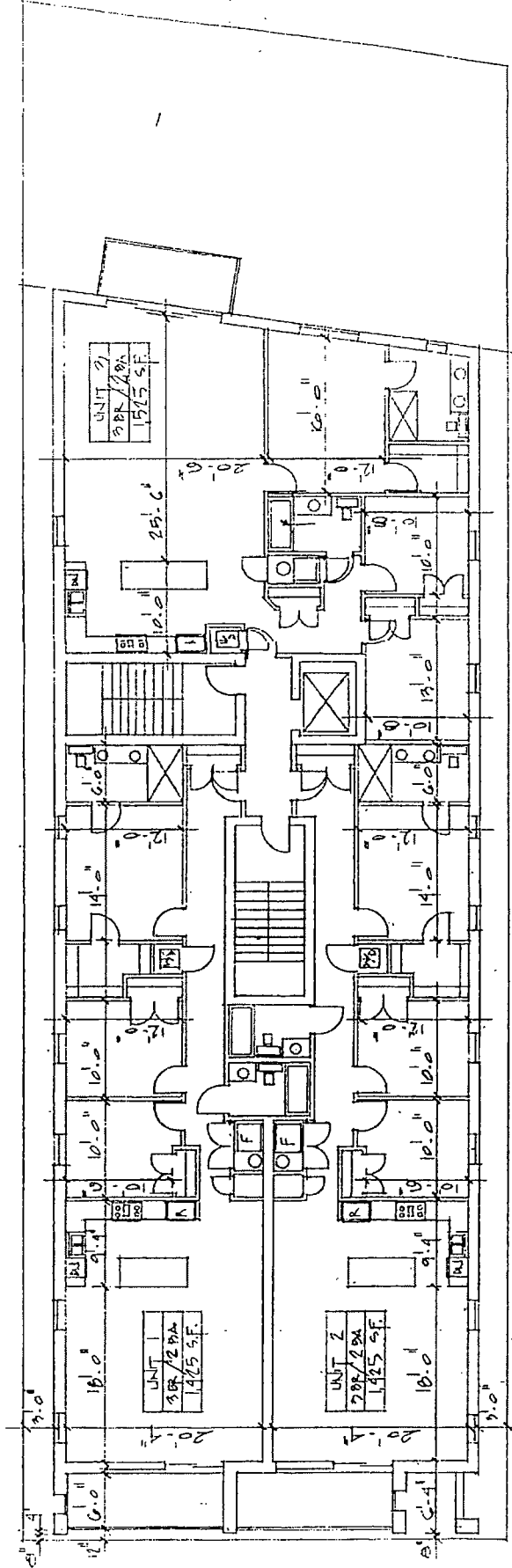


1st Floor Plan
1/8" = 1'-0"
3,750 G.F.



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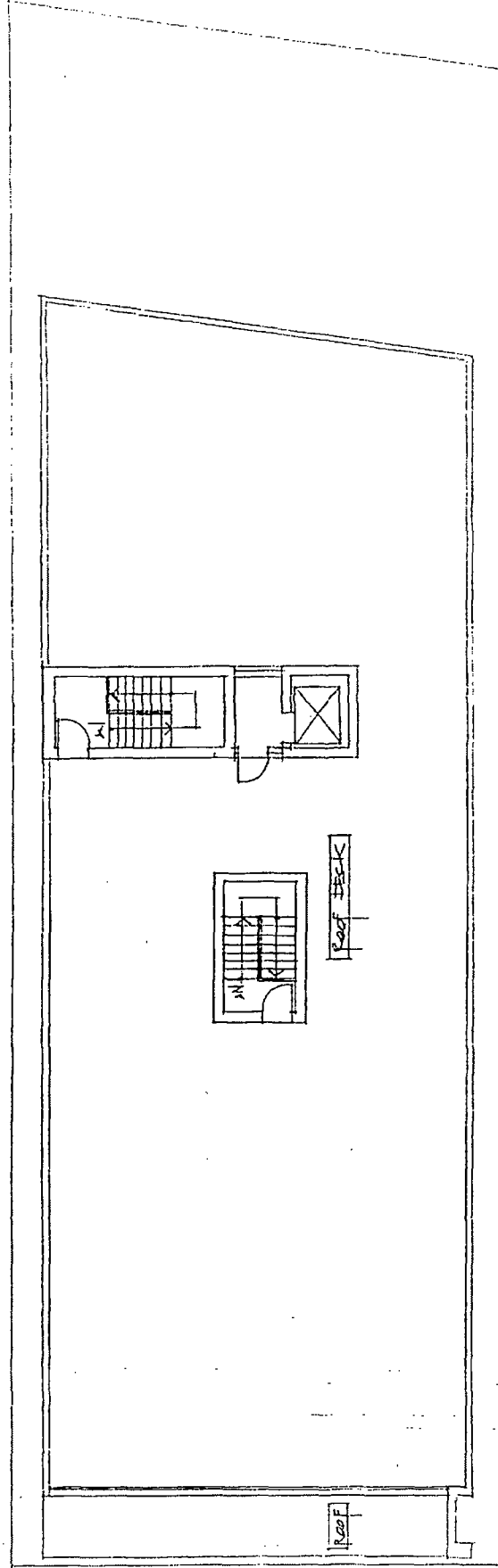
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16 22 4TH Floor PLAN 5,315 SF
1/8" = 1'-0"

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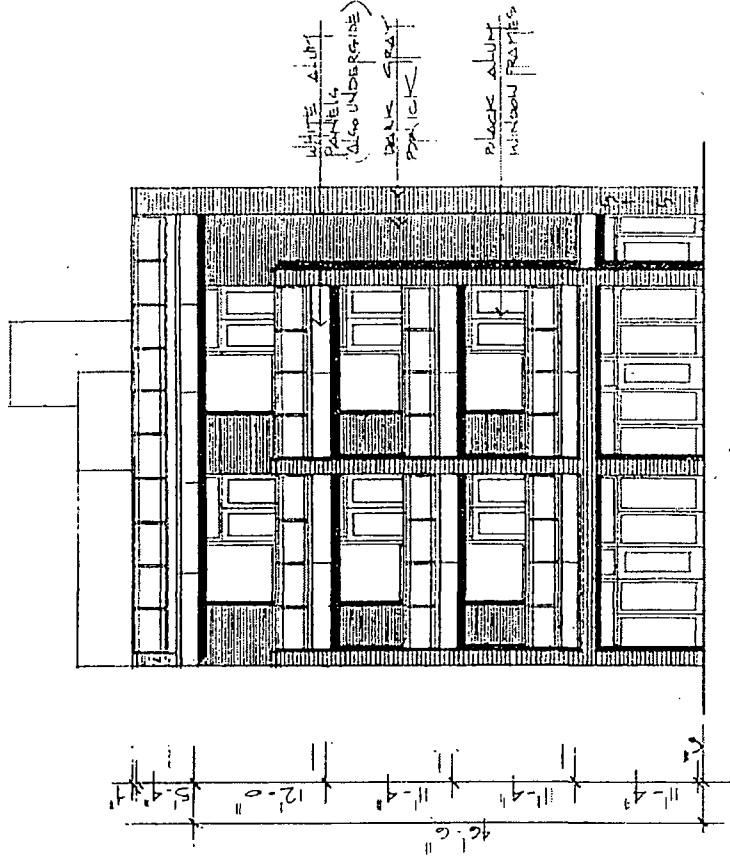
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Roof Plan
1/8" = 1'-0"

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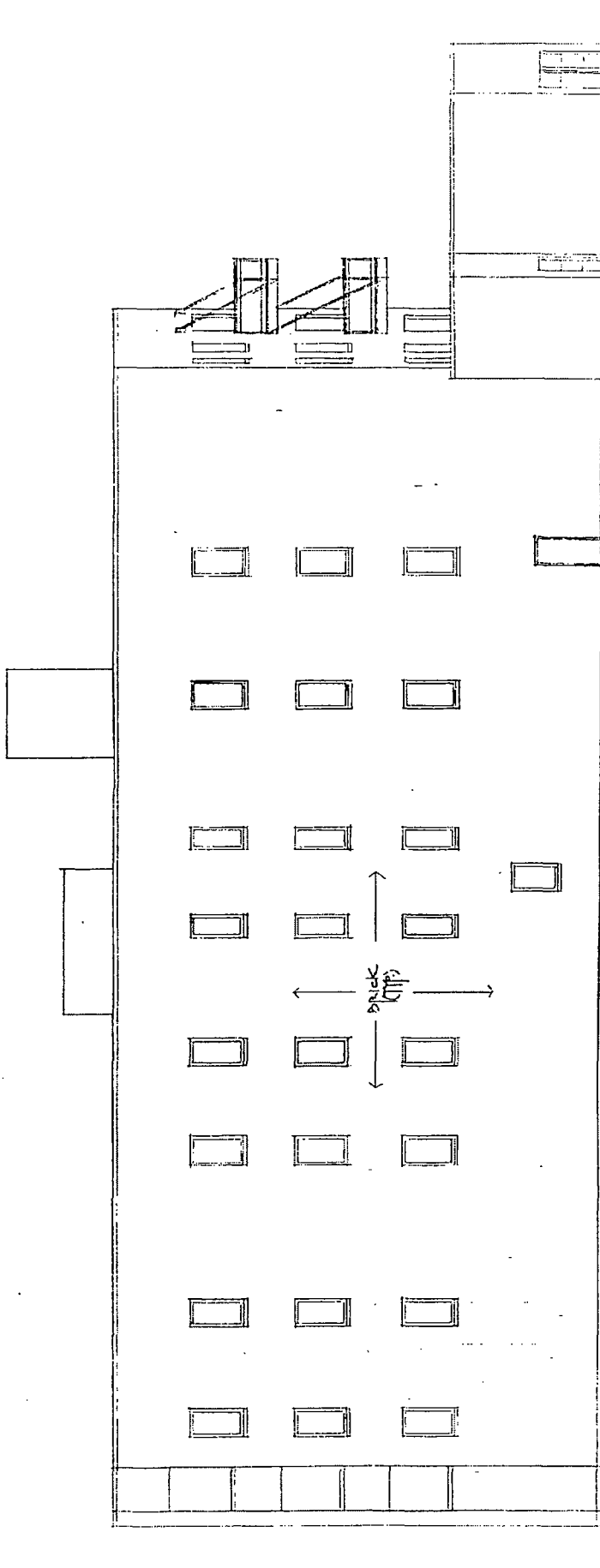
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FRONT ELEVATION
1/8" = 1'-0"

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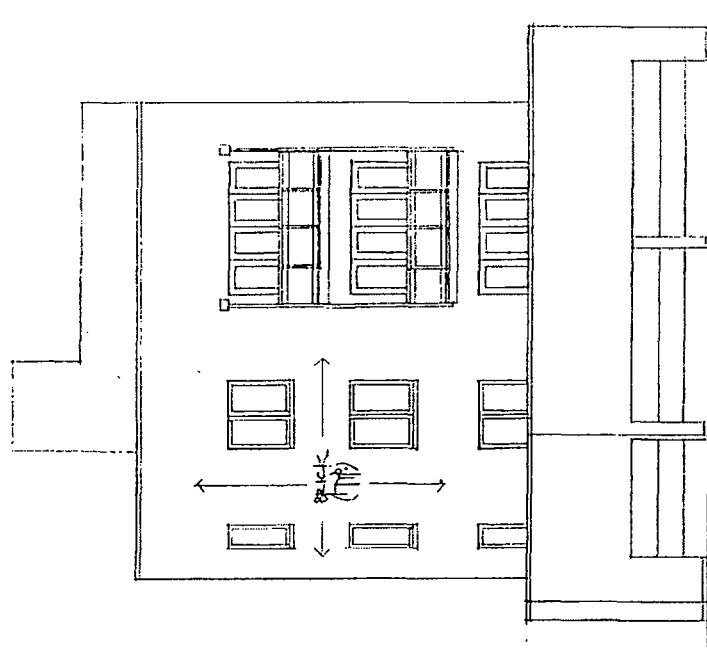
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South Elevation
1/8" = 1'-0"

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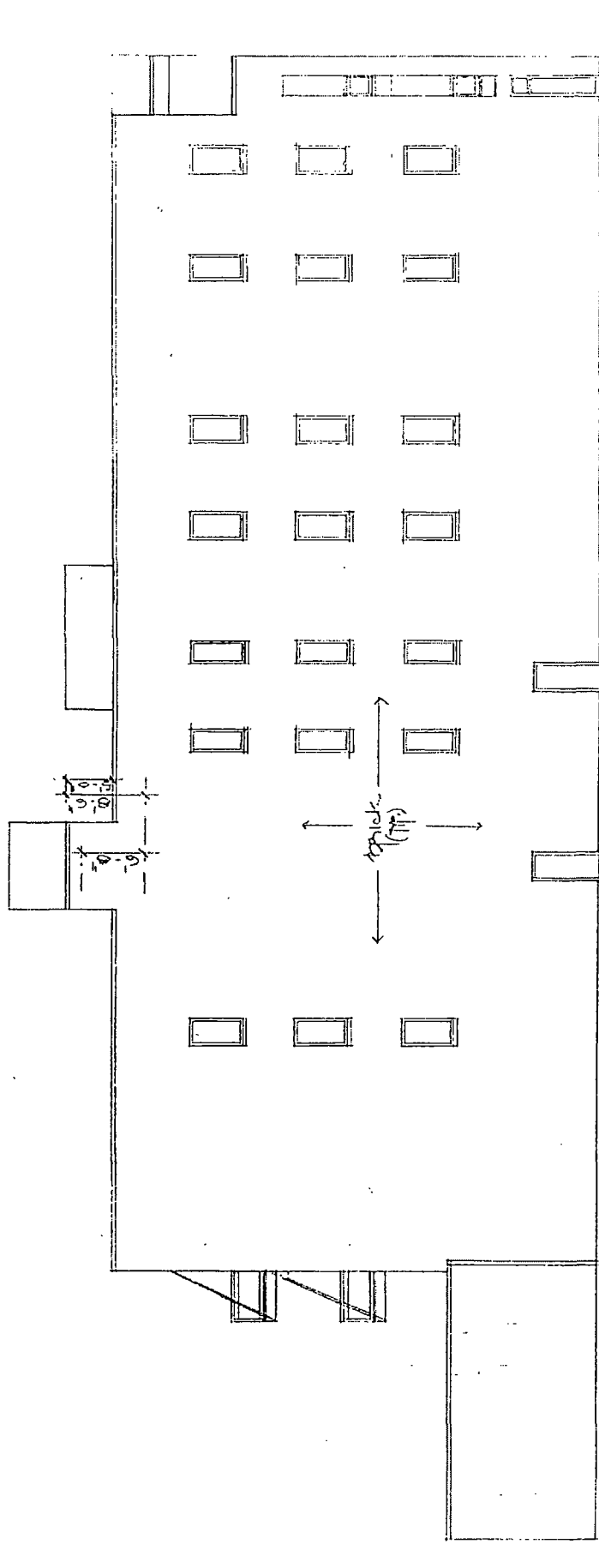


○ P. 101 ELEVATION
1/8" = 1'-0"

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