



City of Chicago



SO2015-4648

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/17/2015
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-H at 3418-3420 N Lincoln Ave - App No. 18426
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 B3-2 Community Shopping District symbols and indications as shown on Map No. 9-H in the area bounded by

A perpendicular line to North Lincoln Avenue 141.60 feet long running in a northeasterly direction starting at a point 128.20 feet south of the south line of West Newport Avenue (as measured along the east boundary line of the public alley next west of North Lincoln Avenue) and ending at a point 72 feet southeast of the south line of West Newport Avenue (as measured along the southwest line of North Lincoln Avenue); North Lincoln Avenue; a perpendicular line to North Lincoln Avenue 69.88 feet long starting at a point 122 feet southeast of the south line of West Newport Avenue (as measured along the southwest line of North Lincoln Avenue) and ending at a point 66.63 feet east of the northeast line of the public alley next northeast of and almost parallel to West Roscoe Street (as measured along the south line of the public alley next south of and parallel to West Newport Avenue if extended); an east west line 66.63 feet long starting at the last mentioned ending point and ending at a point 29.68 feet southeast of the east line of the public alley next west of and almost parallel to North Lincoln Avenue (as measured along the northeast line of the public alley next southwest of and almost parallel to North Lincoln Avenue); the public alley next southwest of and almost parallel to North Lincoln Avenue; the public alley next west of and almost parallel to North Lincoln Avenue,

to those of a B3-3 Community Shopping District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-3 Community Shopping District symbols and indications as shown on Map No. 9-H in the area bounded by

A perpendicular line to North Lincoln Avenue 141.60 feet long running in a northeasterly direction starting at a point 128.20 feet south of the south line of West Newport Avenue (as measured along the east boundary line of the public alley next west of North Lincoln Avenue) and ending at a point 72 feet southeast of the south line of West Newport Avenue (as measured along the southwest line of North Lincoln Avenue); North Lincoln Avenue; a perpendicular line to North Lincoln Avenue 69.88 feet starting at a point 122 feet southeast of the south line of West Newport Avenue (as measured along the southwest line of North Lincoln Avenue) and ending at a point 66.63 feet east of the northeast line of the public alley next northwest of and almost parallel to West Roscoe Street (as measured along the south line of the public alley next south of and parallel to West Newport Avenue if extended); an east west line 66.63 feet long starting at the last mentioned ending point and ending at a point 29.68 feet southeast of the east line of the public alley next west of and almost parallel to North Lincoln Avenue (as measured along the northeast line of the public alley next southwest of and almost parallel to North Lincoln Avenue); the public alley next southwest of and almost parallel to North Lincoln Avenue; the public alley next west of and almost parallel to North Lincoln Avenue,

to those of a Residential-Business Planned Development.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 3418-20 North Lincoln Avenue

RESIDENTIAL - BUSINESS PLANNED DEVELOPMENT NO. _____

PLANNED DEVELOPMENT STATEMENTS

1. The area delineated herein as Planned Development Number _____ ("Planned Development") consists of approximately 5,591 net square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). Lincoln and Roscoe, LLC, is the applicant ("Applicant") for this planned development pursuant to authorization of the owner of the Property.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control.
3. All applicable official reviews, approvals or permits are required to be obtained by the Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation ("CDOT") on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Plans.

Ingress or egress shall be pursuant to the Plans and may be subject to the review and approval of the Department of Planning and Development ("DPD") and CDOT. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of CDOT.

All work proposed in the public way must be designed and constructed in accordance with the CDOT Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II approval, the submitted plans must be approved by CDOT.

4. This Plan of Development consists of 16 Statements, a Bulk Regulations and Data Table, and the following plans prepared by Hirsch Associates LLC and dated August 20, 2015 (collectively, the "Plans"): Existing Zoning Map, Existing Land Use Map, Planned Development Property Line and Boundary Map, Site Plan, Proposed Landscape/Green Roof Plan, and Building Elevations (North, South, East and West). In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of

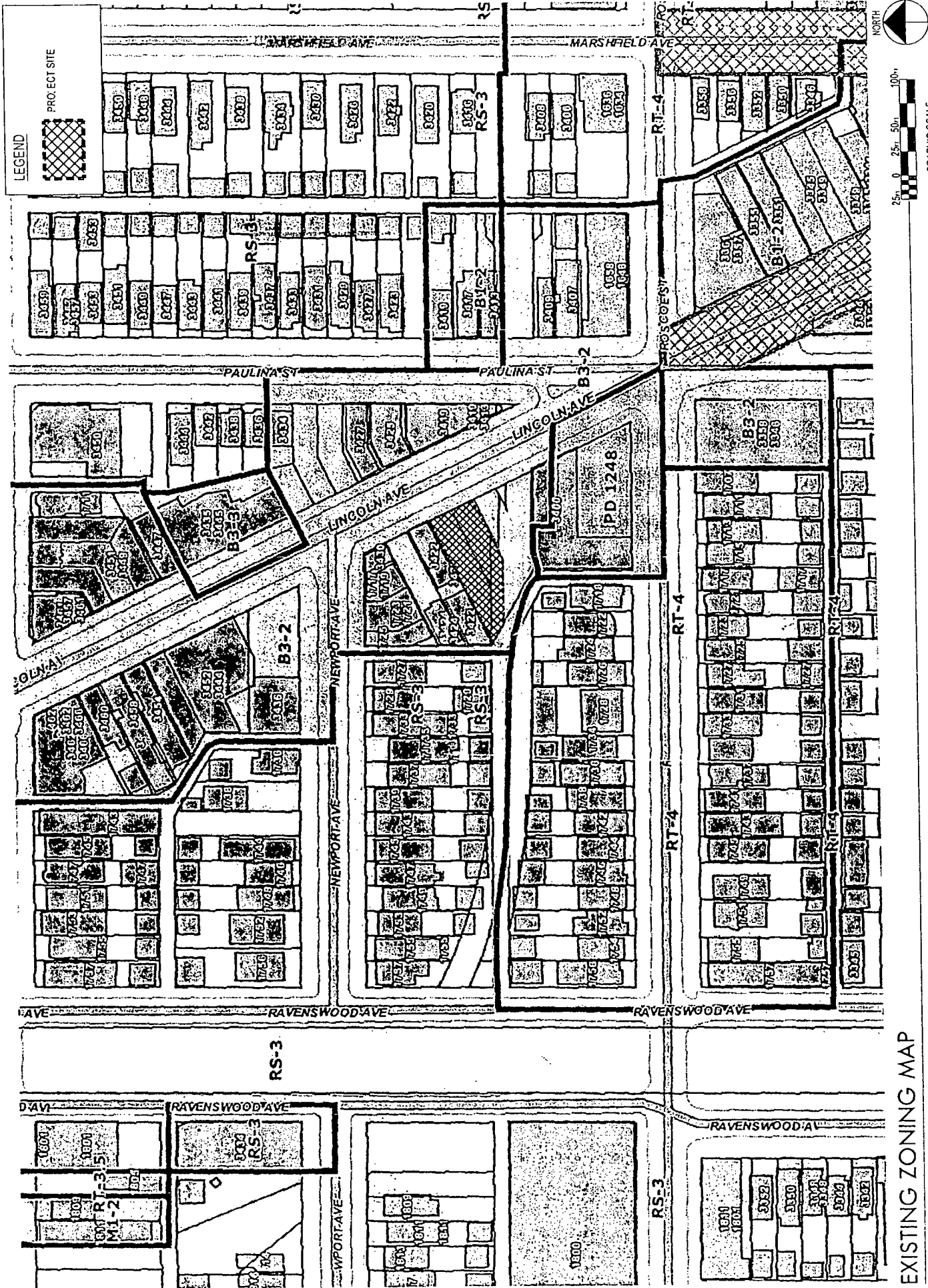
conflict between the terms of this Planned Development Ordinance and the Zoning Ordinance, this Planned Development Ordinance shall control.

5. The following uses shall be permitted in this Planned Development: artist work or sales space; dry cleaner; eating and drinking establishments; food and beverage retail sales (provided any sale of liquor shall be accessory only); business support services; financial services (except drive-through facilities, payday/title secured loan stores and pawn shops); general retail sales; offices; personal services (including, without limitation, yoga and fitness studios); multi-family dwelling units above the ground floor; children's play center; and accessory parking.
6. On-Premise signs and temporary signs, such as construction and marketing signs, shall be permitted within the planned development, subject to the review and approval of DPD. Off-Premise signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio ("FAR") for the site shall be in accordance with the attached Bulk Regulations and Data Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted overall FAR identified in the Bulk Regulations Table has been determined using a Net Site Area of 5,591 square feet.
9. Upon review and determination, "Part II Review", pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review Fee shall be assessed by DPD. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II approval.
10. The Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by DPD. Any interim reviews associated with site plan review or Part II reviews, are conditional until final Part II approval.
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal title holders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and

- approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall seek LEED certification and a green roof of not less than 50% of the net roof area (equivalent to 1,136 square feet) shall be provided.
 15. The Applicant acknowledges and agrees that the change of zoning of the underlying zoning district of this Planned Development No. _____ from the B3-2 to the B3-3 Community Shopping District for construction of this Planned Development triggers the requirements of Section 2-45-110 of the Municipal Code (the "Affordable Housing Ordinance"). Any developer of a "residential housing project" within the meaning of the Affordable Housing Ordinance ("Residential Project") must: (i) develop affordable housing units as part of the Residential Project; (ii) pay a fee in lieu of the development of affordable housing units; or (iii) any combination of (i) and (ii). In accordance with these requirements and the Affordable Housing Profile Form attached hereto as Exhibit A, the Applicant has agreed to provide 2 affordable housing units in the Residential Project for households earning up to 60% of the Chicago Primary Metropolitan Statistical Area median income (the "Affordable Units"), or make a cash payment to the Affordable Housing Opportunity Fund in the amount of \$100,000 per required affordable unit ("Cash Payment"). At the time of each Part II review for the Residential Project, Applicant may update and resubmit the Affordable Housing Profile Form to DPD for review and approval. If the Applicant subsequently reduces the number of dwelling units in the Residential Project, DPD may adjust the requirements of this Statement 15 (i.e., number of Affordable Units and/or amount of Cash Payment) accordingly without amending the Planned Development. Prior to the issuance of any building permits for the Residential Project, including, without limitation, excavation or foundation permits, the Applicant must either make the required Cash Payment, or execute an Affordable Housing Agreement in accordance with Section 2-45-110(i)(2). The terms of the Affordable Housing Agreement and any amendments thereto are incorporated herein by this reference. The Applicant acknowledges and agrees that the Affordable Housing Agreement will be recorded against the Residential Project and will constitute a lien against each Affordable Unit. The City shall execute partial releases of the Affordable Housing Agreement prior to or at the time of the sale of each Affordable Unit to an income-eligible buyer at an affordable price, subject to the simultaneous execution and recording of a mortgage, restrictive covenant or similar instrument against such Affordable Unit. The Commissioner of DPD may enforce remedies for breach of the Affordable Housing Agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.
 16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of DPD shall initiate a Zoning Map Amendment to rezone the property to the B3-3 Community Shopping District.

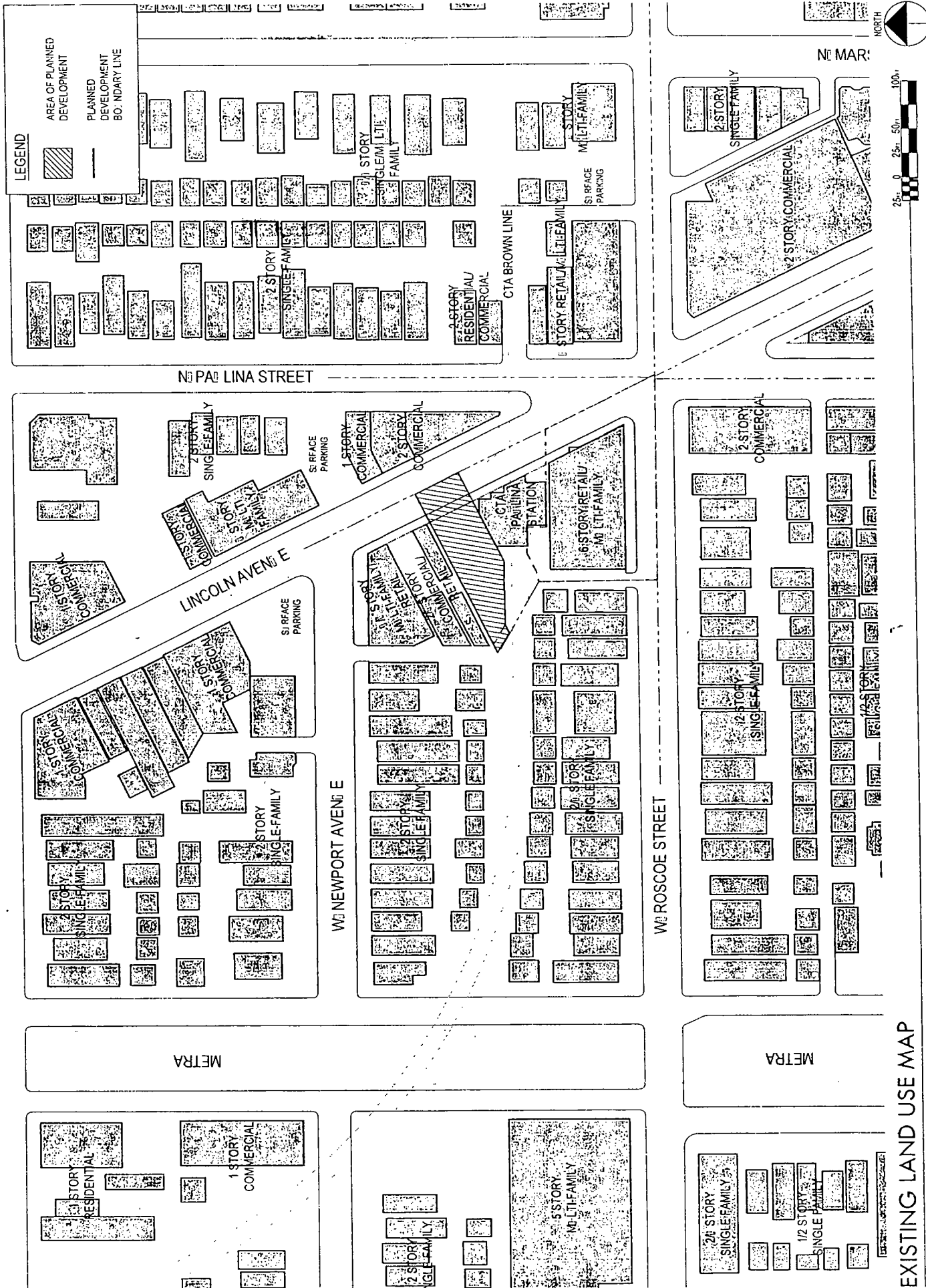
RESIDENTIAL-BUSINESS PLANNED DEVELOPMENT NO. _____
BULK REGULATIONS AND DATA TABLE

Gross Site Area (sf):	7,471
Area of Public Rights-of-Way (sf):	1,880
Net Site Area (sf):	5,591
Maximum Floor Area Ratio:	3.50
Maximum Number of Dwelling Units:	18
Minimum Off-Street Parking Spaces:	6
Minimum Bicycle Parking Spaces:	21
Minimum Off-Street Loading Spaces:	0
Maximum Building Height:	54'0"
Minimum Setbacks:	In substantial conformance with the Plans



EXISTING ZONING MAP

APPLICANT: LINCOLN & ROSCOE, LLC
 ADDRESS: 3418-3420 N. LINCOLN AVENUE, CHICAGO IL 60657
 COUNCIL INTRODUCTION: JUNE 17, 2015
 PLANNING COMMISSION: AUGUST 20, 2015



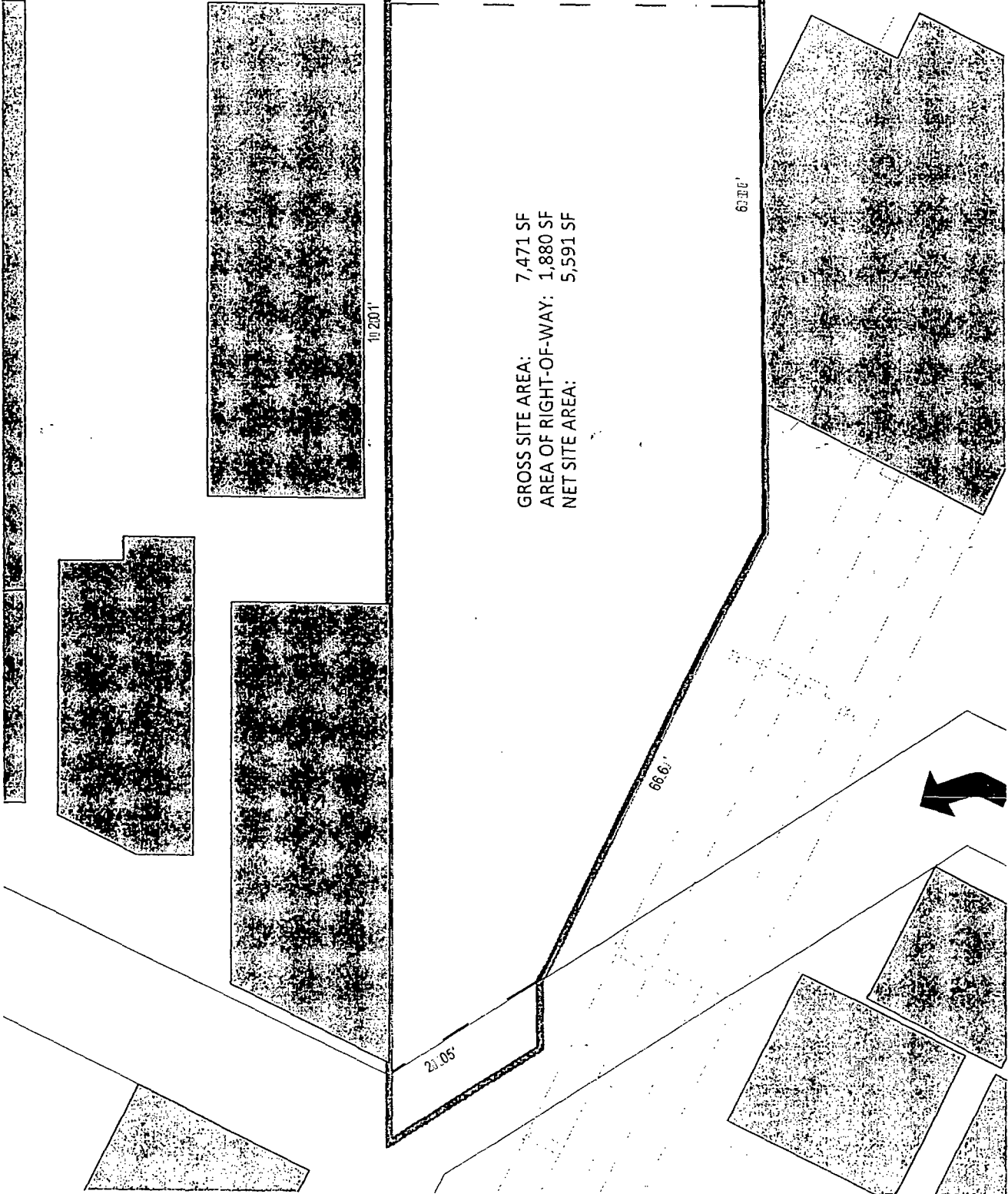
EXISTING LAND USE MAP

APPLICANT: LINCOLN & ROSCOE, LLC
ADDRESS: 3418-3420 N. LINCOLN AVENUE, CHICAGO IL 60657
COUNCIL INTRODUCTION: JUNE 17, 2015
PLANNING COMMISSION: AUGUST 20, 2015



LEGEND

PROPERTY LINE
 ———
 PLANNED DEVELOPMENT
 BOUNDARY LINE
 ———

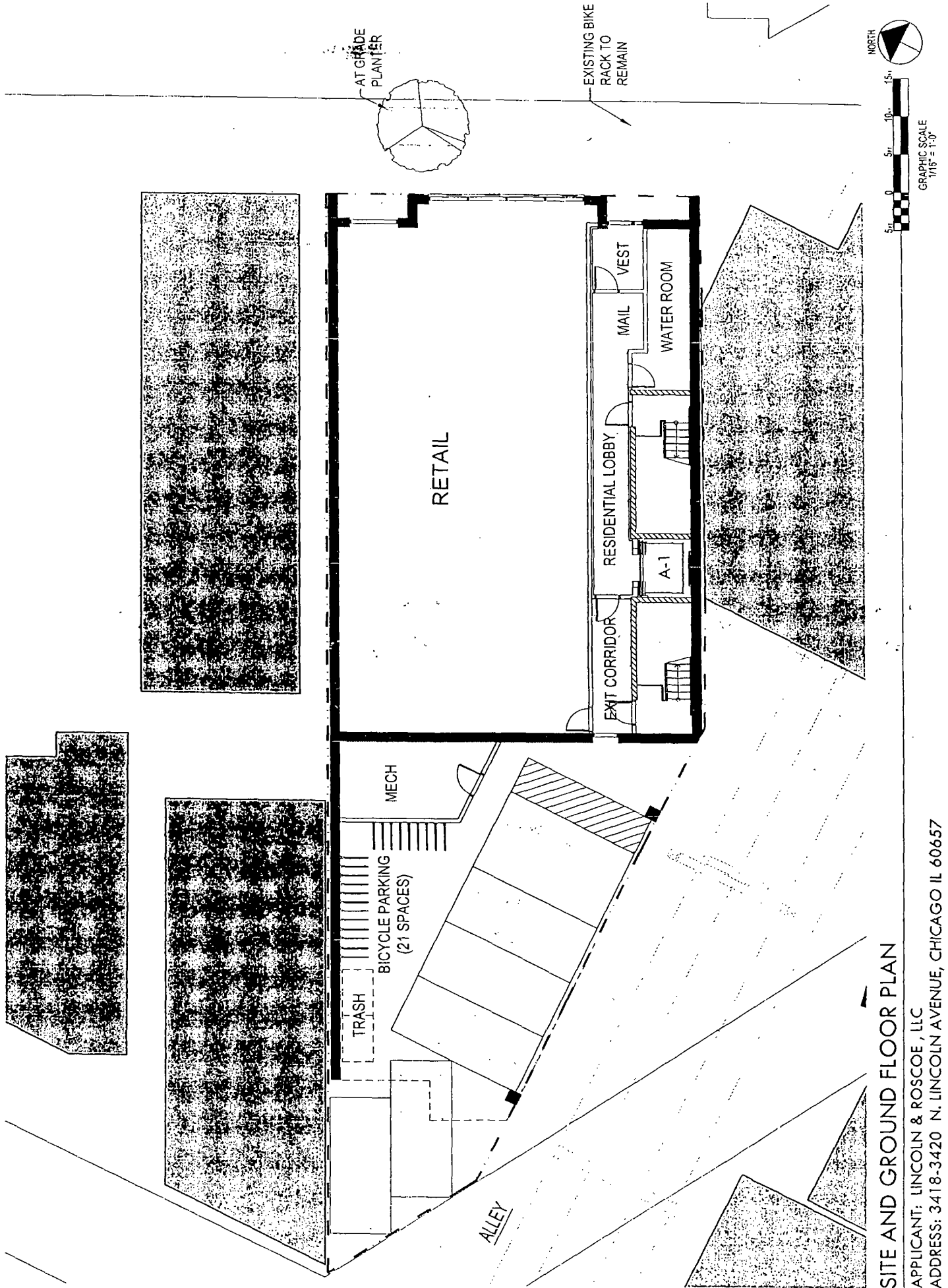


GROSS SITE AREA: 7,471 SF
 AREA OF RIGHT-OF-WAY: 1,880 SF
 NET SITE AREA: 5,591 SF

PLANNED DEVELOPMENT PROPERTY AND BOUNDARY MAP

NOT TO SCALE

APPLICANT: LINCOLN & ROSCOE, LLC
 ADDRESS: 3418-3420 N. LINCOLN AVENUE, CHICAGO IL 60657
 COUNCIL INTRODUCTION: JUNE 17, 2015
 PLANNING COMMISSION: AUGUST 20, 2015



SITE AND GROUND FLOOR PLAN


APPLICANT: LINCOLN & ROSCOE, LLC
 ADDRESS: 3418-3420 N. LINCOLN AVENUE, CHICAGO IL 60657
 COUNCIL INTRODUCTION: JUNE 17, 2015
 PLANNING COMMISSION: AUGUST 20, 2015

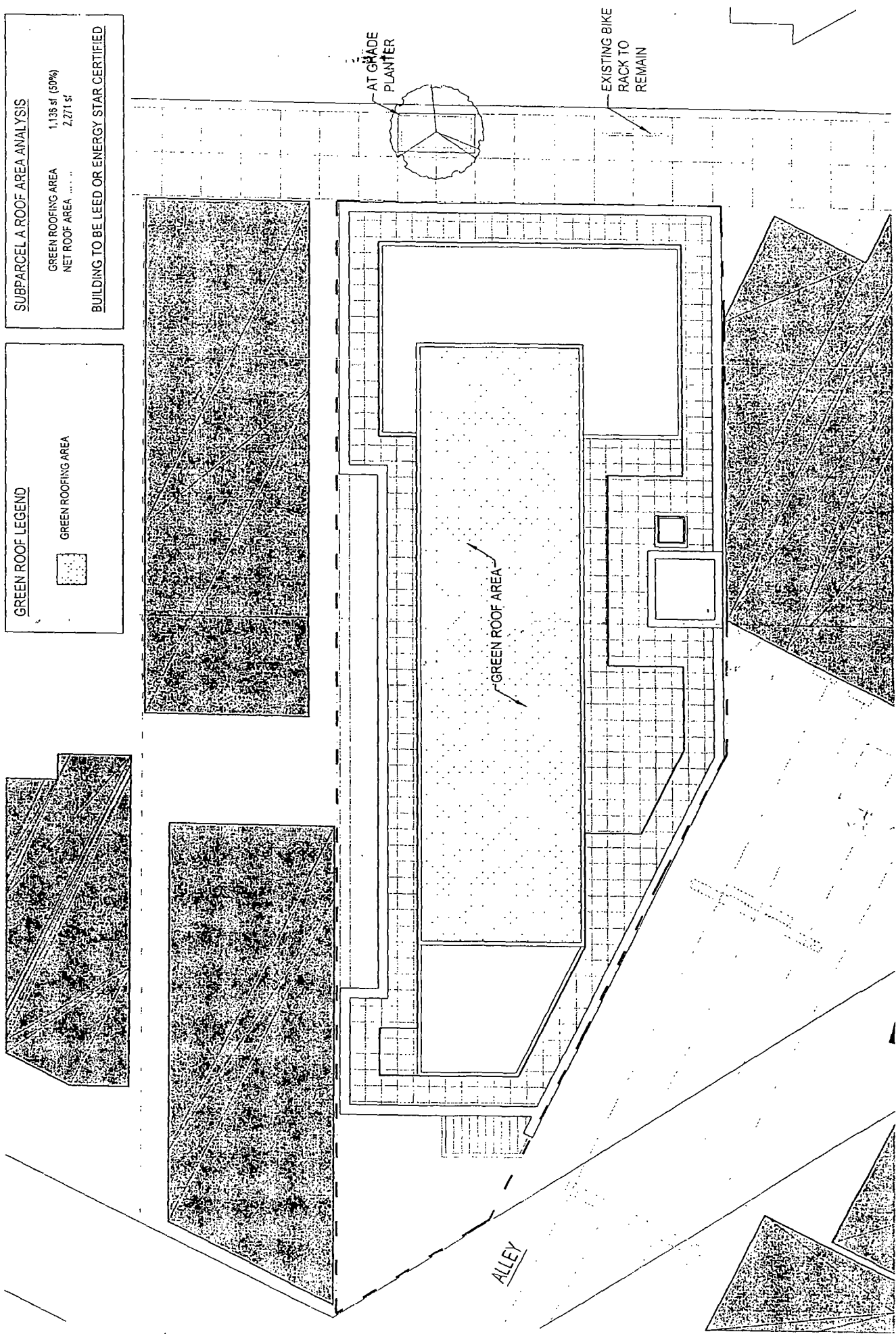
SUBPARCEL A ROOF AREA ANALYSIS

GREEN ROOFING AREA	1,135 sf (50%)
NET ROOF AREA	2,271 sf

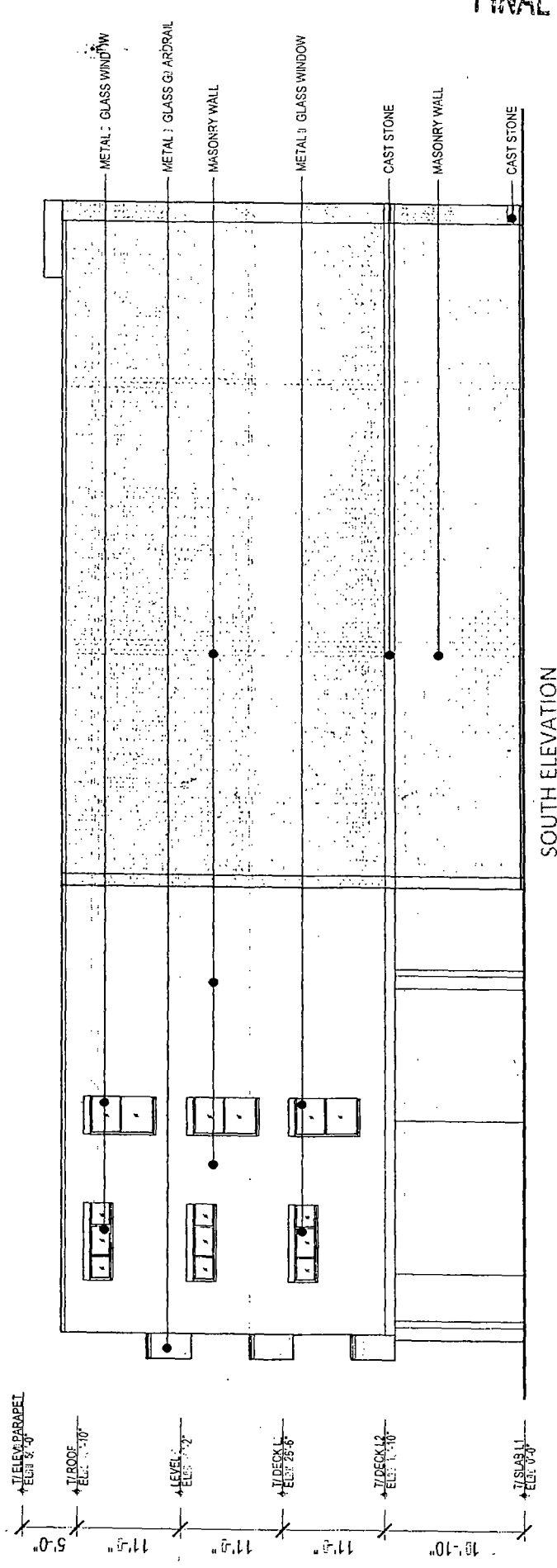
BUILDING TO BE LEED OR ENERGY STAR CERTIFIED

GREEN ROOF LEGEND

GREEN ROOFING AREA

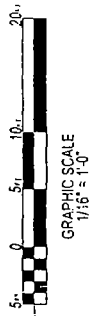


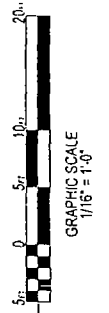
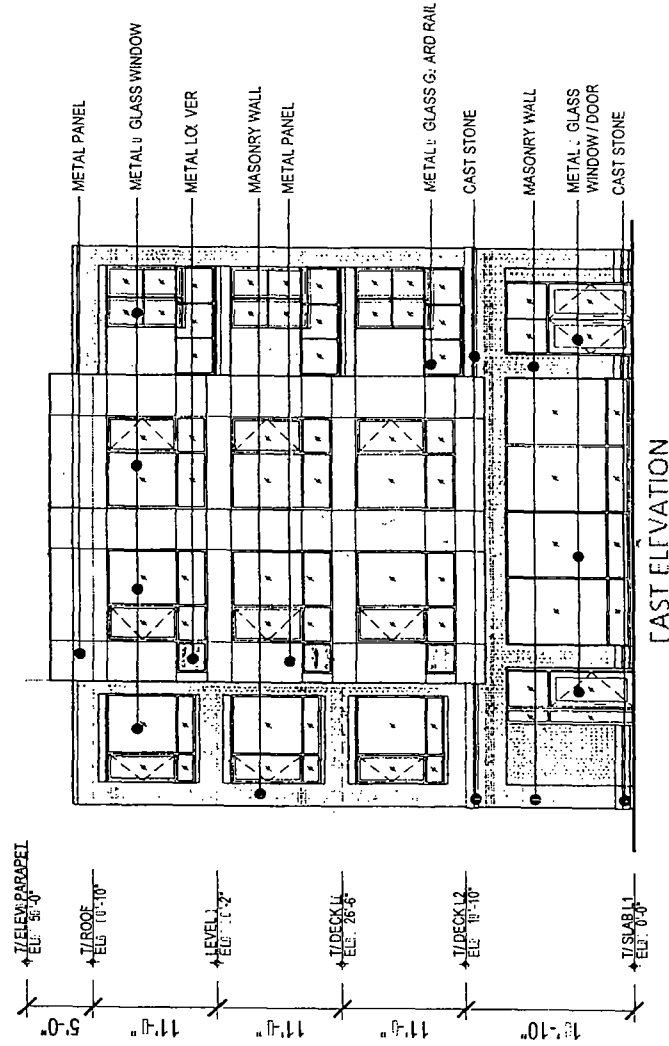
GREEN ROOF AND LANDSCAPE PLAN
APPLICANT: LINCOLN & ROSCOE, LLC
ADDRESS: 3418-3420 N. LINCOLN AVENUE, CHICAGO IL 60637
COUNCIL INTRODUCTION: JUNE 17, 2015



SOUTH ELEVATION

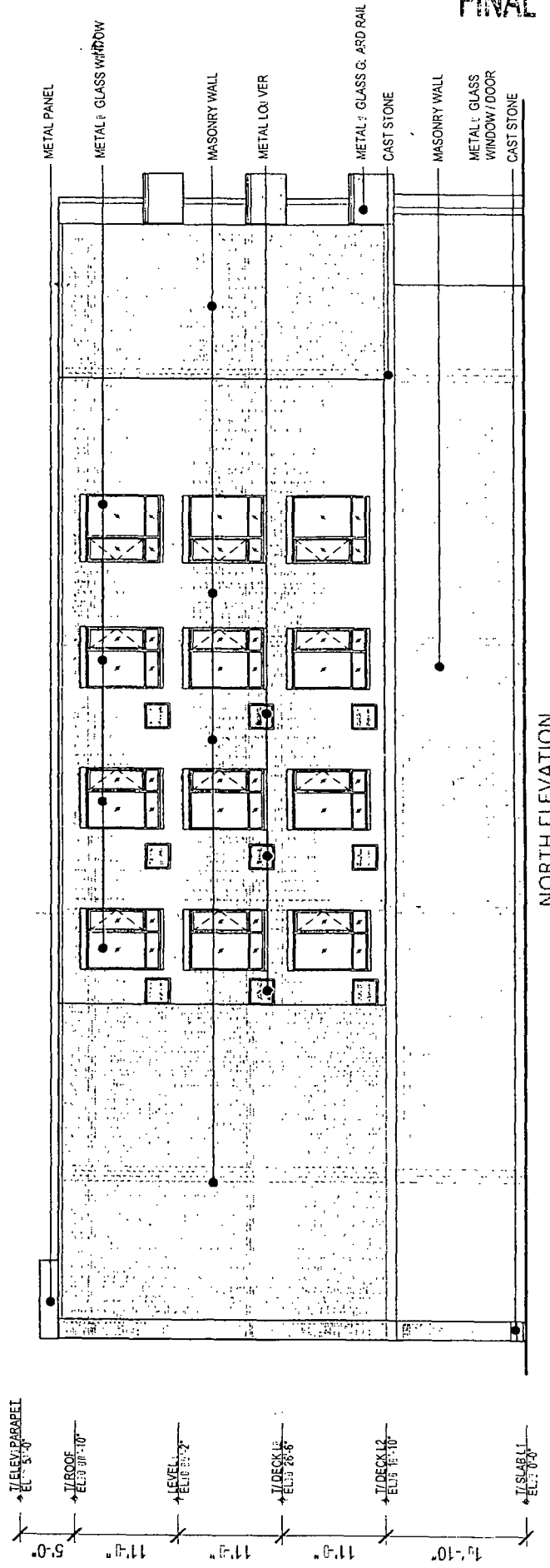
APPLICANT: LINCOLN & ROSCOE, LLC
 ADDRESS: 3418-3420 N. LINCOLN AVENUE, CHICAGO IL 60657
 COUNCIL INTRODUCTION: JUNE 17, 2015
 PLANNING COMMISSION: AUGUST 20, 2015





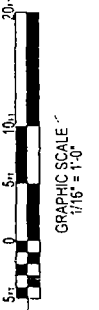
EAST ELEVATION

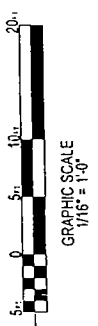
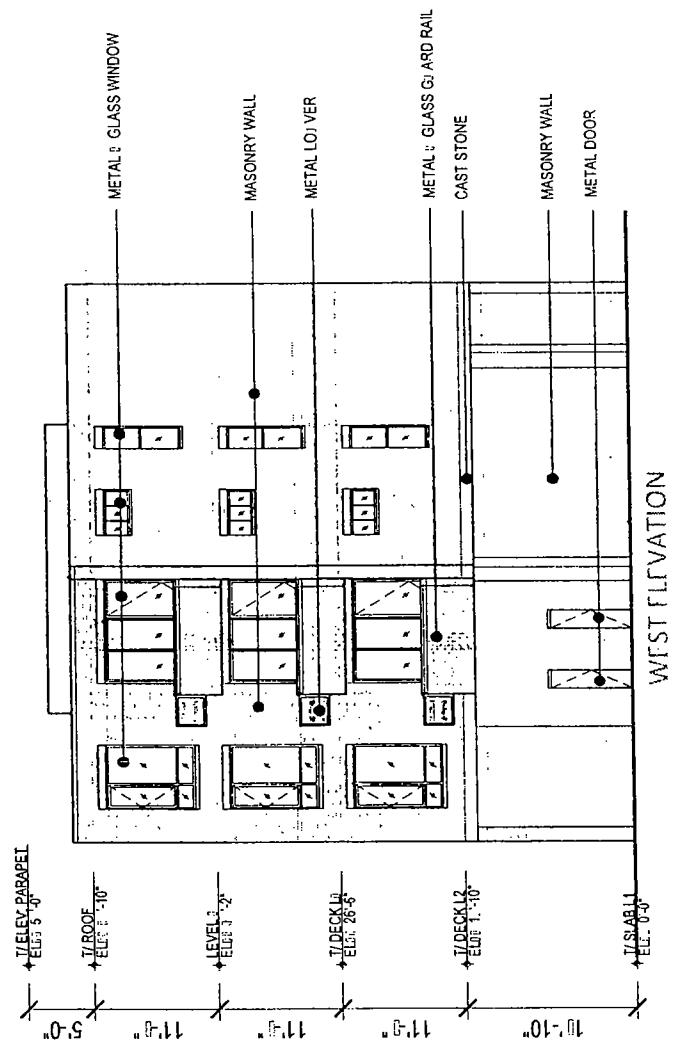
APPLICANT: LINCOLN & ROSCOE, LLC
 ADDRESS: 3418-3420 N. LINCOLN AVENUE, CHICAGO IL 60657
 COUNCIL INTRODUCTION: JUNE 17, 2015
 PLANNING COMMISSION: AUGUST 20, 2015



NORTH ELEVATION

APPLICANT: LINCOLN & ROSCOE, LLC
 ADDRESS: 3418-3420 N. LINCOLN AVENUE, CHICAGO IL 60657
 COUNCIL INTRODUCTION: JUNE 17, 2015
 PLANNING COMMISSION: AUGUST 20, 2015





WEST ELEVATION

APPLICANT: LINCOLN & ROSCOE, LLC
ADDRESS: 3418-3420 N. LINCOLN AVENUE, CHICAGO IL 60657
COUNCIL INTRODUCTION: JUNE 17, 2015
PLANNING COMMISSION: AUGUST 20, 2015



18426
FINAC

DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

MEMORANDUM

TO: Alderman Daniel S. Solis
Chairman, City Council Committee on Zoning

FROM: Patricia J. Jordan for
Andrew J. Mooney
Secretary
Chicago Plan Commission

DATE: August 21, 2015

RE: Proposed Planned Development for property generally located at 3418-3420
North Lincoln Avenue.

On August 20, 2015, the Chicago Plan Commission recommended approval of the proposed planned development submitted by Lincoln and Roscoe LLC. A copy of the proposed planned development is attached. I would very much appreciate your assistance in having this introduced at the next possible City Council Committee on Zoning hearing.

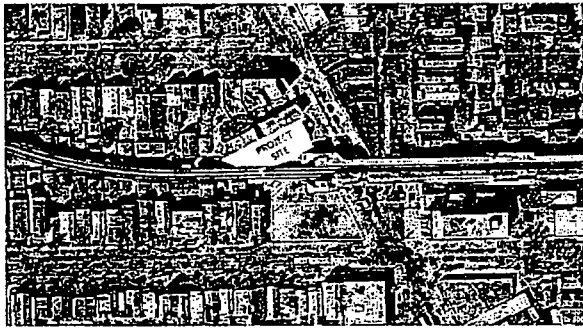
Also enclosed is a copy of the staff report to the Plan Commission which includes the Department of Planning and Development, bureau of Planning and Zoning recommendation and a copy of the Resolution. If you have any questions in this regard, please do not hesitate to contact me at 744-5777.

cc: Steve Valenziano
PD Master File (Original PD, copy of memo)

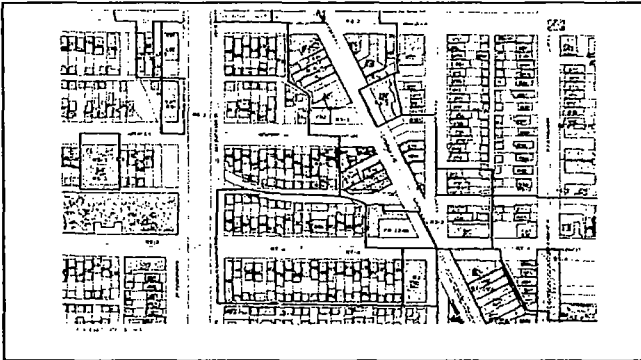
Chicago Plan Commission

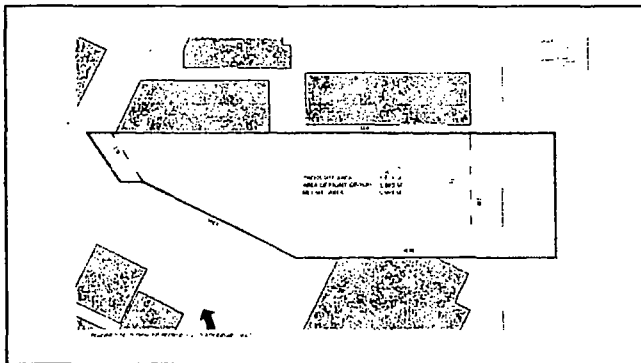


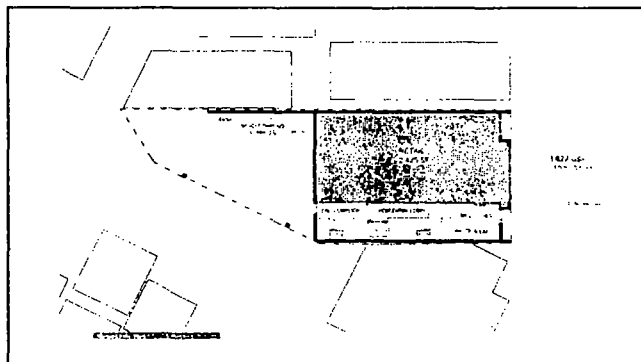
1413 N. Dearborn Avenue
Chicago Plan Commission
August 24, 2011

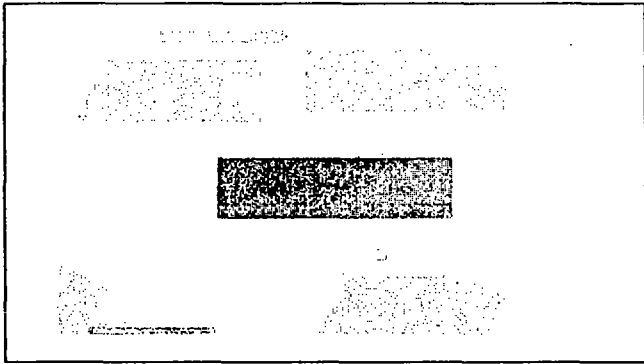


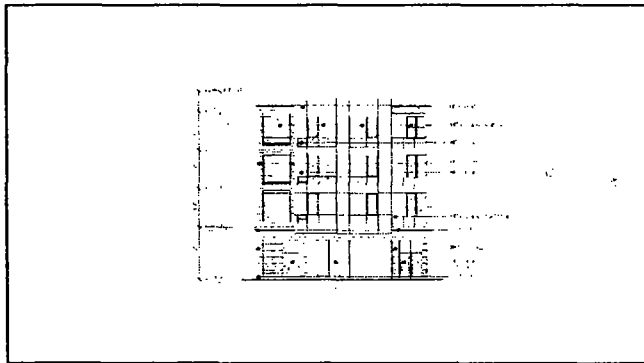


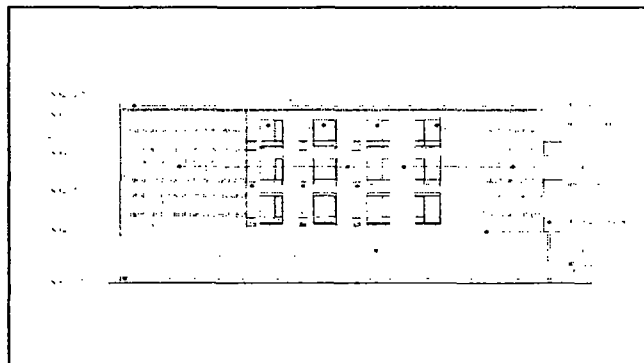


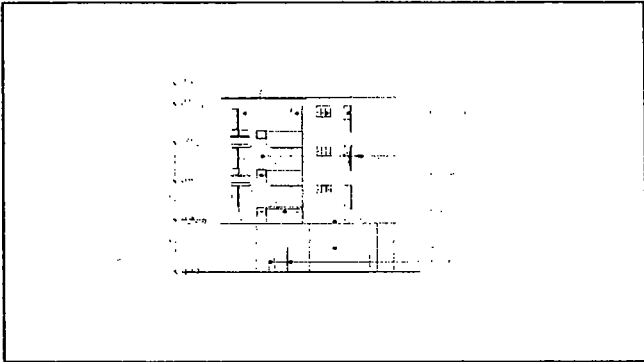


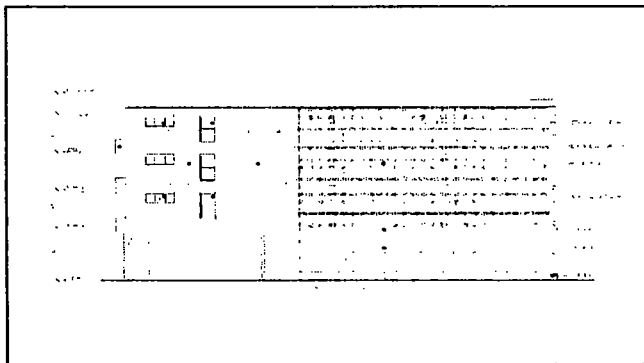


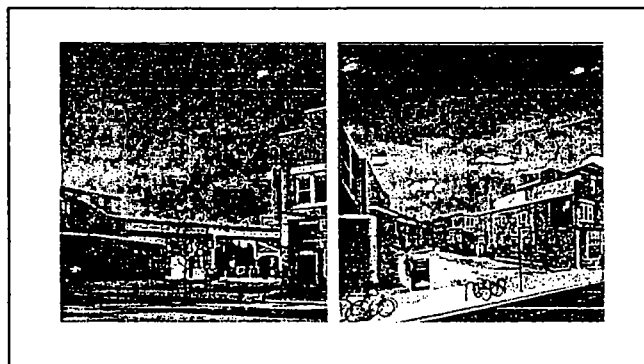






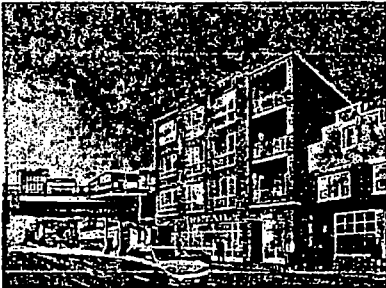












REPORT
to the
CHICAGO PLAN COMMISSION
from the
DEPARTMENT OF PLANNING AND DEVELOPMENT

AUGUST 20, 2015

FOR APPROVAL: PROPOSED PLANNED
DEVELOPMENT (APPLICATION NO. 18426)

APPLICANT: LINCOLN AND ROSCOE, LLC

LOCATION: 3418 NORTH LINCOLN AVENUE

Pursuant to the provisions of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago, the Department of Planning and Development hereby submits this report and recommendation on a proposed Planned Development for your review and recommendation to the Chicago City Council. The application was introduced to the Chicago City Council on June 17, 2015. Notice of this public hearing was published in the Chicago Sun-Times on August 5, 2015. The Applicant was separately notified of this public hearing.

The property is identified as 3418 N. Lincoln Avenue and is located immediately north of the Paulina station on the CTA Brown Line. The applicant, Lincoln and Roscoe LLC, proposes to construct a four-story, 18 dwelling unit building with commercial use at the ground floor. Additionally the proposal would provide six (6) parking stalls on site.

This application has been submitted as a mandatory planned development because the applicants seek to increase the maximum permitted Floor Area Ratio (FAR) from 3.0 to 3.5 pursuant to the allowance in the Zoning Code for increased FAR in transit-served locations (Section 17-3-0403-B). The Zoning Code allows developments located in B or C-3 zoning districts which are both located within 600 feet of a transit station and reduce parking by 50% of the otherwise required amount to increase maximum FAR from 3.0 to 3.5, increase the maximum number of residential units by a third, and increase the maximum height of the building by five feet.

SITE AND AREA DESCRIPTION

The subject property is located along the western side of North Lincoln Avenue. The site is situated immediately north of and adjacent to the Paulina station on the CTA Brown Line. The subject site is located adjacent to business, commercial, and residential uses. East of the subject site parcels of land are zoned B1-2, Neighborhood Shopping District, B3-2, Community Shopping

District, and RS-3 Residential Single-Unit (Detached House) District. North of the site are parcels of land zoned B3-2, Community Shopping District, B3-3 Community Shopping District and RS-3, Residential Single-Unit (Detached House) District. West of the site are parcels of land zoned RS-3 Residential Single-Unit (Detached House) District and RT-4 Residential Two-Flat, Townhouse and Multi-Unit District. South of the site are parcels of land zoned Residential Business Planned Development #1248, RT-4 Residential Two-Flat, Townhouse and Multi-Unit District and B3-2 Community Shopping District. The site is not in the Lake Michigan and Chicago Lakefront Protection District. The site is not located within a designated Tax Increment Financing (TIF) District. The site is not located within the boundaries of a Chicago Landmark District and it does not contain any designated local or national landmark structures or sites.

The subject site is immediately adjacent to the Paulina station on the CTA Brown Line. Additionally the Addison station and the Southport station on the CTA Brown Line are less than one-half mile from the subject site. CTA has bus routes #9 (Ashland); #50 (Damen); #77 (Belmont); and #152 (Addison) all running on a route within a half-mile of the site.

PROJECT BACKGROUND AND DESCRIPTION

The subject site consists of approximately 5,591 square feet and is currently an unused, vacant lot. The applicant has proposed to construct a four-story 18 dwelling unit building with commercial use at the ground floor on the subject site; additionally the proposal would provide six (6) parking stalls at the rear of the building.

DESIGN

The proposed project will be primarily finished with masonry walls; the elevations will be accented with areas of cast stone; and the Lincoln Avenue façade has a portion which will be finished in metal panels. Typical metal and glass systems will be used for windows and doors on all sides of the building. The proposed color palette includes earth tone browns for masonry finish and dark gray for the metal panel accent and metallic gray for the metal finishes in the door and window systems.

LANDSCAPING AND SUSTAINABILITY

The entire planned development will be compliant with the requirements of the Chicago Landscape Ordinance specifically in terms of parkway trees.

The subject site will be designed to be in compliance with the current City of Chicago Sustainable Development policy and will provide a vegetated roof totaling a minimum of 50% of the net roof area which equates to 1,136 square feet of area. Additionally, the subject building will obtain a LEED certification.

ACCESS / CIRCULATION

The six (6) parking stalls provided are all accessible via the public alley running along the west boundary of the subject property. The subject site also has 21

bicycle parking spaces available to the tenants. The bicycle stalls are located at the rear of the building adjacent to the designated vehicle parking area. All parking provided will meet the layout and design requirements as stated under 17-11-1000 of the Chicago Zoning Ordinance.

BULK / USE / DENSITY

The proposed project will be a 18 dwelling unit residential building with retail or restaurant use on the ground floor. The current maximum allowable Floor Area Ratio (FAR) for the proposed underlying zoning district (B3-3) is 3.0 however the Chicago Zoning Ordinance allows a property in a dash three zoning designation that is located within 600 feet of a rail station and reduces the required parking by 50% to take an increase from 3.0 to 3.5; the proposed planned development will be limited to this maximum of 3.5 FAR. The proposed project will have a maximum building height of 54'-0". The minimum lot area per unit (MLA) for the site will be 311 square feet. The proposed planned development will maintain setbacks that are in compliance with the requirements of the B3-3 zoning designation. All remaining bulk, use and density items will be in substantial compliance with the stipulations of Section 17-3-0400 for B3-3 zoning districts.

RECOMMENDATION

The Department of Planning and Development has reviewed the project materials submitted by the Applicant and compared this proposal to the requirements of the Chicago Zoning Ordinance and existing development in the community. The area around this project is composed of a mixture of various uses including commercial, retail, residential and light manufacturing uses and is accessible from public transit. Based on that analysis, DPD has concluded that this proposal is appropriate for this site and supports this development for the following reasons:

1. Promotes economically beneficial development patterns that are compatible with the character of existing neighborhood (per 17-8-0103), as evidenced by the design of the project, and the fact that the proposed uses are in context with the character of the adjacent properties and also meet the needs of the immediate community;
2. Promotes transit, pedestrian and bicycle use, ensures accessibility for persons with disabilities and minimizes conflicts with existing traffic patterns in the vicinity (per 17-8-0904-1-2, 3 & 4), as evidenced by the site's close proximity to public transit in the form of various CTA bus lines and the Paulina brown line stop which is immediately adjacent to the proposed development; the accessibility accommodations made on-site for the building users; pedestrian and bicycle ingress and egress options provided to the building users in the form of 21 bicycle parking stalls and provides vehicle parking at the rear of the building as suggested in 17-8-0904-C-2 of the Chicago Zoning Ordinance, and lastly, ensuring that the design of the site works within the confines of the current existing traffic patterns at the site and creates little or no adverse impact to those patterns;

3. All sides and areas of the buildings that are visible to the public should be treated with materials, finishes, and architectural details that are of high-quality and appropriate for use on primary public-right-of-way-facing façade (per 17-8-0907-A-4), as evidenced through the information contained within this report, as shown on the elevations in the exhibits for this planned development, and the corresponding proposal renderings;

The project meets the purpose and criteria set forth in the Chicago Zoning Ordinance and its adoption would not have any adverse impact on the public's health, safety or welfare:

1. Per 17-13-0308-C, the proposed development is compatible with surrounding developments in terms of land use, as well as, the density and scale of the physical structure.
2. Per 17-13-0308-D, the proposed underlying zoning for this planned development is B3-3 and is similar to other business and commercial zoning districts, both adjacent to this site and in the immediate area.
3. Per 17-13-0308-E, the public infrastructure facilities and City services will be adequate to serve the proposed development at the time of occupancy and the project will comply with the requirements for access in case of fire and other emergencies. The proposed project has been reviewed by the Mayor's Office for People with Disabilities and the Department of Transportation and all requested changes have been made. Copies of this application have been circulated to other City departments and agencies and no comments have been received which have not been addressed in the application.

Based on the foregoing, it is the recommendation of the Department of Planning and Development that this application for the establishment of a Planned Development be approved and that the recommendation to the City Council Committee on Zoning Landmarks and Building Standards be "Passage Recommended."

Bureau of Planning and Zoning
Department of Planning and Development



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

3418 NORTH LINCOLN AVENUE
PROPOSED BUSINESS RESIDENTIAL PLANNED DEVELOPMENT
(APPLICATION NO. 18426)

RESOLUTION

WHEREAS, the applicant, Lincoln and Roscoe LLC, has submitted an application to establish a planned development; and,

WHEREAS, the Applicant is proposing to construct a four story 18 dwelling unit building with retail use on the ground floor, the applicant will provide 6 parking stalls onsite; and,

WHEREAS, the Applicant is proposing to rezone the property from B3-2 (Community Shopping District) to a B3-3 (Community Shopping District) and then to a business residential planned development; and,

WHEREAS, the Applicant's request to rezone the property was introduced to the City Council on June 17, 2015; and,

WHEREAS, proper legal notice of the hearing for this application before the Plan Commission was published in the Chicago Sun-Times on August 05, 2015 and the Applicant was separately notified of this hearing; and,

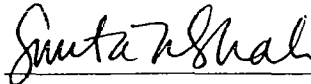
WHEREAS, the proposed zoning application was considered at a public hearing by this Plan Commission on August 20, 2015; and,

WHEREAS, the Department of Planning and Development recommended approval of the application, with the recommendation and explanation contained in the written report dated August 20, 2015, a copy of which is attached hereto and made a part hereof; and,

WHEREAS, the Plan Commission has fully reviewed the application and all associated informational submissions, the report and recommendation of the Department of Planning Development and all other testimony presented at the public hearing held on August 20, 2015, giving consideration to the applicable provisions of the Zoning Ordinance.

NOW, THEREFORE, BE IT RESOLVED BY THE CHICAGO PLAN COMMISSION:

1. THAT the above-stated recitals to this resolution together with the report of the Department of Planning and Development be adopted as the findings of fact of the Plan Commission regarding this zoning map amendment application; and,
2. THAT this ~~Plan Commission~~ recommends approval to the City Council Committee on Zoning, Landmarks and Building Standards of the final zoning map amendment application dated June 17, 2015, as being in conformance with the provisions, terms and conditions of the Zoning Ordinance.



~~Martin Cabrera, Jr.~~ *SMITA*
Chairman
Chicago Plan Commission

PD No.: _____

Approved: August 20, 2015

RECEIVED

AUG 20 2015

Initial: Fernando

CITY OF CHICAGO

APPLICATION FOR AN AMENDMENT TO
THE CHICAGO ZONING ORDINANCE

1. ADDRESS of the property Applicant is seeking to rezone:
3418-3420 North Lincoln Avenue, Chicago, Illinois 60657
2. Ward Number that property is located in: 47th Ward
3. APPLICANT Lincoln and Roscoe, LLC
ADDRESS 225 West Hubbard Street, Suite 400
CITY Chicago STATE IL ZIP CODE 60654
PHONE 312-279-2689 CONTACT PERSON Stephanie T. Bengtsson
4. Is the applicant the owner of the property? YES _____ NO X
If the applicant is not the owner of the property, please provide the following information regarding the owner and attach written authorization from the owner allowing the applicant to proceed.
OWNER Stewart Diamond and Shari Diamond
ADDRESS c/o Ancel, Glink, Diamond, Bush, DiCianni & Krafthefer,
140 S. Dearborn Street, 6th Floor
CITY Chicago STATE IL ZIP CODE 60603
PHONE 312-604-9109 CONTACT PERSON Stewart Diamond
5. If the Applicant/Owner of the property has obtained a lawyer as their representative for the rezoning, please provide the following information:
ATTORNEY Richard F. Klawiter & Katie Jahnke Dale - DLA Piper LLP (US)
ADDRESS 203 N. LaSalle Street, Suite 1900
CITY Chicago STATE IL ZIP CODE 60601
PHONE (312) 368-7243 FAX (312) 630-7337
EMAIL richard.klawiter / katie.dale@dlapiper.com

6. If the applicant is a legal entity (Corporation, LLC, Partnership, etc.) please provide the names of all owners as disclosed on the Economic Disclosure Statements:
See attached Economic Disclosure Statements
7. On what date did the owner acquire legal title to the subject property? December 2010
8. Has the present owner previously rezoned this property? If yes, when? No
9. Present Zoning District B3-2 Community Shopping District
Proposed Zoning District B3-3 Community Shopping District, then to a Residential-Business
Planned Development
10. Lot size in square feet (or dimensions) +/- 5,591 square feet
11. Current Use of the Property Vacant
12. Reason for rezoning the property Mandatory planned development pursuant to Section 17-8-0516 of the Zoning Ordinance (Floor Area Increases for Transit-Served Locations)
13. Describe the proposed use of the property after the rezoning. Indicate the number of dwelling units; number of parking spaces; approximate square footage of any commercial space; and height of the proposed building. (BE SPECIFIC)

The Applicant requests a rezoning of the subject property from B3-2 to B3-3 and then to Residential-Business Planned Development to allow for construction of a +/- 54' residential/mixed-use building containing up to 3.5 FAR, up to 18 dwelling units, accessory parking, approximately 2,425 square feet of commercial uses on the ground floor, and accessory and incidental uses. A Planned Development is mandatory because the Applicant seeks floor area and density allowances as a transit-oriented development.
14. On May 14th, 2007, the Chicago City Council passed the Affordable Requirements Ordinance (ARO) that requires on-site affordable housing units or a financial contribution if residential housing projects receive a zoning change under certain circumstances. Based on the lot size of the project in question and the proposed zoning classification, is this project subject to the Affordable Requirements Ordinance? (See fact Sheet for more information)

YES X NO

COUNTY OF COOK
STATE OF ILLINOIS

_____, authorized signatory of Lincoln and Roscoe, LLC, being first duly sworn on oath, states that all of the above statements and the statements contained in the documents submitted herewith are true and correct.

Signature of Applicant

Subscribed and Sworn to before me this
____ day of _____, 2015.

Notary Public

For Office Use Only

Date of Introduction: _____

File Number: _____

Ward: _____