



City of Chicago



O2017-2190

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/29/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 13-I at 5078-5082 N Lincoln Ave - App No. 19160T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

19160T1
INTRO DATE:
MARCH 29, 2017

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 B3-1 Community Shopping District symbols and indications as shown on Map No. 13-1 in an area bound by

The public alley next West of North Lincoln Avenue, West Carmen Avenue, North Lincoln Avenue, a perpendicular line to North Lincoln Avenue 47 feet Southeast of the South line of West Carmen Avenue (as measured along the West boundary line of North Lincoln Avenue)

to those of a B3-2 Community Shopping District.

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

Common Address of Property: 5078-82 North Lincoln Avenue, Chicago, IL 60625.

NARRATIVE
5078-82 N Lincoln Avenue

B3-1 to B3-2

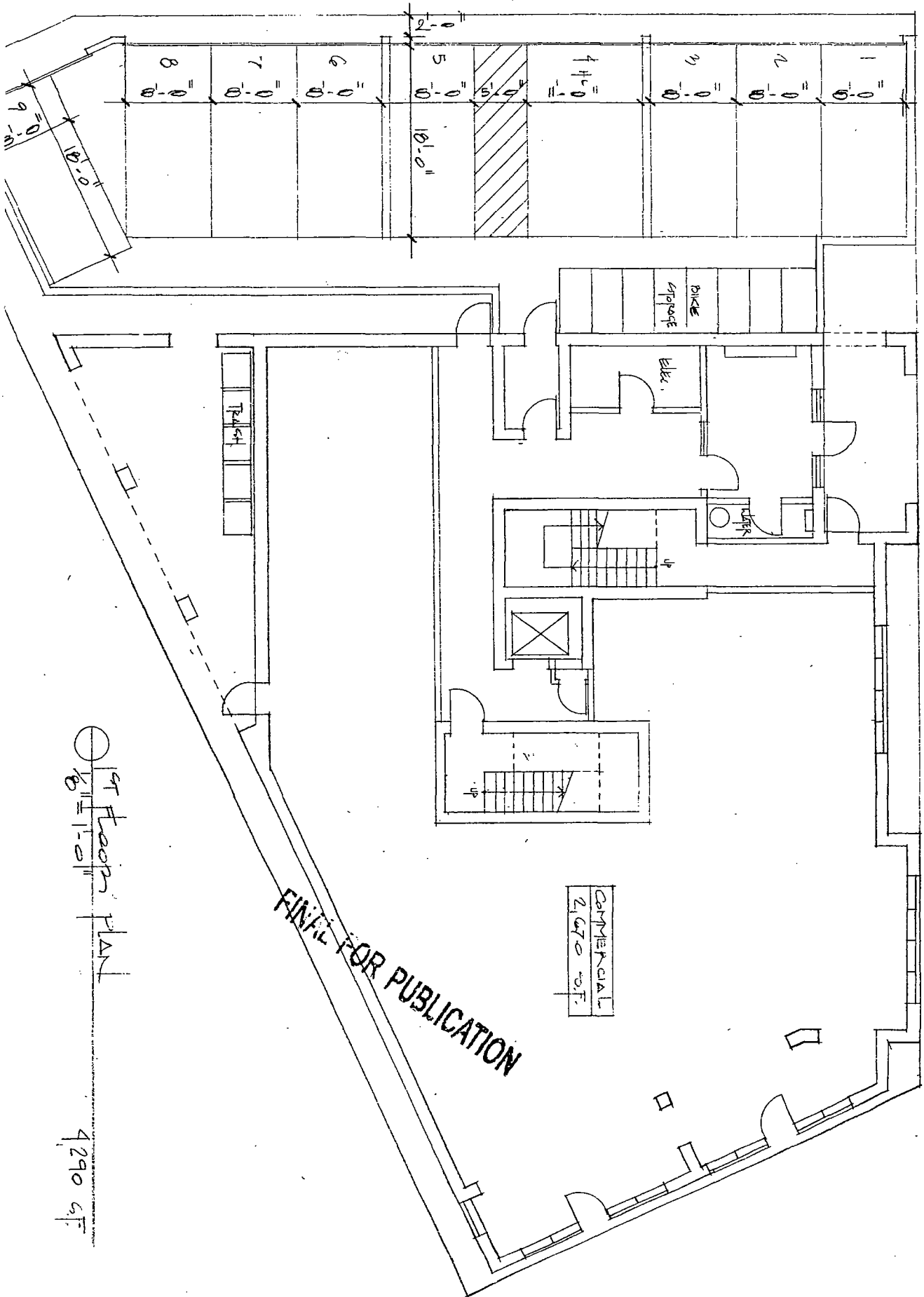
Applicant seeks to construct a 4 story 8 dwelling unit building 46 feet 11 inches in height with 2 commercial ground floor units 2, 670 square feet and 9 parking spaces.

FAR	2.2
Lot Area	8,014 square feet
Building Area	17,610 square feet
Building Height	46 feet 11 inches
Front Setback	zero
Rear Setback	30 feet
South side Setback	3 feet
North side Setback	zero
Parking	9 spaces
Bike Parking	8 spaces

FINAL FOR PUBLICATION

180 W. WASHINGTON ST.
CHICAGO, ILLINOIS 60602
Phone: 312-750-1800
Fax: 312-750-1801
Email: hannarchitects@bcbglobal.net
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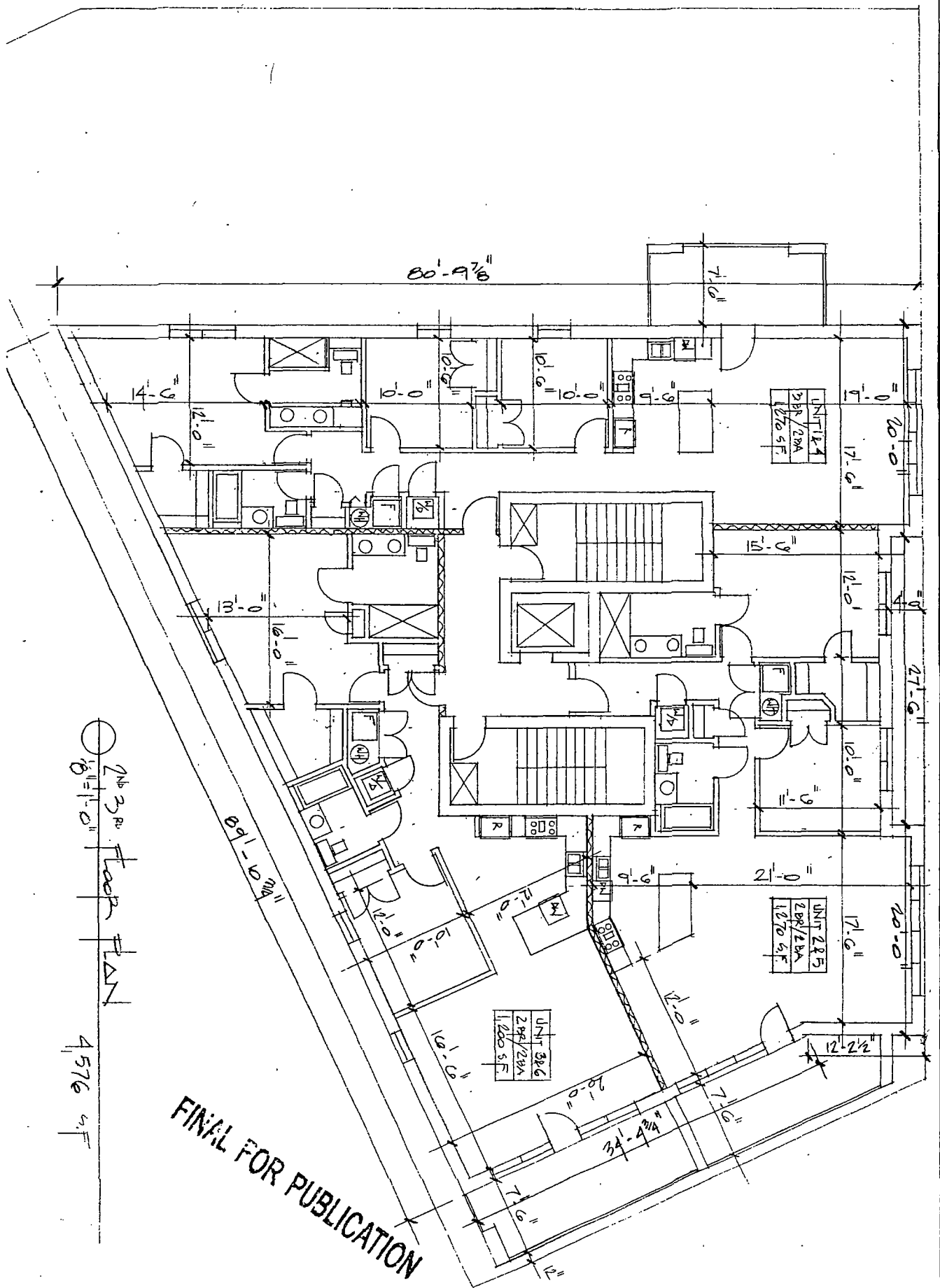
A hand-drawn site plan of a property. The plan is roughly rectangular with a diagonal line on the left side. The top boundary is labeled "PUBLIC ALLEY" and has a dimension of $79' - 7\frac{1}{2}"$. The right boundary is labeled "N. LINCOLN AVE." and has a dimension of $101' - 4\frac{3}{4}"$. The bottom boundary is labeled $47' - 0"$. The left boundary is labeled $125' - 0"$. The plan is divided into several sections. A central section is labeled "PROPOSED 8 UNIT 1/2 CONTEMPORAL #5002". To the left of this section is a hatched area labeled "PROPOSED ONE STORY GARAGE". The plan also shows a "3' - 0" offset" and a "4' - 0" offset". A scale bar at the bottom left indicates $\frac{1}{8}" = 1' - 0"$. The plan is titled "SITE PLAN" and includes a north arrow pointing towards the top right.



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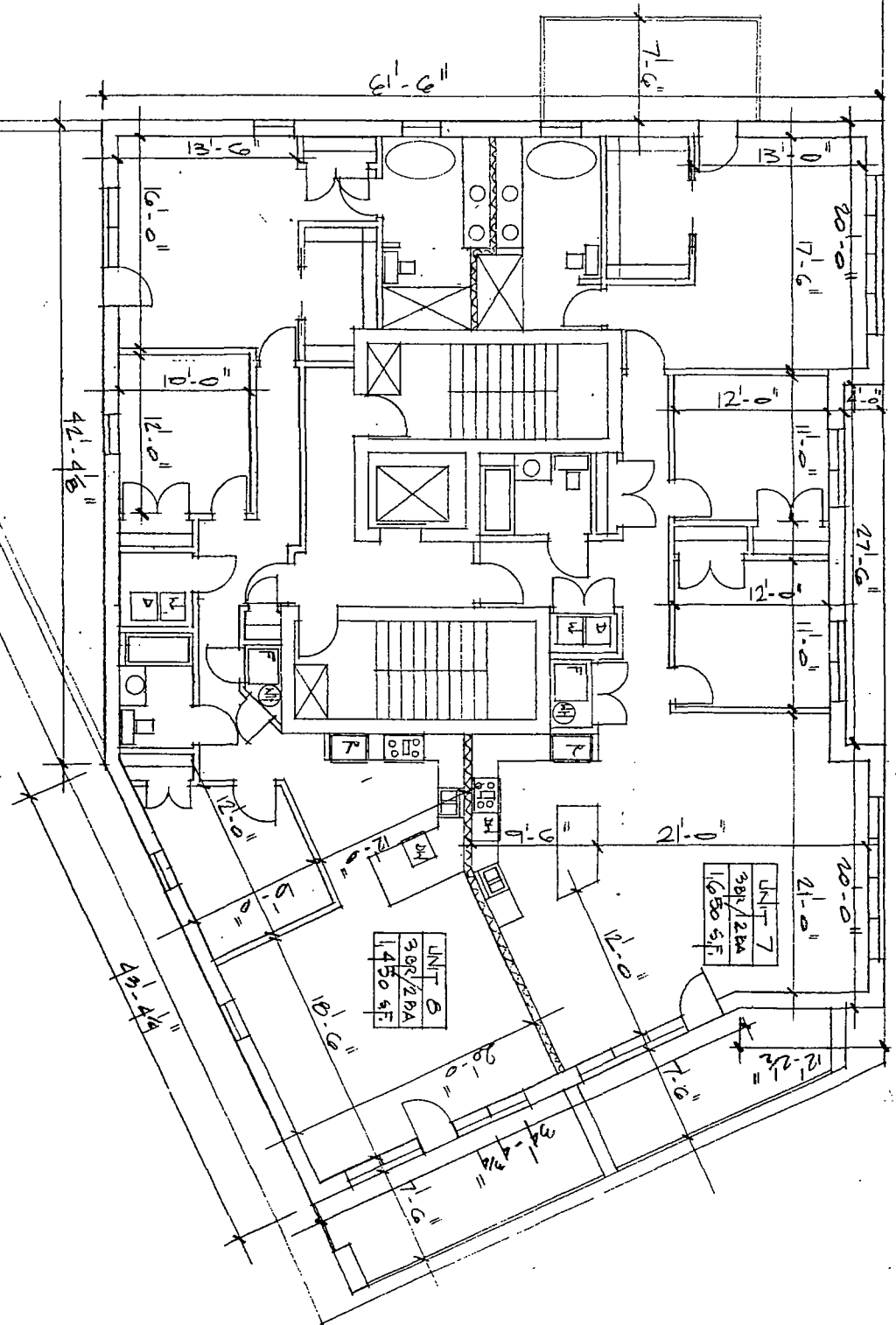
COMMERCIAL
2,670 S.F.

1st Floor Plan
9,290 S.F.



4TH FLOOR PLAN
 1/8" = 1'-0"

4,168 S.F.

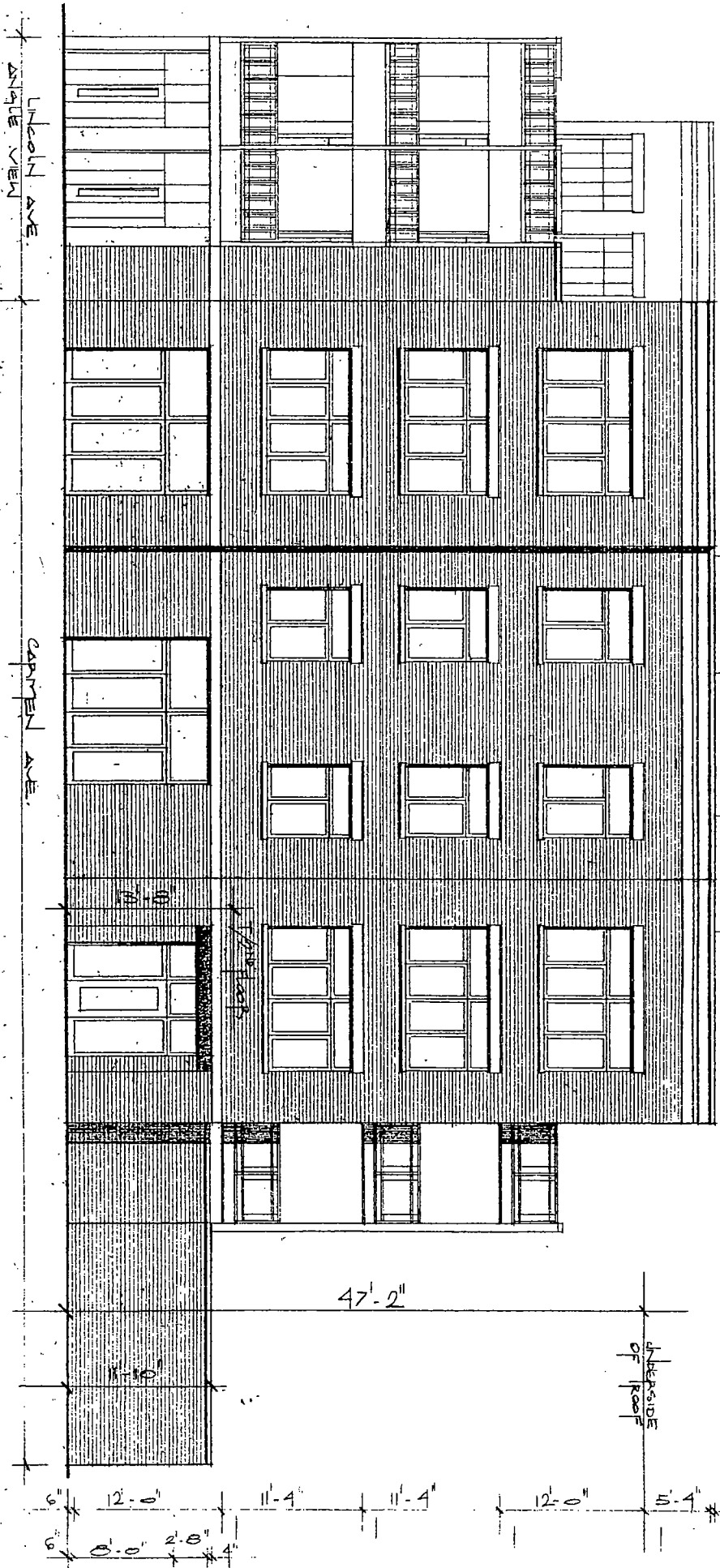


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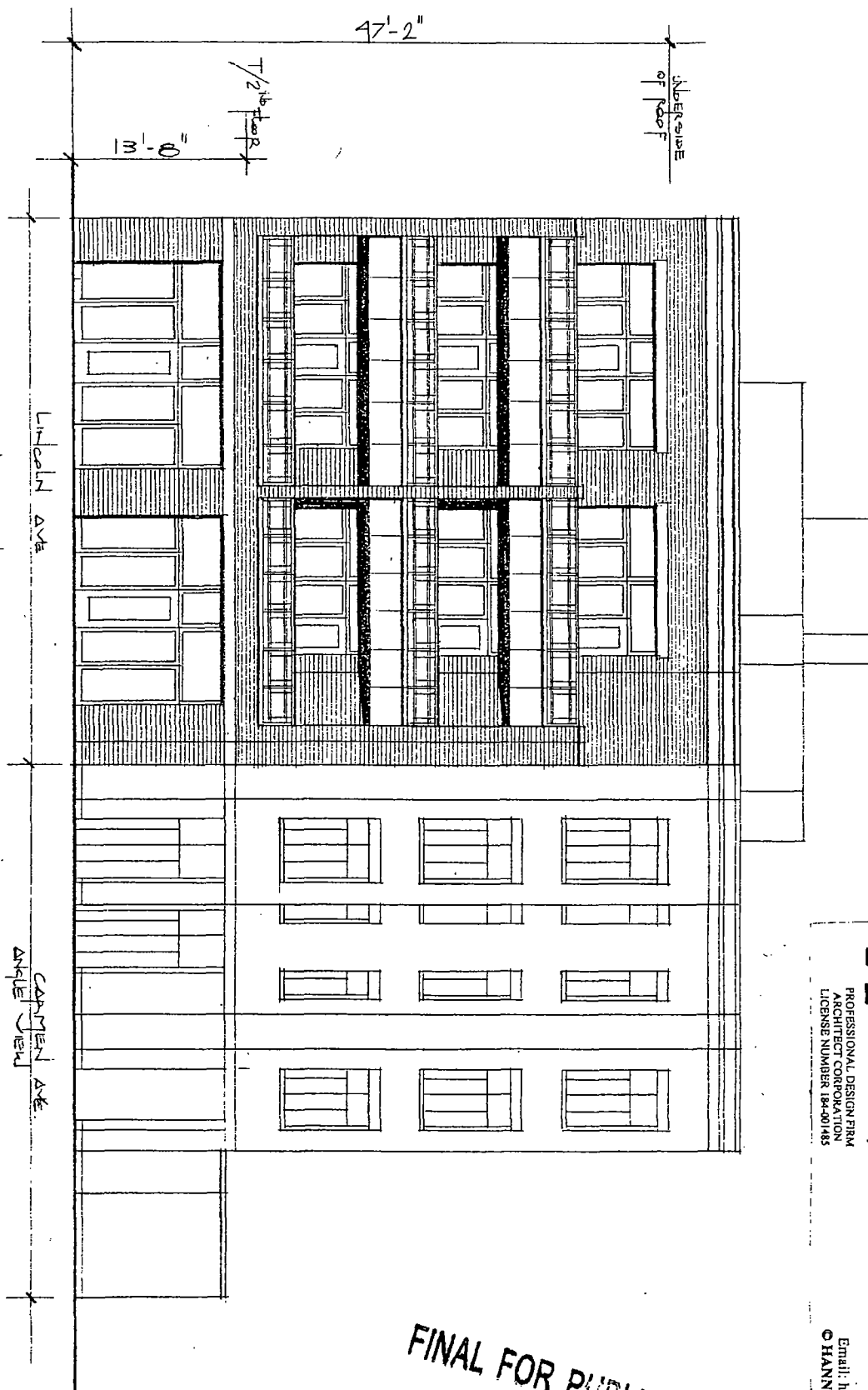
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ARCHITECT CORPORATION
LICENSE NUMBER 184-001453

180 W. WASHINGTON ST.
CHICAGO, ILLINOIS 60602
Phone: 312-750-1800
Fax: 312-750-1801
Email: hannaarchitects@sbcglobal.net
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Lincoln Ave.
Capmen Ave.
ELEVATION
1/8" = 1'-0"

1/8" = 1'-0" ELEVATION - LINCOLN AVE

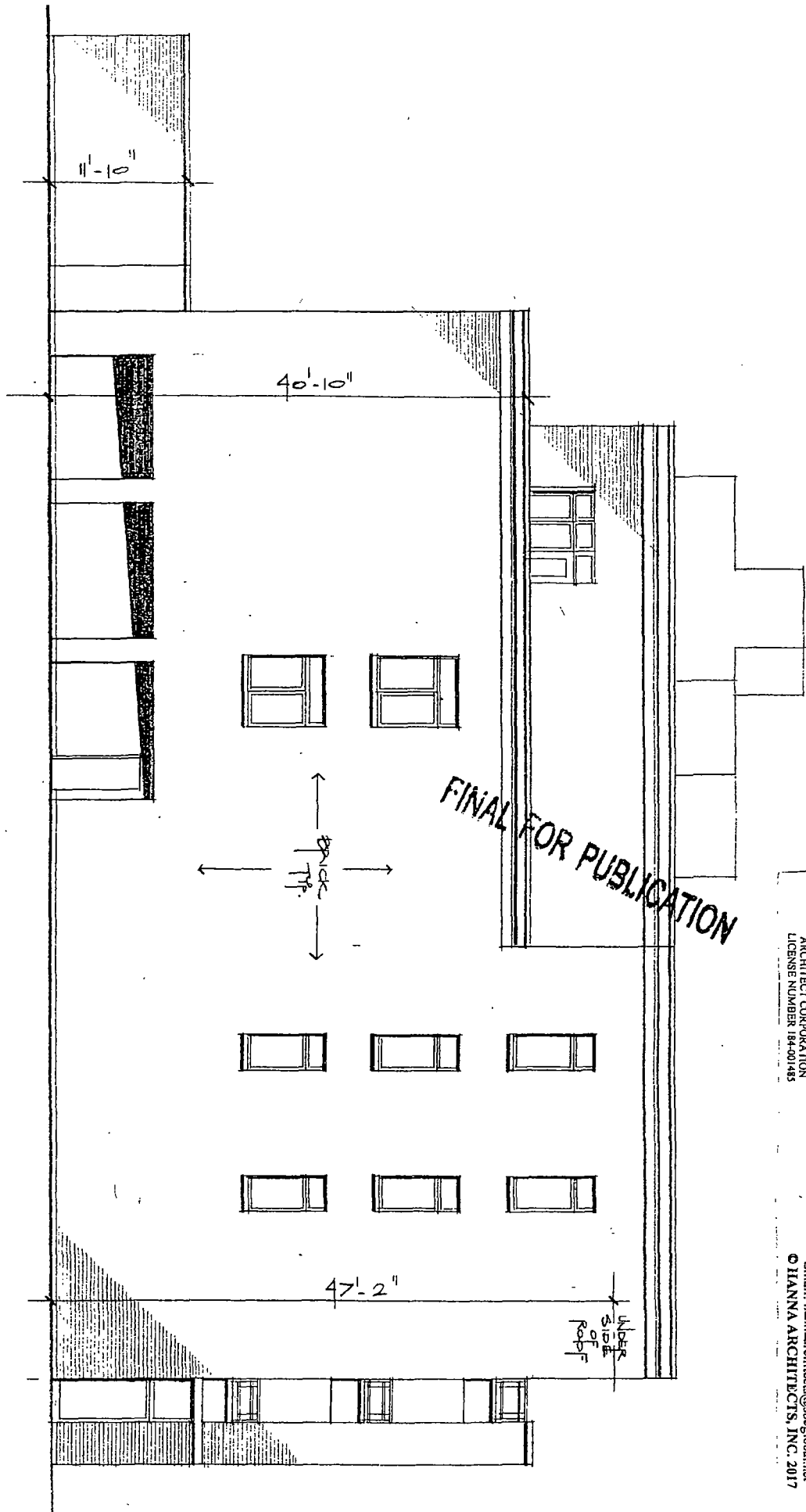


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Phone: 312-750-1800
Fax: 312-750-1801
Email: hannaarchitects@sbcglobal.net
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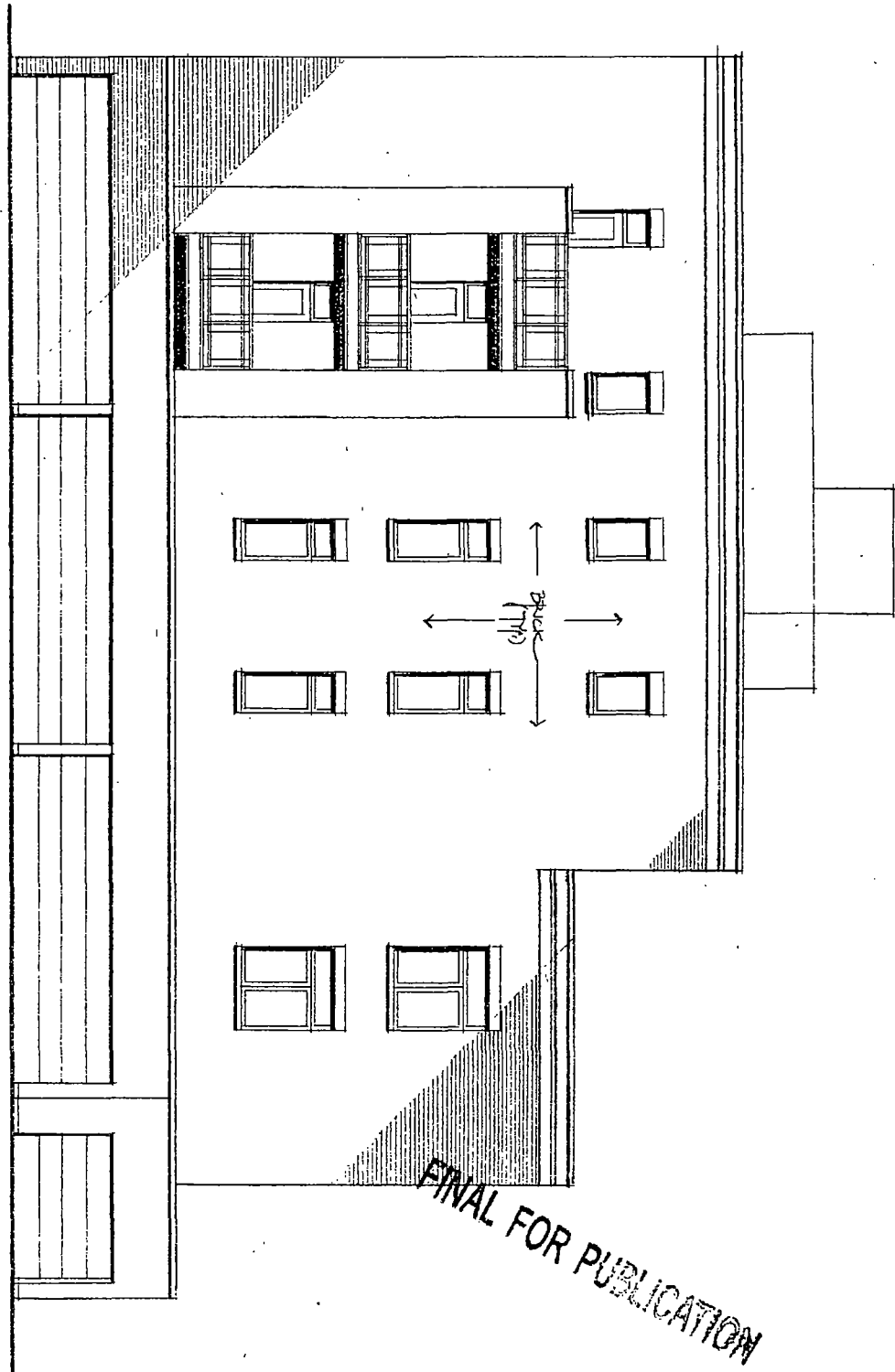
SOUL ELEVATION
1/8" = 1'-0"



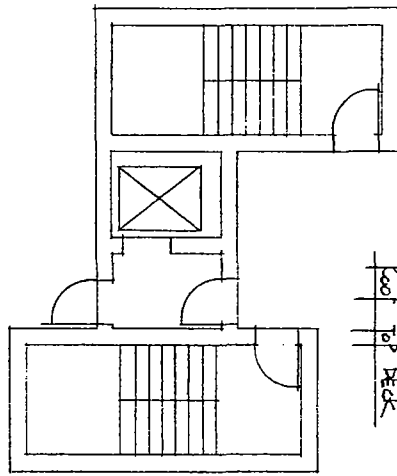
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ARCHITECTS, INC.
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ARCHITECT CORPORATION
LICENSE NUMBER 184-001485

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CHICAGO, ILLINOIS 60602
Phone: 312-750-1800
Fax: 312-750-1801
Email: hannaarchitects@sbcglobal.net
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○ ALLEY ELEVATION
1/8" = 1'-0"



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



Roof Top Deck

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