



City of Chicago



SO2018-6977

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	9/20/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 13-I at 5013-5035 N Lincoln Ave - App No. 19800T1
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 B3-1 Community Shopping District symbols and indications as shown on Map No. 13-1 in the area bounded by

West Winnemac Avenue; the alley next east of and parallel to North Lincoln Avenue; a line 253.7 feet southeast of West Winnemac Avenue as measured along and perpendicular to North Lincoln Avenue; North Lincoln Avenue

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

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

Common Address of Property: 5013-5035 North Lincoln Avenue

FINAL FOR PUBLICATION

SUBSTITUTE
PROJECT NARRATIVE AND PLANS
TYPE 1 ZONING AMENDMENT
5013-5035 NORTH LINCOLN AVENUE

B2-3 Neighborhood Mixed-Use District

FINAL FOR PUBLICATION

The applicant seeks a zoning amendment from a B3-1 Community Shopping District to a B2-3 Neighborhood Mixed-Use District in order to subdivide a zoning lot into two separate lots. After rezoning, the current 1 story commercial building will be demolished in order to allow the subdivision of the zoning lot into 2 zoning lots. Each lot will contain a 3 ½ story, 12 dwelling unit building. Each building will be 47 feet 6 inches tall. 17 parking spaces will serve one building and 21 parking spaces will serve the other.

Building A

Lot Area	15,606 sf
MLA	400 sf
Parking	21 spaces
Front Setback	5 feet
Rear Setback	8 feet 8 inches
Side Setback – North	4 feet
Side Setback – South	3 feet
FAR	1.6
Building Square Footage	±25,000
Building Height	47 feet 6 inches

Building B

Lot Area	12,500 sf
MLA	400 sf
Parking	17 spaces
Front Setback	5 feet
Rear Setback	38 feet 6 inches
Side Setback – North	3 feet
Side Setback – South	3 feet
FAR	2.0
Building Square Footage	±25,000
Building Height	47 feet 6 inches

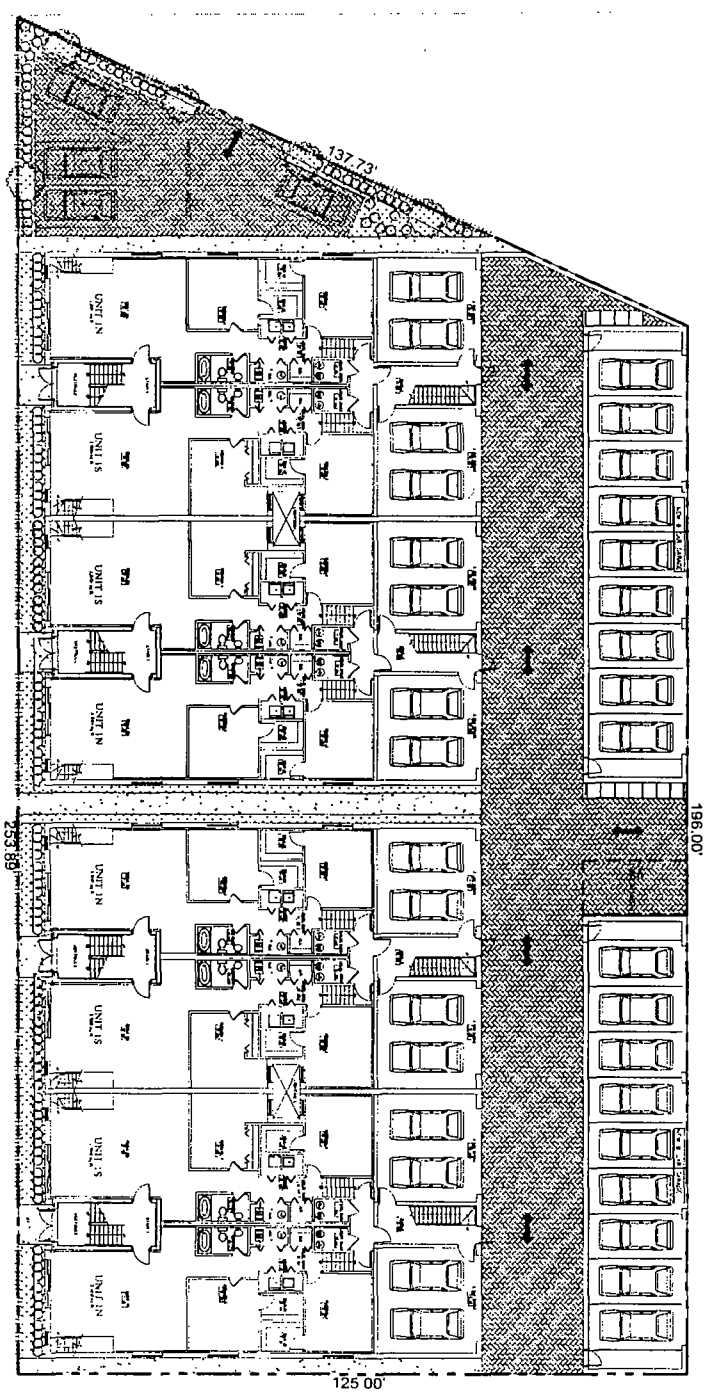
ARCHITECTS

ILLINOIS

6.20.18



5035 N. Lincoln Ave.



1
A-1
Basement- Grade Plans - Overall
Scale: 3/32" = 1'-0"
NORTH

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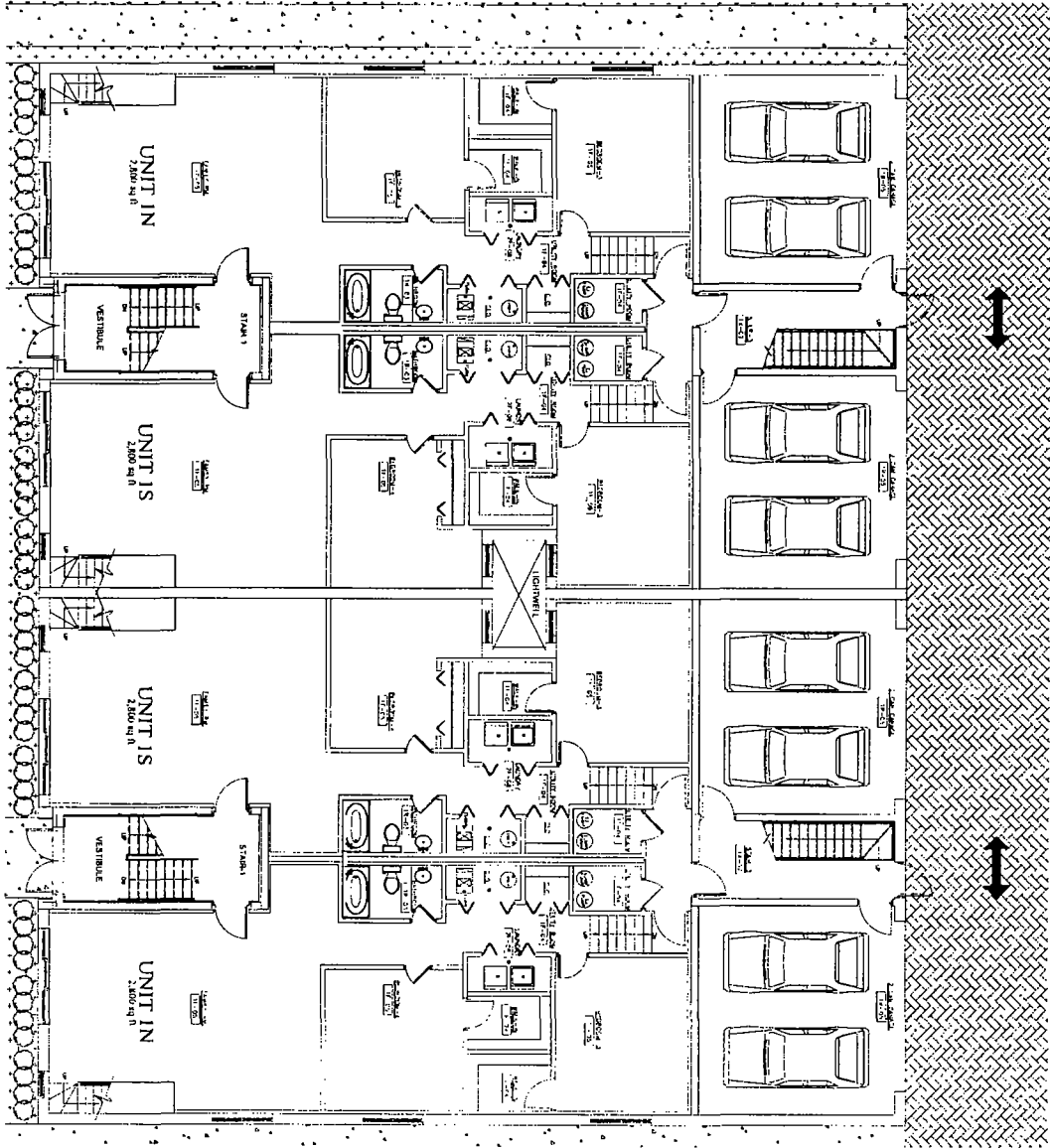
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NEW RESIDENTIAL DEVELOPMENT

5035 N. LINCOLN AVE.

ILLINOIS

5035 N. Lincoln Ave.



1
Basement-Grade Plans
A-1
Scale: 3/16" = 1'-0"



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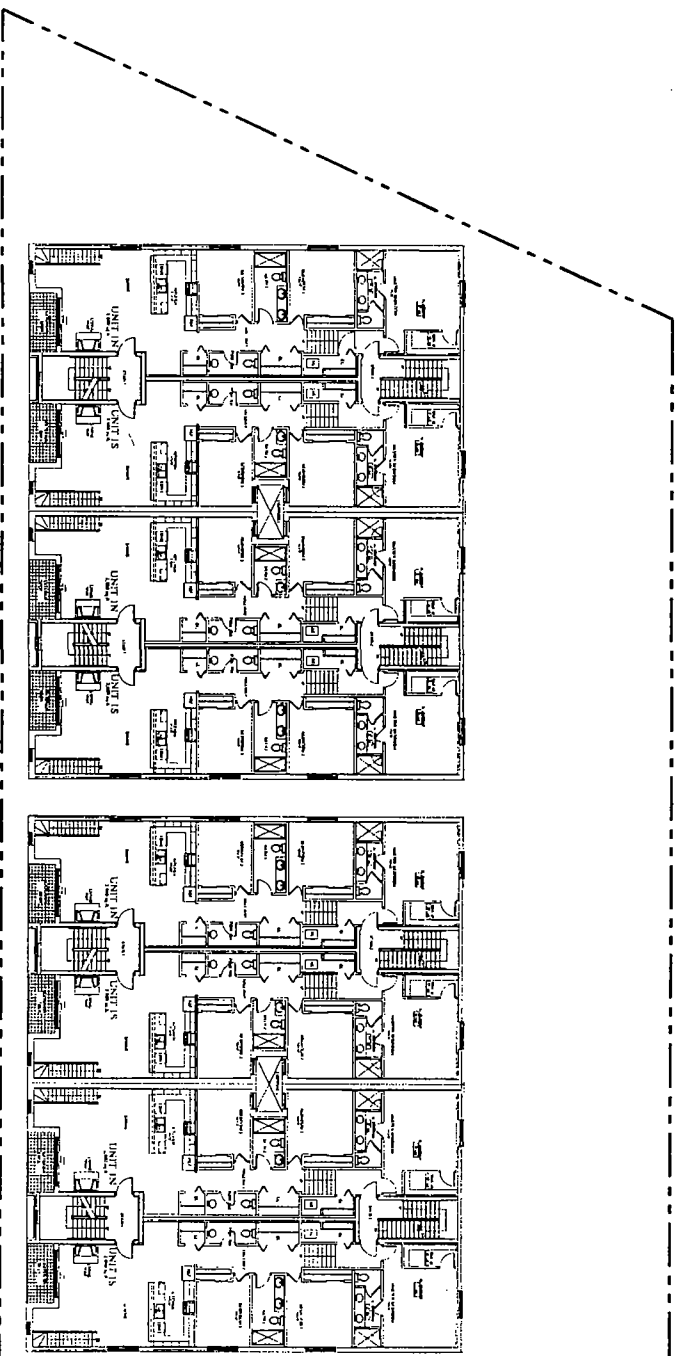
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1 1st Flr. Overall
A-1 Scale: 3/32" = 1'-0"



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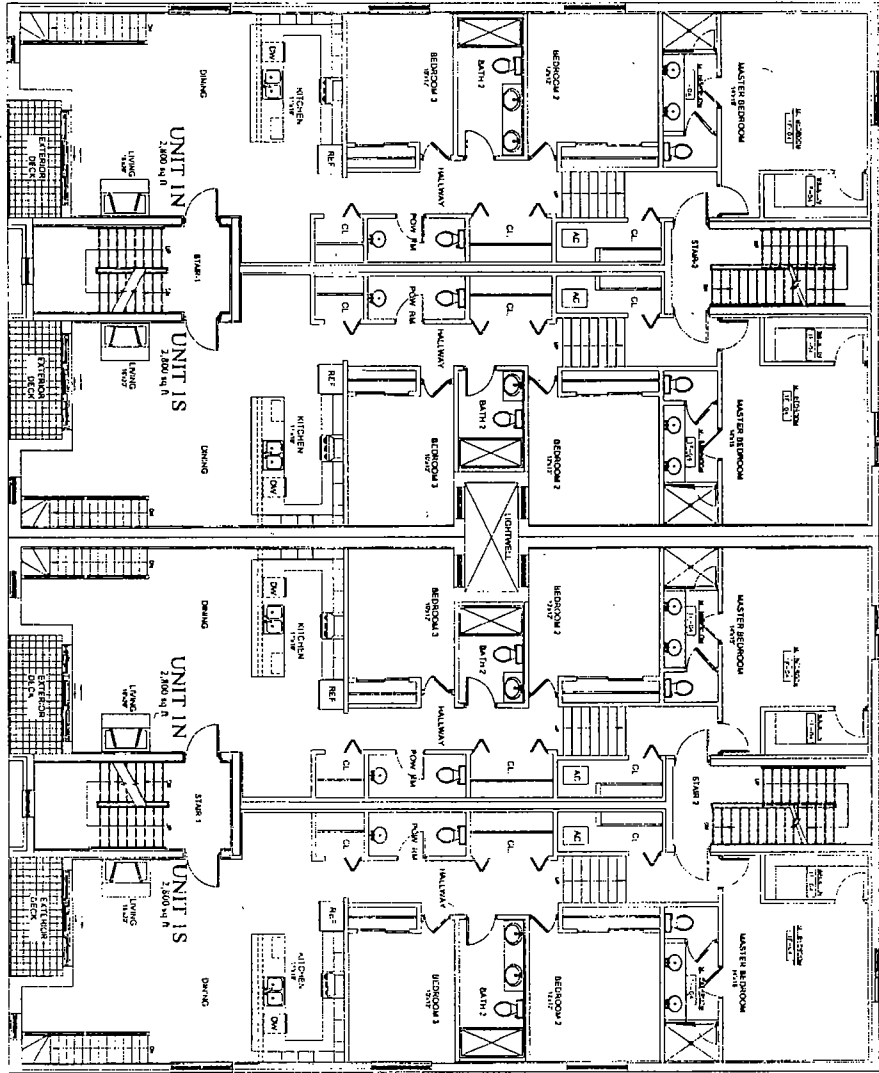
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5035 N. Lincoln Ave.



1
A-1
1st Floor Plan
Scale: 3/16" = 1'-0"
NORTH

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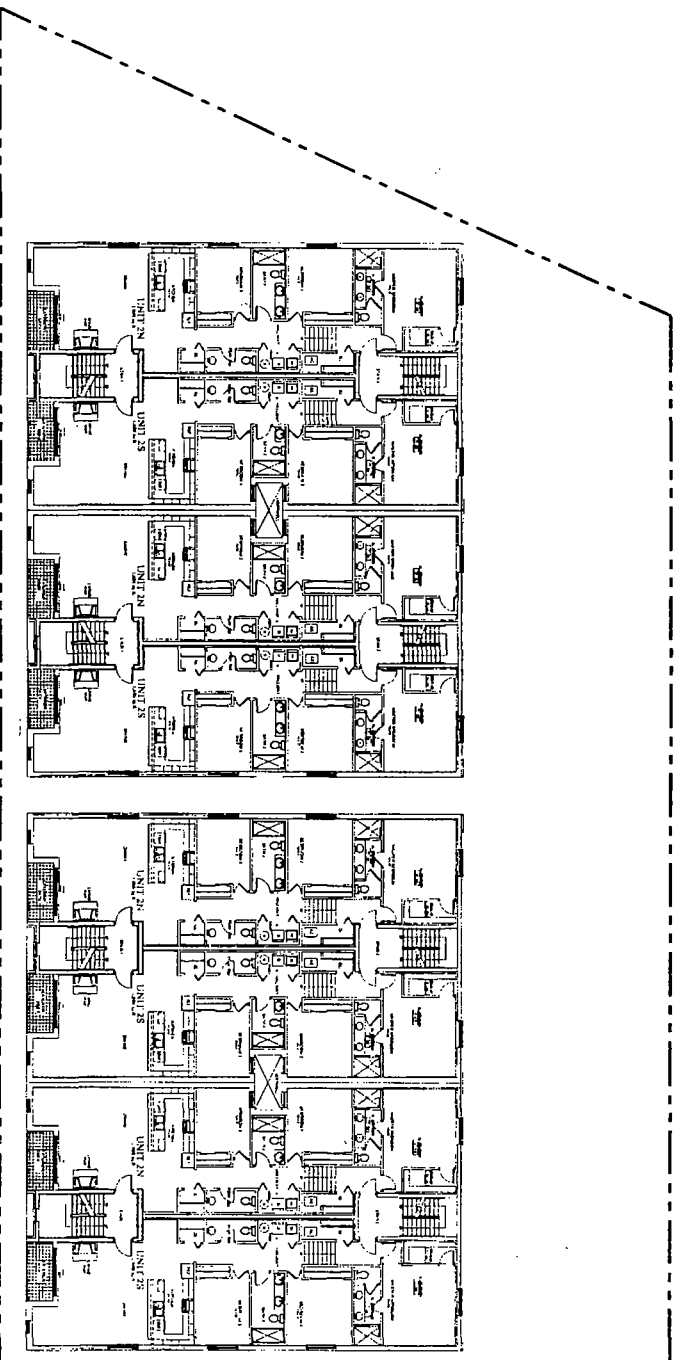
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1
2nd Flr. Overall
A-1
Scale: 3/32" = 1'-0"



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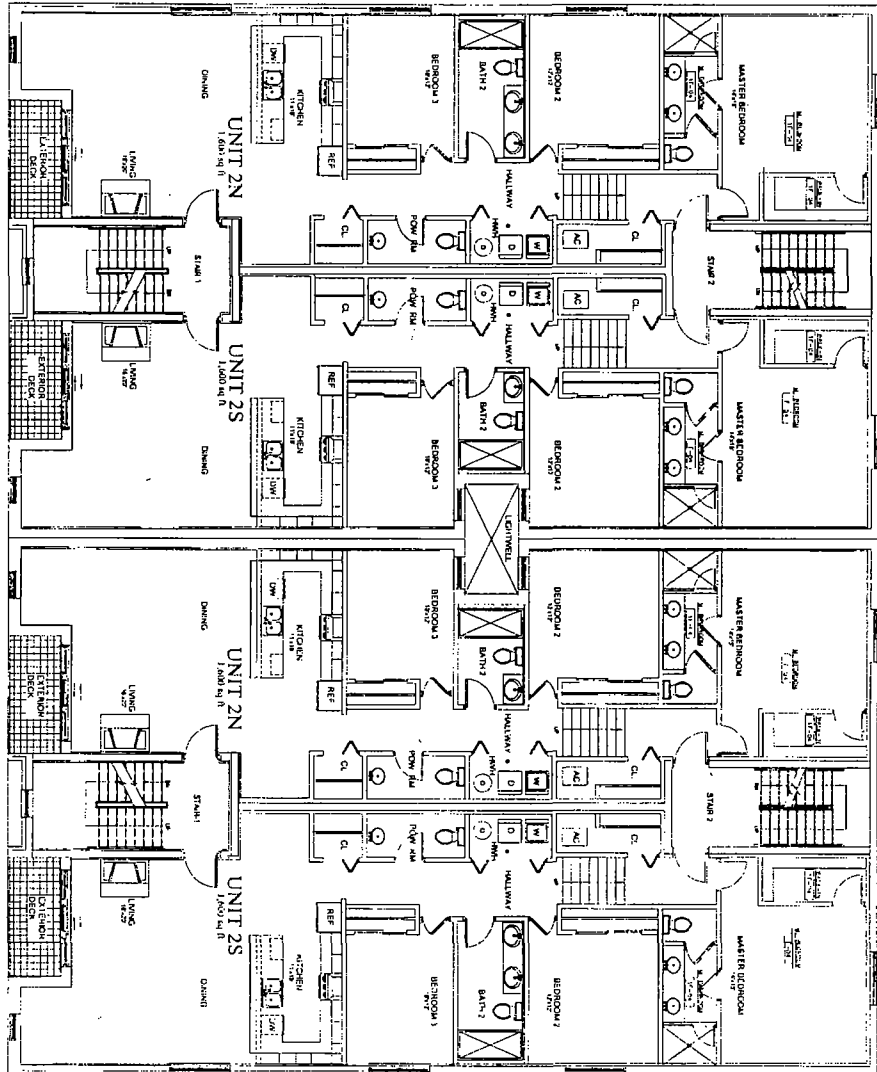
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1 2nd Floor Plan
Scale: 3/16" = 1'-0"
A-1



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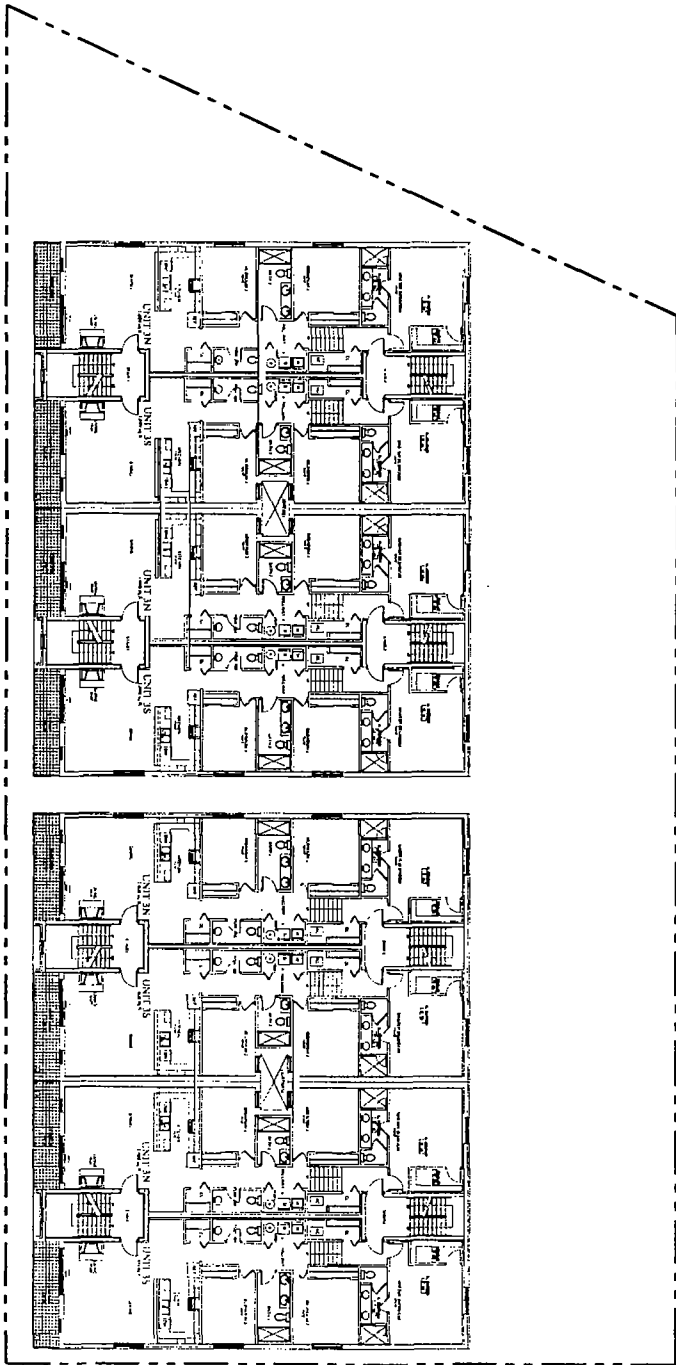
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1
3rd Flr. Overall
A-1
Scale: 3/32" = 1'-0"



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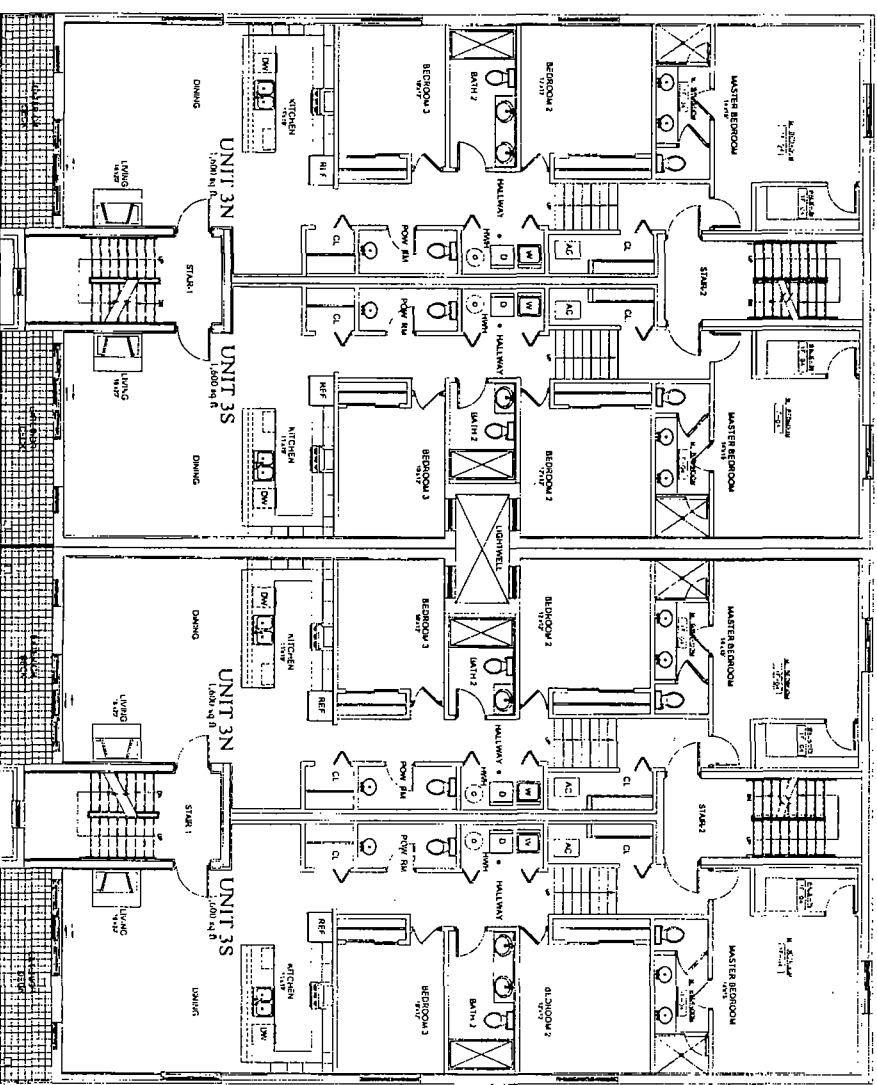
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1 3rd Floor Plan
A-1 Scale: 3/16" = 1'-0"

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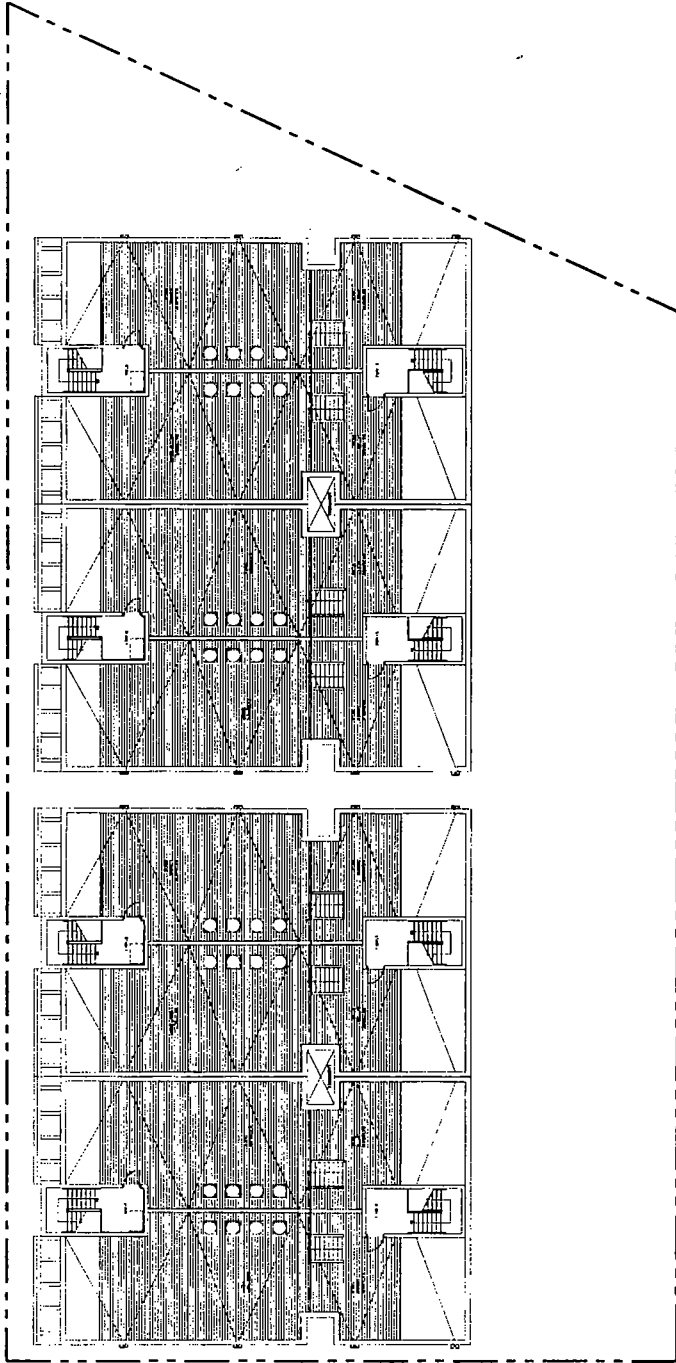
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1 Roof Flr. Overall
A-1 Scale: 3/32" = 1'-0"



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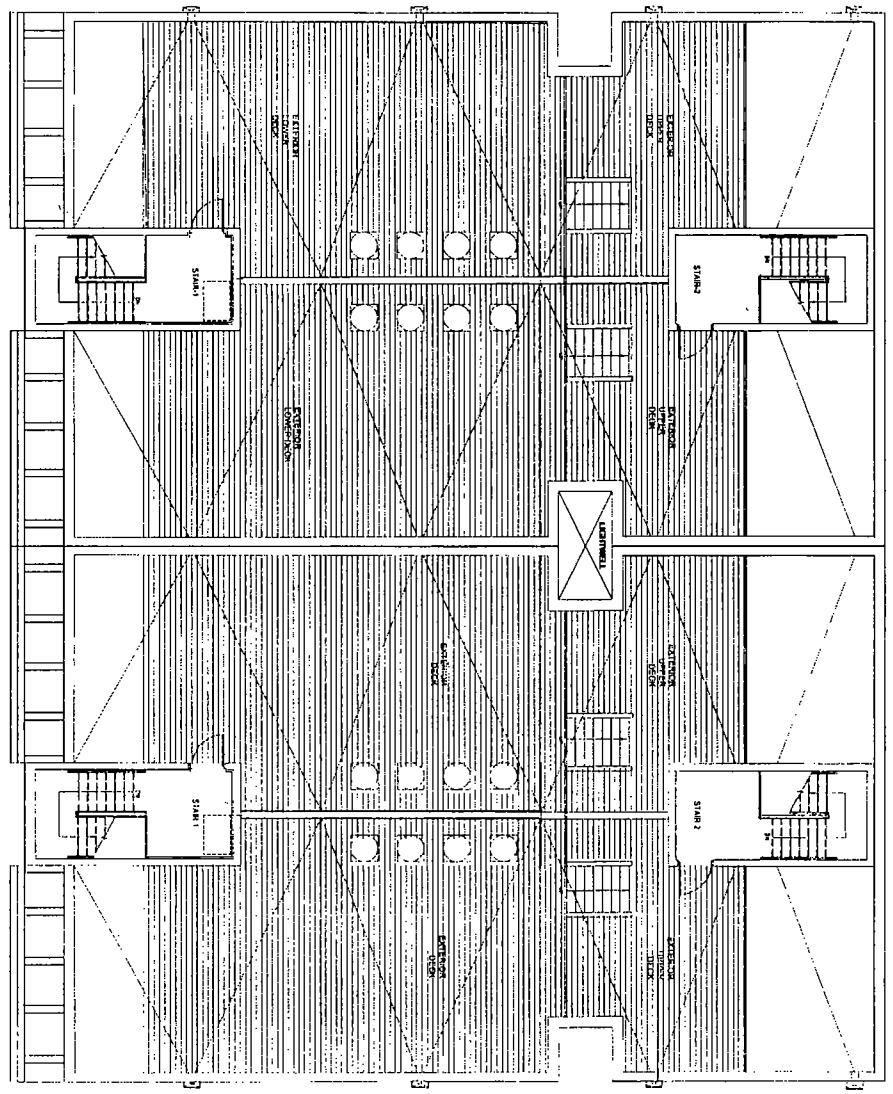
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1 Roof Plan

A-1 Scale: 3/16" = 1'-0"



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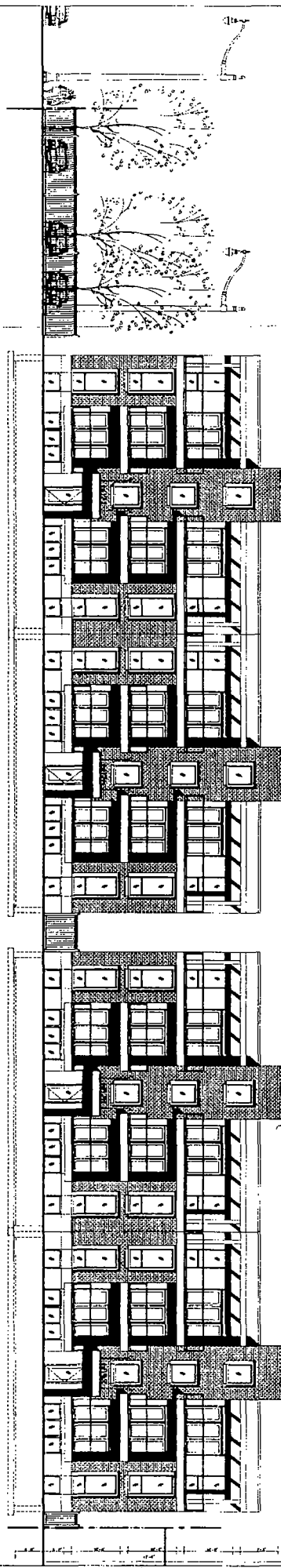
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1 West Elevation

A-1 Scale: 1/8" = 1'-0"

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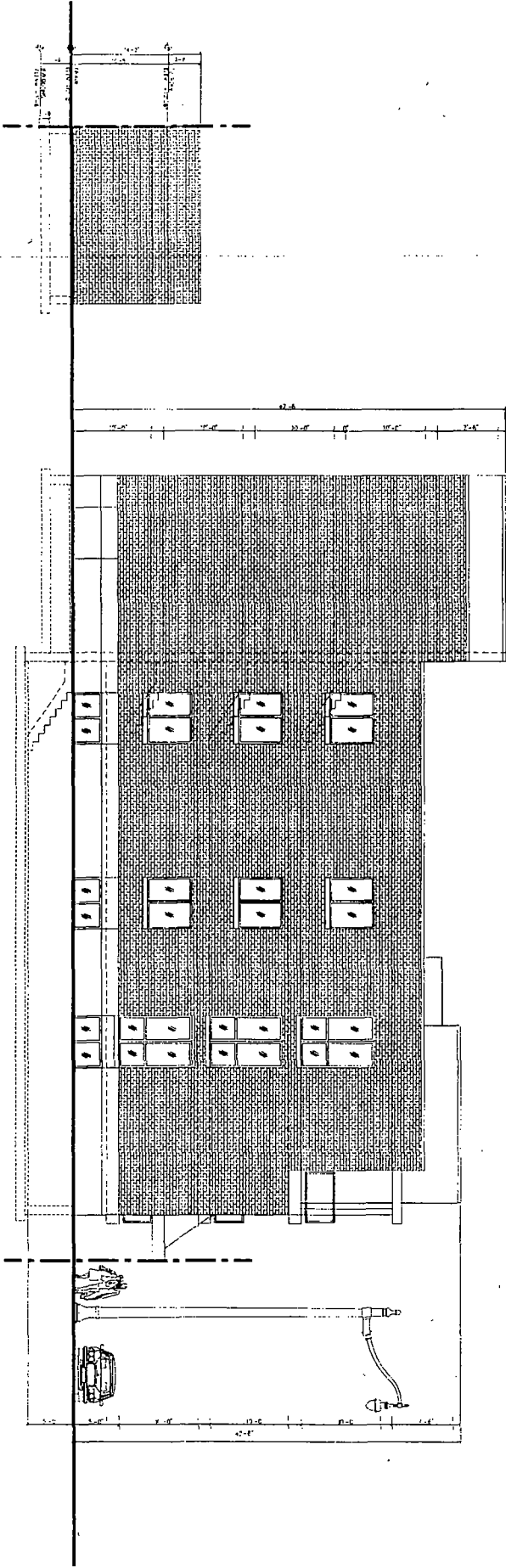
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1 North Elevation
A-1
Scale: 3/16" = 1'-0"

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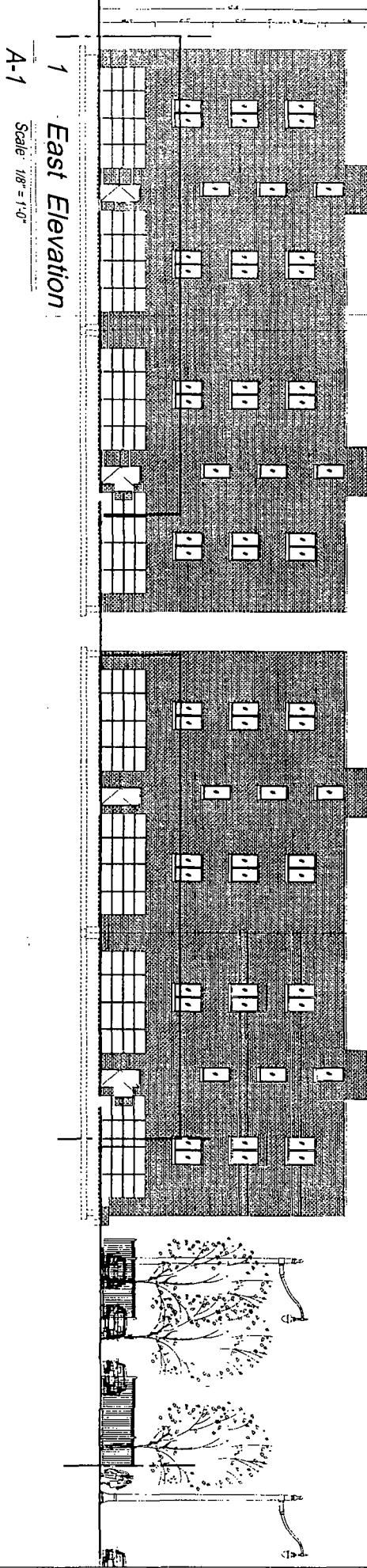
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1 East Elevation

A-1 Scale 1/8" = 1'-0"

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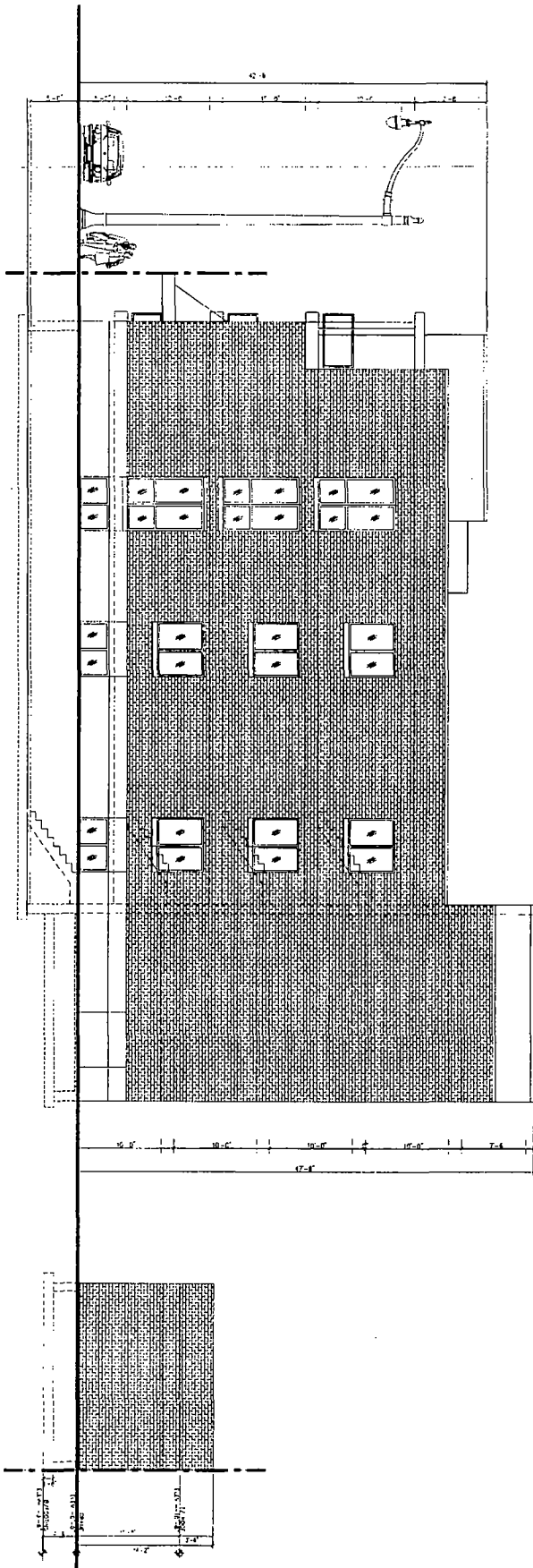
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1 South Elevation
A-1 Scale: 3/16" = 1'-0"

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