



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Details (With Text)

**File #:** O2022-3423  
**Type:** Ordinance                      **Status:** Passed  
**File created:** 10/26/2022              **In control:** City Council  
**Final action:** 12/14/2022  
**Title:** Zoning Reclassification Map No. 13-1 at 5113-5115 N Lincoln Ave - App No. 21187T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 13-1  
**Attachments:** 1. O2022-3423 (V1).pdf, 2. O2022-3423.pdf

Date	Ver.	Action By	Action	Result
12/14/2022	1	City Council	Passed	Pass
10/26/2022	1	City Council	Referred	

FINAL PGR  
PUBLICATION

### 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

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

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 from a B3-I. 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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