



# Office of the City Clerk

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

## Legislation Details (With Text)

**File #:** O2020-3877  
**Type:** Ordinance      **Status:** Passed  
**File created:** 7/22/2020      **In control:** City Council  
**Final action:** 9/9/2020  
**Title:** Zoning Reclassification Map No. 11-H at 4010 N Lincoln Ave - App No. 20455T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 11-H  
**Attachments:** 1. O2020-3877.pdf\_V1, 2. O2020-3877.pdf

Date	Ver.	Action By	Action	Result
9/9/2020	1	City Council	Passed	Pass
9/8/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/22/2020	1	City Council	Referred	

## FINAL FOR 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 of the BI-1 Neighborhood Shopping District symbols and indications as shown on Map Noi 11-H in an area bound by

A line 145 feet south of West Cuyler Avenue as measured along the southwesterly line of North Lincoln Avenue and perpendicular thereto; North Lincoln Avenue; a line 70.33' north of West Irving Park as measured along the southwesterly line of North Lincoln Avenue and perpendicular thereto; a line 76.50 feet southwesterly of and parallel to North Lincoln Avenue; a line 170 feet south of West Cuyler Avenue as measured along the southwesterly line of North Lincoln Avenue and perpendicular thereto; And the alley next west of North Lincoln

Avenue

to those of a B3-3 Community Shopping District.

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

Common Address of Property: 4010 North Lincoln Avenue

# **RUN. FOR FU8UCWKW**

## Type-1 ZONING MAP AMENDMENT: NARRATIVE & PLANS

### 4010 North Lincoln Avenue - Bl-1 to B3-3

The applicant wishes to rezone the property in order to establish a qualifying Transit-Served location to allow sufficient density to construct a proposed new 5-story mixed-use building with ground floor commercial space, 16 dwelling units and 8 efficiency units above the ground floor and 11 on-site parking stalls.

FAR	3.5
Building Area	25,052 Square Feet
Density (MLA)	294.1 Square Feet
Lot Area	7,057.5 Square Feet
Building Height	58 Feet 4 Inches
Front Setback	0 Feet 0 Inches
Rear Setback	0 Feet 0 Inches*
North Side Setback	0 Feet 0 Inches
South Side Setback	0 Feet 0 Inches
Parking	11 Parking Stalls**

\*The applicant will seek relief as necessary for the setback reduction.

\*\*The applicant will seek relief as necessary for the on-site parking reduction.

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