



Office of the City Clerk

City Hall
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Chicago, IL 60602
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Legislation Details (With Text)

File #: O2018-3235
Type: Ordinance **Status:** Passed
File created: 4/18/2018 **In control:** City Council
Final action: 5/25/2018
Title: Zoning Reclassification Map No. 11-H at 4024 N Lincoln Ave - 19630T1
Sponsors: Misc. Transmittal
Indexes: Map No. 11-H
Attachments: 1. O2018-3235 (V1).pdf, 2. O2018-3235.pdf

Date	Ver.	Action By	Action	Result
5/25/2018	1	City Council	Passed	Pass
5/22/2018	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
4/18/2018	1	City Council	Referred	

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 No. 11 -H in an area bound by

The alley next Southwest of and parallel to North Lincoln Avenue; a line perpendicular to North Lincoln Avenue 20 feet Southeast of the intersection of West Cuyler Avenue and North Lincoln Avenue; North Lincoln Avenue; a line perpendicular to North Lincoln Avenue 95 feet Southeast of the intersection of West Cuyler Avenue and North Lincoln Avenue.

to those of a BI-3 Neighborhood Shopping District.

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

Common Address of Property: 4024 North Lincoln Avenue

FINAL FOR PUBLICATION

NARRATIVE AND PLANS

4024 NORTH LINCOLN AVENUE

Zoning Change from BI-1 to BI-3

The applicant seeks to construct a new 4 story mixed use building with commercial on the ground floor, 12 residential units on floors 2 through 4 with 12 interior parking spaces and the building will be 42 feet high.

FAR	2.94
Lot Area	9,000 Square Feet
Building Area	26,460 Square Feet
Building Height	42 Feet 0 Inches
Front Setback	0 Feet
Rear Setback	3 Feet
Rear Setback	12 Feet at 2 nd -4 th flrs.
North side Setback	3 Feet 6 Inches
South side Setback	3 Feet
Parking	12 Spaces

FINAL FOR PUBLICATION

16' PUBLIC- ALLEY-15 00'

N. LINCOLN AVE.

SITE PLAN fly

SCALE 1/16"=1'-0"

FINAL FOR PUBLICATION

DATE- 5 APR 18

ASSOCIATES, LTD.

ENGINEERS • PLANNERS 710 HIGGINS RD. PARK RIDGE, IL- GOOG8

PHONE MT28-5757

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PROPOSED 12D.U. BLDG
4024 N. LINCOLN AVE.
CHICAGO, ILLINOIS

N. LINCOLN AVE.

FINAL FOR PUBLICATION

DATE: 5 APR 18

PROPOSED 12 D.U. BLDG.
4024 N. LINCOLN AVE.
CHICAGO, ILLINOIS

FINAL FOR PUBLICATION

SCALE 3/32"=1'-0"
3RD 1 ATH FLOOR SIMILAR

DATE - 5 APR IS

ASSOCIATES, LTD.

ENGINEERS & PLANNERS

PARK RIDGE, IL GOOGS

PROPOSED 12 D.U. BLDG
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FINAL FOR PUBLICATION

SCALE 3/32"=1'-0"

DATE: 5 APR IS

BARANVK ASSOCIATES LTD.

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PROPOSED 12 D.U. BLDG

4024 N. LINCOLN AVE.

CHICAGO, ILLINOIS