



Office of the City Clerk

City Hall
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Legislation Details (With Text)

File #: O2017-147
Type: Ordinance **Status:** Passed
File created: 1/25/2017 **In control:** City Council
Final action: 3/29/2017
Title: Zoning Reclassification Map No. 9-H at 3901-3903 N Lincoln Ave - App No. 19097T1
Sponsors: Misc. Transmittal
Indexes: Map No. 9-H
Attachments: 1. O2017-147 (V1).pdf, 2. O2017-147.pdf

Date	Ver.	Action By	Action	Result
3/29/2017	1	City Council	Passed	Pass
2/27/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	Pass
1/25/2017	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 the B3-2 Community Shopping District symbols and indications as shown on Map No.9-H in the area bounded by

beginning at the alley next west of 3rd parallel to North Wolcott Avenue; West Byron Street; North Lincoln Avenue; and a line 40 feet northwest of the intersection of West Byron Street and North Lincoln Avenue as measured at the easterly right-of-way of North Lincoln Avenue and perpendicular thereto (which is a point 87.51 feet north of West Byron Street at the west right-of-way line of the alley next west of and parallel to North Wolcott Avenue) ToB,

to those of a B3-3 Community Shopping District and a corresponding uses district is hereby established in the area above described.

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

publication.

Common addresses of property: 3901 -03 North Lincoln Avenue

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17-13-0303-C (1) Narrative Zoning Analysis

3901-03 North Lincoln Avenue. Chicago, Illinois

Proposed Zoning: B3-3 Community Shopping District Lot Area:

6,141.8 square feet

Proposed Land Use: The Applicant is seeking a zoning change in order to permit the renovation and expansion of the existing three-story mixed-use building - into a four-story mixed-use building. The proposal calls for the erection of a one-story vertical addition and a four-story rear addition. Upon completion, the newly renovated and expanded building will contain commercial/retail space at grade level and twelve (12) dwelling units - above (Floors 2 thru 4). The newly renovated and expanded building will be masonry and glass in construction and measure 44 feet^1 inches in height. Due to its close proximity to the CTA - Elevated Train Stations, the Applicant is proposing to permit the proposal, pursuant to the Transit Oriented Development (TOD) Ordinance. As such, there will be onsite parking for six (6) vehicles, located at grade level - off the Public Alley, at the rear of the property.

- A) The Project's Floor Area Ratio: 20,179 square feet (3.3 FAR)
** The Applicant is providing at least 50% of its required ARO units within the proposed building, and therefore, is seeking an FAR increase up to 3.5, pursuant to the TOD Ordinance.*
- B) The Project's Density (Lot Area Per Dwelling Unit):
 12 dwelling units (1,023.6 square feet)
- C) The amount of off-street parking: 6 parking spaces; at least 24 bicycle parking spaces
**The Applicant is seeking a 50% reduction in the amount of required parking, from 12 spaces to 6 spaces, pursuant to the TOD Ordinance.*
- D) Setbacks:

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- a. Front Setback: 0 feet-0 inches
- b. *Rear Setback: 10 feet-7 inches *The Applicant will seek a Variation for a rear setback, for all residential floors.*
- c. Side Setbacks: North: 0 feet-0 inches South: 0 feet-0 inches

E) Building Height:
44 feet-4 inches
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