



Office of the City Clerk

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

Legislation Text

File #: SO2016-5597, Version: 1

SUBSTITUTE

PROJECT NARRATIVE AND PLANS 3462 North Lincoln Avenue

The Applicant requests a zoning change for the property located at 3462 North Lincoln Avenue from the B3-2 Community Shopping District to the B3-3 Community Shopping District in order to construct a 4-story, 50 foot tall transit-oriented, mixed-use development. The proposed building will have eighteen (18) dwelling units and approximately 2,812 square feet of retail/commercial space and eight (8) parking spaces located on the ground floor. The proposed building is located on a pedestrian street and is approximately 600 feet from the Chicago Transit Authority Paulina Brown Line train station.

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| Lot Area | 6,453 square feet |
| Floor Area Ratio | 3.84 |
| Building Area | 24,780 square feet |
| Density (Lot Area per Dwelling Unit) | 358.5 square feet per unit |
| Number of Dwelling Units | 18 |
| Off-Street Parking | 8 parking spaces/0.44 : 1 unit |
| Bicycle Parking | 18 spaces |
| Setbacks: | |
| Front: | 0 |
| Side (cumulative) | 0 |
| Side (Minimum One Side) | 0 |
| Rear | 4.0 feet (Applicant to seek variance) |
| Building Height | 50 feet (to underside of top floor, not including parapet, pergola and stair/elevator penthouse) |

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