



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Text

File #: SO2020-4819, Version: 1

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code, the Chicago Zoning Ordinance, be amended by changing all the Bl-2 Neighborhood Shopping District symbols and indications as shown on Map No. 9-H in the area bounded by

A line 196 feet south of and parallel to West Roscoe Street; North Marshfield Avenue; a line 246 feet south of and parallel to West Roscoe Street; a line 306.5 feet southeast of and parallel to North Lincoln Avenue as measured from the intersection at West Roscoe Street and North Lincoln Avenue; North Lincoln Avenue; and a line 256.5 feet southeast of and parallel to North Lincoln Avenue as measured from the south intersection at West Roscoe Street and North Lincoln Avenue

to those of a Bl-3 Neighborhood Shopping 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 Address of Property: 3333-35 N. Lincoln Avenue
3336-38 N. Marshfield Avenue

SUBSTITUTE NARRATIVE AND PLANS

3333 N. LINCOLN AVENUE

APPLICATION FOR ZONING MAP AMENDMENT

TYPE 1 ZONING ANALYSIS

The applicant is seeking to rezone the subject property from its existing Bl -2 classification to a Bl-3 classification to: (a) increase the maximum floor area ratio for the proposed addition; and (b) to reduce the minimum off-street automobile parking ratio by 100 percent as a transit served Location. Following is the additional information regarding the proposed development required for the subject application:

- a. lot area = 6,234 sq. ft.
 - b. floor area ratio = 2.75
 - c. building area = 17,140.69 sq. ft.
 - d. density (lot area per dwelling unit) = 779.25 sq. ft.
 - d. a. off-street parking = 0 spaces*
- / setbacks:
- i. side-north setback = proposed 0

- ii. rear-east setback = proposed 0*
 - iii. side-south setback = proposed 0
 - iv. front-west setback = 0 ft (existing) g. building height = 41
- (existing)

Submitted herewith are copies of a site plan, floor plans, map showing nearby buildings and zoning districts, and photos.

* Seeking transit served location relief for parking and rear setback

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