



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2016-5597  
**Type:** Ordinance **Status:** Passed  
**File created:** 7/20/2016 **In control:** City Council  
**Final action:** 9/14/2016  
**Title:** Zoning Reclassification Map No. 9-H at 3462 N Lincoln Ave - App No. 18920T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 9-H  
**Attachments:** 1. O2016-5597.pdf, 2. SO2016-5597.pdf

Date	Ver.	Action By	Action	Result
9/14/2016	1	City Council	Passed as Substitute	Pass
9/12/2016	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
9/12/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/20/2016	1	City Council	Referred	

### 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.

<b>Lot Area</b>	6,453 square feet
<b>Floor Area Ratio</b>	3.84
<b>Building Area</b>	24,780 square feet
<b>Density (Lot Area per Dwelling Unit)</b>	358.5 square feet per unit
<b>Number of Dwelling Units</b>	18
<b>Off-Street Parking</b>	8 parking spaces/0.44 : 1 unit
<b>Bicycle Parking</b>	18 spaces
<b>Setbacks:</b>	
<b>Front:</b>	0
<b>Side (cumulative)</b>	0
<b>Side (Minimum One Side)</b>	0
<b>Rear</b>	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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