



Office of the City Clerk

City Hall
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Legislation Details (With Text)

File #: SO2016-6340
Type: Ordinance **Status:** Passed
File created: 9/14/2016 **In control:** City Council
Final action: 1/25/2017
Title: Zoning Reclassification Map No. 9-H at 3220-3222 N Lincoln Ave - App No. 18945T1
Sponsors: Misc. Transmittal
Indexes: Map No. 9-H
Attachments: 1. SO2016-6340.pdf, 2. O2016-6340.pdf

| Date | Ver. | Action By | Action | Result |
|------------|------|---|----------------------|--------|
| 1/25/2017 | 1 | City Council | Passed as Substitute | Pass |
| 1/23/2017 | 1 | Committee on Zoning, Landmarks and Building Standards | Recommended to Pass | |
| 1/23/2017 | 1 | Committee on Zoning, Landmarks and Building Standards | Amended in Committee | Pass |
| 11/29/2016 | 1 | Committee on Zoning, Landmarks and Building Standards | Held in Committee | Pass |
| 9/14/2016 | 1 | City Council | Referred | |

ORDINANCE

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the C1-3 Neighborhood Commercial District symbols and indications as shown on Map 9-H in the area bounded by:

A line 48 feet southeast of West Melrose Street and perpendicular to North Lincoln Avenue; North Lincoln Avenue; a line 97 feet southeast of West Melrose and perpendicular to North Lincoln Avenue; the public alley next southwest of and almost parallel to North Lincoln Avenue; the north-south public alley next west of North Lincoln Avenue and perpendicular to West Melrose Street.

to those of the C1-3 Neighborhood Commercial District in accordance with the attached narrative and plans.

SECTION 2. This Ordinance shall be in force and effect from and after its passage and publication.

Address: 3220-22 North Lincoln, Chicago, Illinois
EASTU 27764756.3

SUBSTITUTE NARRATIVE AND PLANS

TYPE 1 ZONING MAP AMENDMENT APPLICATION Applicant: 3220

Lincoln LLC

Property Location: 3220-3222 North Lincoln Avenue Zoning: C1-3

Neighborhood Commercial District Lot Area: 6,153 square feet

3220 Lincoln LLC is the "Applicant" for a Type 1 Zoning Map Amendment for the subject property located at 3220-3222 North Lincoln Avenue from the C1-3 Neighborhood Commercial District to the C1-3 Neighborhood Commercial District as a Type 1 zoning map amendment.

The site is irregularly shaped and bounded by North Lincoln on the east; existing buildings on the north and south and two intersecting 16 foot public alleys to the west. The property is surrounded by property zoned B3 -3 to the North and West and B1 -3 to the South and East.

The subject property consists of 6,153 square feet and is currently occupied by an existing restaurant and bar. The Applicant proposes to construct a new 5-story building containing up to 19 dwelling units on floors 2-5 above ground floor retail/commercial space. A total of 4 off-street parking spaces will be provided on the ground level and accessed via the existing 16 foot public alleys to the west of the property.

NARRATIVE ZONING ANALYSIS

a) Floor Area and Floor Area Ratio:

ii. Building area: 24,612 square feet

iii. FAR: 4.0

b) Density (Lot Area Per Dwelling Unit): 323 square feet (19 dwelling units)

- c) Amount of off-street parking: 4 spaces (Transit-served Location Parking Reduction Proposed.
1,340 feet to Paulina CTA Station; Located on a Pedestrian Street.)
- d) Setbacks:
 - ☐ i. Front setback: 0 feet
 - ii. Side setback (west): 0 feet
 - iii. Side setback (east): 0 feet
 - iv. Rear setback: 10 feet 10 inches (will seek a variation)
- e) Building height: 61 feet 0 inches

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