



# Office of the City Clerk

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## Legislation Details (With Text)

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**File #:** SO2018-6977  
**Type:** Ordinance  
**Status:** Passed  
**File created:** 9/20/2018  
**In control:** City Council  
**Final action:** 10/31/2018  
**Title:** Zoning Reclassification Map No. 13-I at 5013-5035 N Lincoln Ave - App No. 19800T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 13-I  
**Attachments:** 1. O2018-6977.pdf, 2. SO2018-6977.pdf

Date	Ver.	Action By	Action	Result
10/31/2018	1	City Council	Passed as Substitute	Pass
10/22/2018	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/20/2018	1	City Council	Referred	

### ORDINANCE

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

SECTION I. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-1 Community Shopping District symbols and indications as shown on Map No. 13-1 in the area bounded by

West Winnemac Avenue; the alley next east of and parallel to North Lincoln Avenue; a line 253.7 feet southeast of West Winnemac Avenue as measured along and perpendicular to North Lincoln Avenue; North Lincoln Avenue

to those of B2-3 Neighborhood Mixed-Use District.

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

Common Address of Property: 5013-5035 North Lincoln Avenue

# **SUBSTITUTE PROJECT NARRATIVE AND PLANS TYPE 1 ZONING AMENDMENT 5013-5035 NORTH LINCOLN AVENUE**

## **FINAL FCR PUBLICATION**

The applicant seeks a zoning amendment from a B3-1 Community Shopping District to a B2-3 Neighborhood Mixed-Use District in order to subdivide a zoning lot into two separate lots. After rezoning, the current 1 story commercial building will be demolished in order to allow the subdivision of the zoning lot into 2 zoning lots. Each lot will contain a 3 Vi story, 12 dwelling unit building. Each building will be 47 feet 6 inches tall. 17 parking spaces will serve one building and 21 parking spaces will serve the other.

### **Building A**

Lot Area	15,606 sf
MLA	400 sf
Parking	21 spaces

Front Setback	5 feet
Rear Setback	8 feet 8 inches
Side Setback - North	4 feet
Side Setback-South	3 feet
FAR	1.6
Building Square Footage	±25,000
Building Height	47 feet 6 inches
Lot Area	12,500 sf
MLA	400 sf
Parking	17 spaces
Front Setback	5 feet
Rear Setback	38 feet 6 inches
Side Setback - North	3 feet
Side Setback - South	3 feet
FAR	2.0
Building Square Footage	±25,000
Building Height	47 feet 6 inches

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$$V_i = \frac{1}{N} \sum_{j=1}^N V_j$$