



Office of the City Clerk

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

Legislation Details (With Text)

File #: O2021-1886
Type: Ordinance **Status:** Passed
File created: 5/26/2021 **In control:** City Council
Final action: 6/25/2021

Title: Zoning Reclassification Map No. 7-G at 3015-3017 N Lincoln Ave - App No. 20694T1
Sponsors: Misc. Transmittal
Indexes: Map No. 7-G
Attachments: 1. O2021-1886 (V1).pdf, 2. O2021-1886.pdf

Date	Ver.	Action By	Action	Result
6/25/2021	1	City Council	Passed	Pass
6/22/2021	1	Committee on Zoning, Landmarks and Building Standards		
5/26/2021	1	City Council	Referred	

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ORDINANCE

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

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B1-2 Neighborhood Shopping District symbols and indications as shown on Map Number 7-G in the area bounded by:

the public alley next northeast of and parallel to Lincoln Avenue; North Southport Avenue; a line 40.6 feet south of and parallel to the east-west portion of last said public alley as measured along North Southport Avenue and perpendicular thereto; a line beginning at a point 40.6 feet south of last said east-west alley portion and 23.21 feet west of North Southport Avenue and extending to a point on the northeast line of North Lincoln Avenue, 124.33 feet northwest of the west line of North Southport Avenue, as measured along the northeast line of North Lincoln Avenue; North Lincoln Avenue; and a line beginning at a point 173.25 feet northwest of the west line of North Southport Avenue, as measured along the northeast line of North Lincoln Avenue and perpendicular thereto

to those of a B1-5 Neighborhood Shopping District.

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

Common Address of Property: 3015-3017 N. Lincoln Ave.

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Narrative and Plans Type I Rezoning Attachment 3015-3017
N. Lincoln Ave.

Trimtab, LLC, an Illinois limited liability company, the owner of the subject site (the "Applicant"), is proposing an adaptive re-use of the existing three-story (plus basement) mixed-use building, which presently contains a light manufacturing/warehouse use on the ground floor and basement with six residential dwelling units above and two parking spaces.

The Applicant proposes to convert the existing building to office use as a corporate headquarters for Human Capital Research Corporation ("HCRC") on the ground floor, second floor, part of the third floor and basement, with one dwelling unit on the remainder of the third floor, to be occupied by the chief executive officer of HCRC (who is also the sole manager and sole member of the Applicant) and his family. The two parking spaces currently on-site would remain.

To construct the proposed project, the Applicant seeks a change of zoning classification for the subject property from B1-2 to B1-5.

After rehabilitation, the building will still be three stories in height, and will contain approximately 21,248 square feet in floor area (approximately 712 square feet more than existing), due to construction of an elevator penthouse and stairwell necessary to provide accessible ingress and egress for the roof, where the existing roof deck will be replaced with a new deck serving the residence.

The following are the relevant bulk calculations for the proposed development:

- a) floor area ratio: 3.253
- b) lot area per dwelling unit: 6,531 sf/unit
- c) off-street parking: 1 required, 2 provided
- d) setbacks (existing: no change): front: 0'
rear: 0' northwest: 0' southeast: 0'
- e) building height: 60' 4" to bottom of elevator enclosure roof structure*

*Applicant will seek administrative relief under Zoning Ordinance

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