



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2021-2696  
**Type:** Ordinance  
**Status:** Passed  
**File created:** 6/25/2021  
**In control:** City Council  
**Final action:** 7/21/2021  
**Title:** Zoning Reclassification Map No. 9-H at 3244 N Lincoln Ave - App No. 20770T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 9-H  
**Attachments:** 1. O2021-2696.pdf, 2. SO2021-2696.pdf

Date	Ver.	Action By	Action	Result
7/21/2021	1	City Council	Passed as Substitute	Pass
7/20/2021	1	Committee on Zoning, Landmarks and Building Standards		
6/25/2021	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 the B1-3 Neighborhood Shopping District symbols and indications as shown on Map No. 9-II in the area bounded by

a line 100 feet northwest of the intersection of North Lincoln Avenue and West Melrose Street, as measured at the northwest right-of-way line of West Melrose Street and perpendicular thereto; North Lincoln Avenue; a line 75 feet northwest of the intersection of North Lincoln Avenue and West Melrose Street, as measured at the northwest right-of-way line of West Melrose Street and perpendicular thereto; a line 75 feet west of the intersection of North Lincoln Avenue and West Melrose Street, as measured at the northwest right-of-way line of West Melrose Avenue and perpendicular thereto; West Melrose Street; and a line 100 feet west of the intersection of North Lincoln Avenue and West Melrose Street, as measured at the northwest right-of-way line of West Melrose Avenue and perpendicular thereto,

to those of an B2-3 Neighborhood Mixed-Use District and a corresponding uses 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:

# Final for Publication

## 17-13-0303-C (1) Substitute Narrative & Plans

3244 North Lincoln Avenue, Chicago, IL,

B2-3 Neighborhood Mixed-Use District

2,709.6 square feet

Proposed Land Use: The Applicant is seeking a zoning change to permit the construction of a new four-story mixed-use building, with retail at grade and seven (7) dwelling units above. The retail unit will contain approximately 550 square feet in total area. The proposed building will measure 46 feet-0 inches in height and will be masonry in construction. Because the subject site is located within 1,320 linear feet of the entrance to the Paulina CTA Rail Station, it qualifies as a Transit-Served Location, pursuant to the current Zoning Ordinance. [Sec. 17-10-0102-B], As such, the Applicant will be providing no off-street parking spaces at the subject site.

- A) The Project's Floor Area Ratio: 9,210 square feet (3.399 FAR)\*
- B) The Project's Density (Minimum Lot Area Per D.U.): 387.09 sq. ft. / D.U.
- C) The amount of off-street parking: 0 vehicular parking spaces\*\*
- D) Setbacks:
  - c.
    - a. Front Setback: 0 feet-0 inches
    - b. Rear Setback: 0 feet-0 inches\*\*\*
  - Side Setbacks:
    - West: 0 feet-0 inches East: 0 feet-0 inches
- (E) Building Height: 46 feet-0 inches

\*Note: An extra 0.5 FAR is permitted for TOD projects.

♦♦Note: The subject property is a Transit-Served Location and therefore qualifies for a parking reduction under the Transit-Oriented Development Ordinance.

\*\*\*The Applicant will pursue zoning relief in the form of a Variation to permit the proposed rear setback.