



Office of the City Clerk

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

Legislation Text

File #: SO2016-6340, **Version:** 1

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: Cl-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 Cl-3 Neighborhood Commercial District to the Cl-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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