



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Text

File #: SO2018-6977, **Version:** 1

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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