17-13-0303-C(1) Type 1 Narrative & Plans – 4000 North Lincoln Ave., Chicago, IL

Proposed Zoning: B1-3 Neighborhood Shopping District

Lot Area: 4,131 sq. ft.

Proposed Land Use: The Applicant is proposing to convert the building's second floor office space to four (4) residential units. The ground floor retail space will remain without change. The existing building's height and footprint will remain without change. The subject property is a Transit Served Location and will not provide off-street parking. Pursuant to Sec. 17-13-0303-D optional Administrative Adjustment and Variation and pursuant to Secs. 17-13-1003-EE and 17-13-1101-B of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the residential off-street parking ratio from 50% (2 parking spaces) to zero, reduce the rear setback for floors containing residential units from 30 ft. to zero, and is seeking all relief necessary, as allowed by the Chicago Zoning code, for the attached plans.

(A) The Project's Floor Area Ratio: 7,772 square feet (1.88 FAR)

(B) The Project's Density (Minimum Lot Area Per D.U.): 1,032.75 square feet per D.U. (4 dwelling units proposed)

(C) The amount of off-street parking: zero

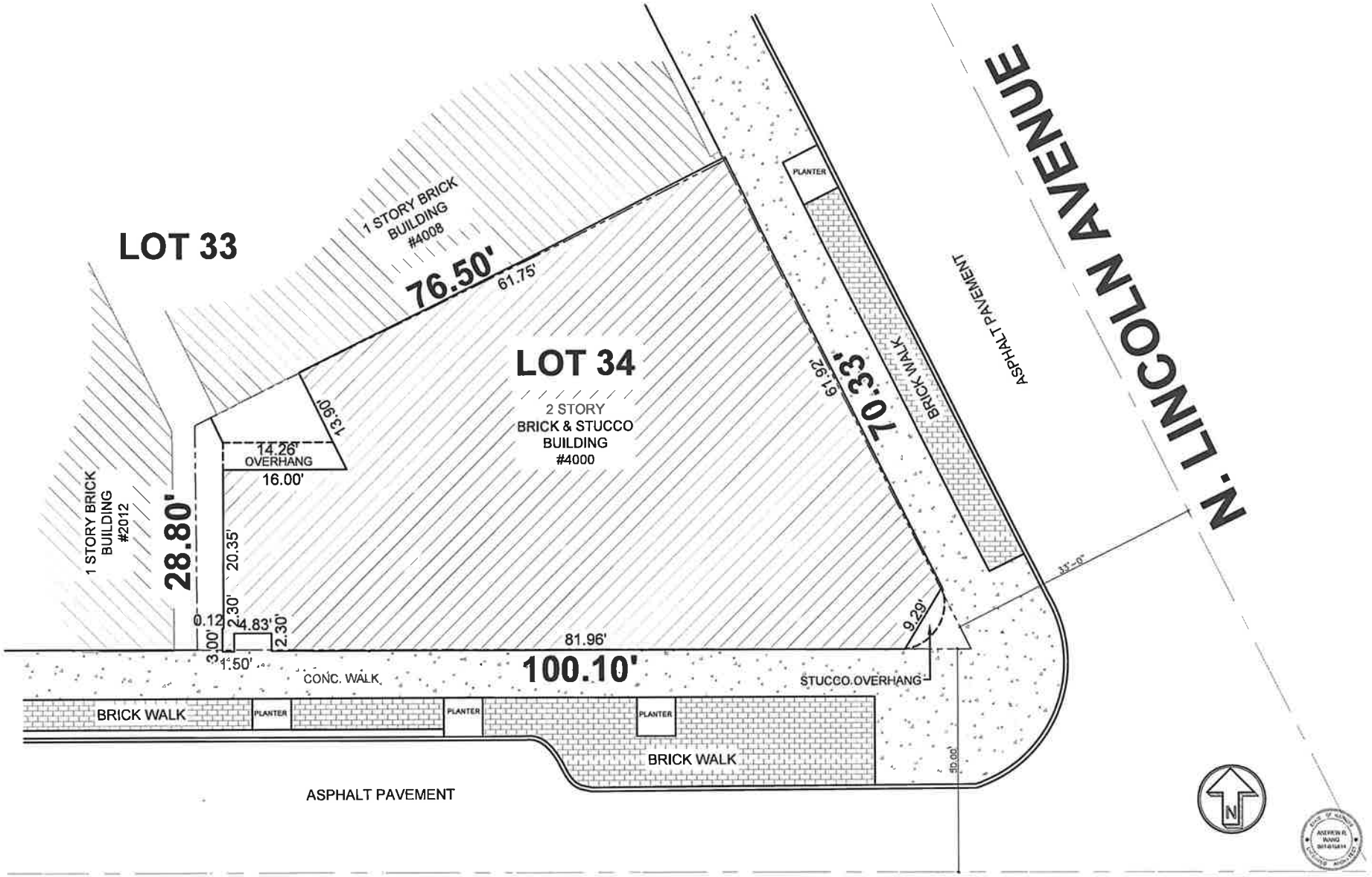
*The subject property is a designated Transit Served Location based on its proximity to the Irving Park and Lincoln Ave. Bus Routes. Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to reduce the off-street parking ratio from 50% (2 parking spaces) to zero.

(D) Setbacks:

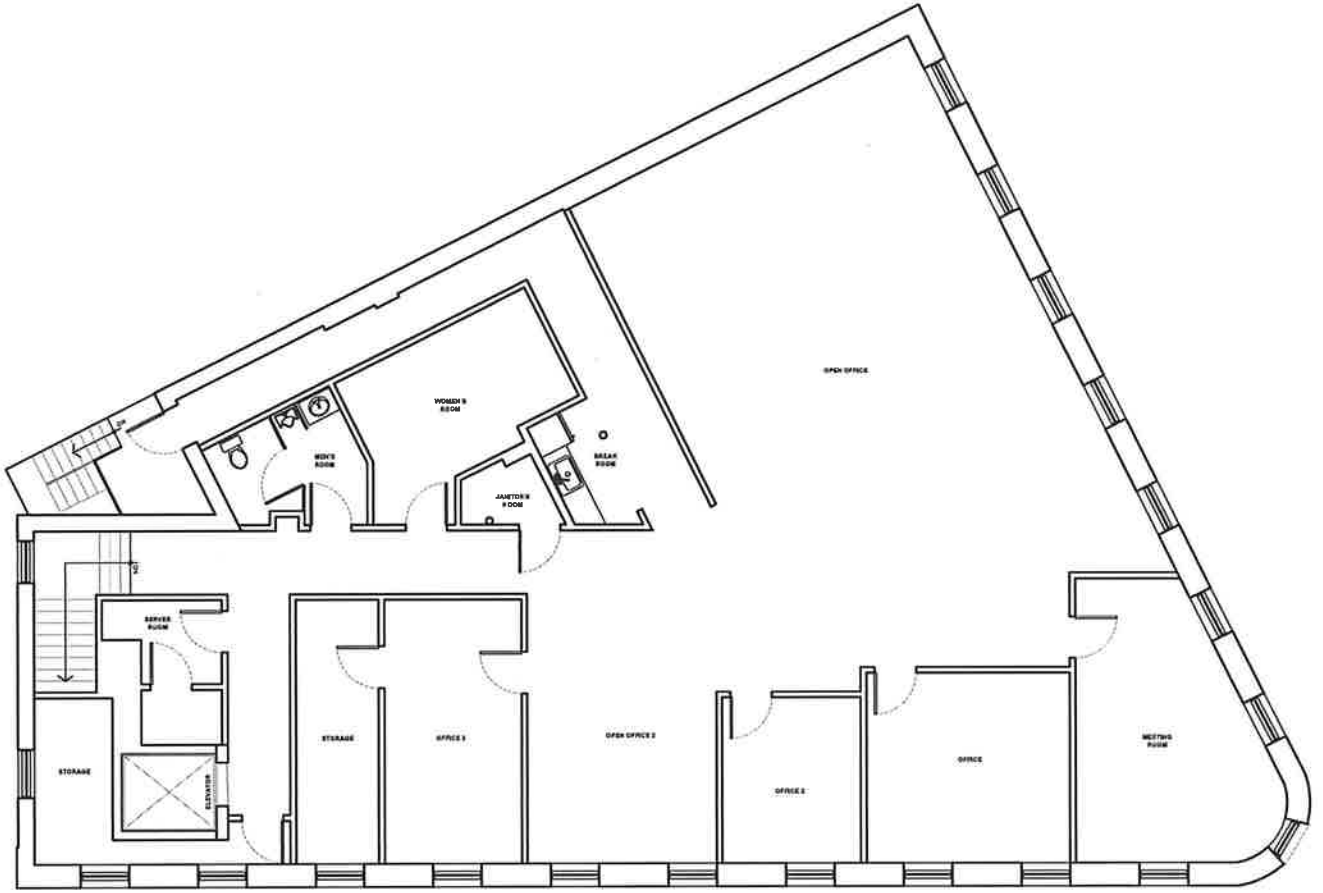
a. Front Setback: zero (existing)
b. Side Setbacks:
   West Side: zero (existing)
   East Side: zero (existing)
c. Rear Setback: zero (existing)

*Pursuant to Sec. 17-13-1101-B, the Applicant is seeking to reduce the rear setback for floors containing residential units from 30 feet to zero.

(E) Building Height: 30 feet



4000 N. LINCOLN AVE. SITE PLAN	A-1



EXISTING 2ND FLOOR PLAN
1/4" = 1'-0"

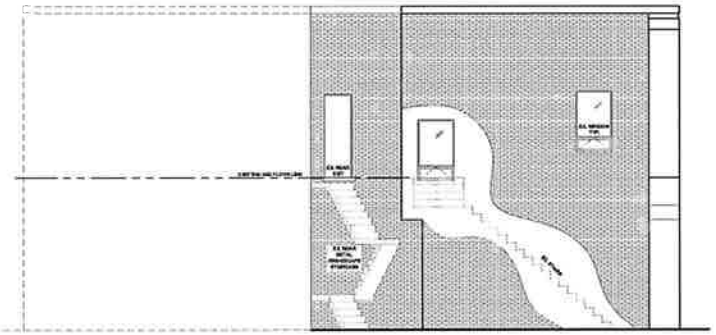
ANDREW R. WANG
09/14/14

EXISTING FLOOR PLANS	A-2



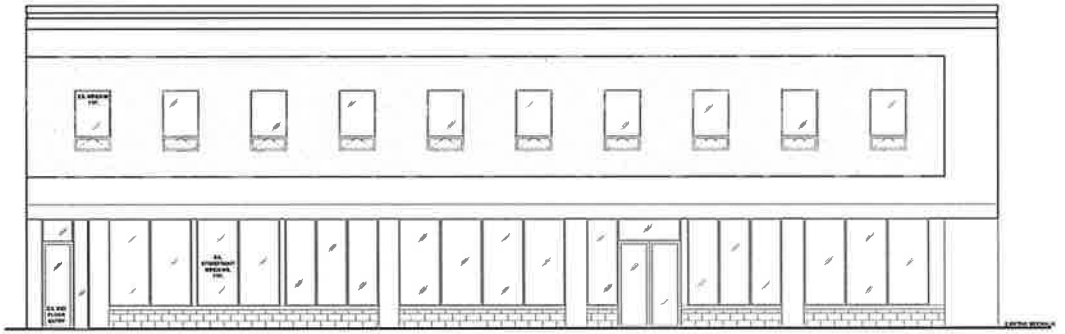
PROPOSED 2ND FLOOR PLAN
1/4" = 1'-0"

PROPOSED FLOOR PLANS	A-3



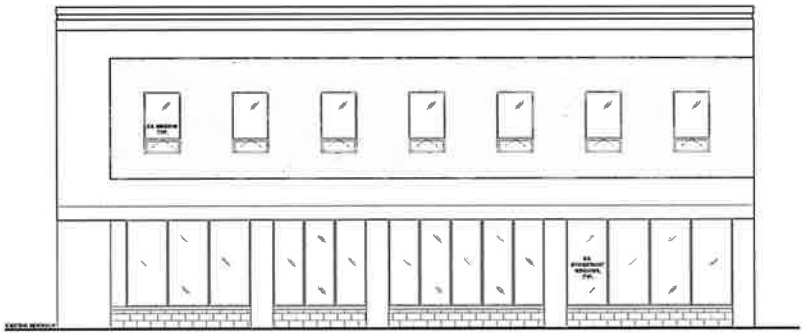
EX. WEST ELEVATION

1/4" = 1'-0" AREA OF WORK @ 3RD FLOOR ONLY



EX. SOUTH ELEVATION

1/4" = 1'-0" AREA OF WORK @ 3RD FLOOR ONLY



EX. EAST ELEVATION

1/4" = 1'-0" AREA OF WORK @ 3RD FLOOR ONLY



EXISTING ELEVATIONS	A-4