17-13-0303-C(1) Type 1 Narrative & Plans – 3036 N. Lincoln Ave., Chicago, IL

Proposed Zoning: B3-3 Community Shopping District

Lot Area: 6,250 square feet

Proposed Land Use: The Applicant is proposing to adapt and reuse the existing four-story masonry building. The plans provide a 2,349 sq. ft. retail unit at grade and a total of sixteen (16) residential units above. The building will remain 58 ft. in height. The subject property is a Transit Served Location since it is located within 2,340 ft. of the Asland Avenue CTA Bus Line Corridor pursuant to Section 17-17-0400-B, and it will be supported by seven (7) off-street parking spaces. The Applicant intends on filing a Type 1 Optional Administrative Adjustment and Variation per Section 17-13-0303-D. Pursuant specifically to Secs. 17-13-1003-EE and 17-13-1101-D of the Chicago Zoning Ordinance, the Applicant is seeking to reduce the number of off-street parking spaces for a Transit Served Location from eight (8) to seven (7), and waive the loading berth requirement

(A) The Project's Floor Area Ratio: 22,750 square feet (3.64 FAR) (Existing)

(B) The Project's Density (Minimum Lot Area Per D.U.): 390.625 square feet per D.U. (16 residential units)

*The subject property is a designated Transit Served Location. Pursuant to Sec. 17-3-0402-B, the Applicant is eligible for reduced minimum lot area requirement of 50% since the required ARO units will be provided onsite.

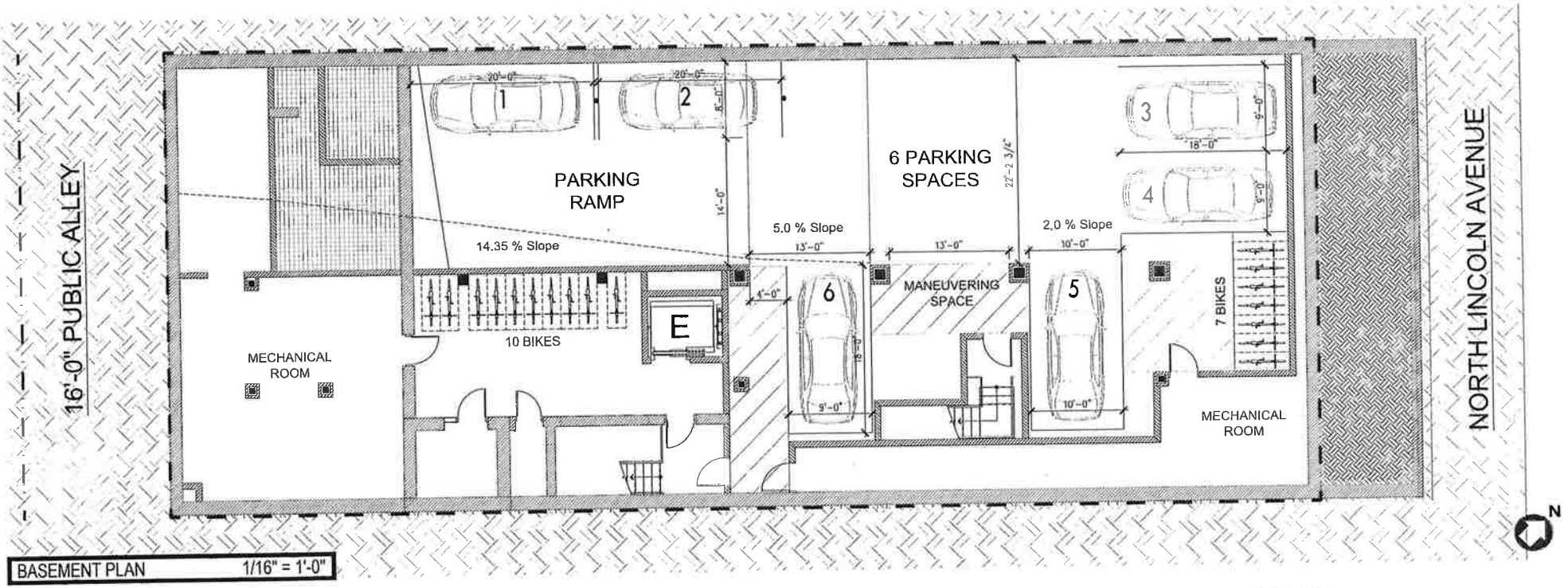
(C) The amount of off-street parking: 7 parking spaces

*The subject property is a designated Transit Served Location. Pursuant to Sec. 17-13-1003-EE, the Applicant is seeking to reduce the allowable parking ratio for the resulting mixed-use building from eight (8) parking spaces (50%) to seven (7) parking spaces (43.75%).

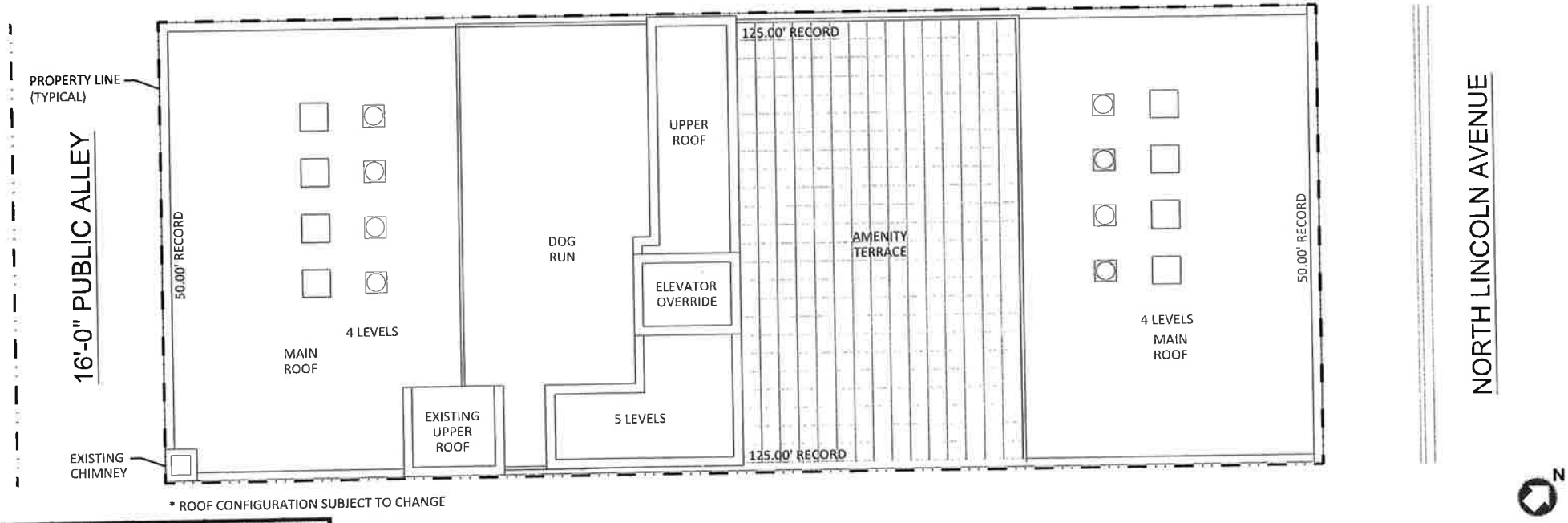
(D) Setbacks:

a. Front Setback: none (existing)
b. Side Setbacks:
West Side: none (existing)
East Side: none (existing)
c. Rear Setback: none (existing)

(E) Building Height: 58 feet (existing)



BASEMENT PLAN 1/16" = 1'-0"



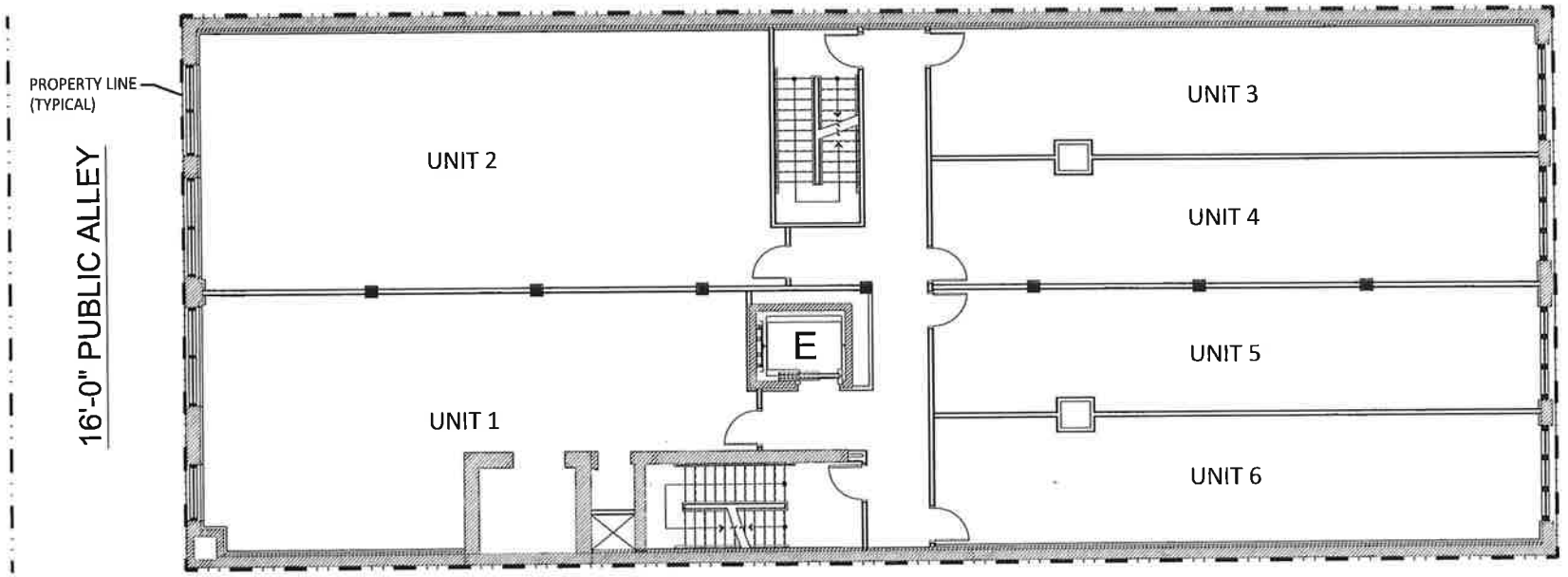
SITE PLAN 1/16" = 1'-0"

Envoi Partners LLC
Hirsch MPG LLC

3036 North Lincoln
Chicago, Illinois

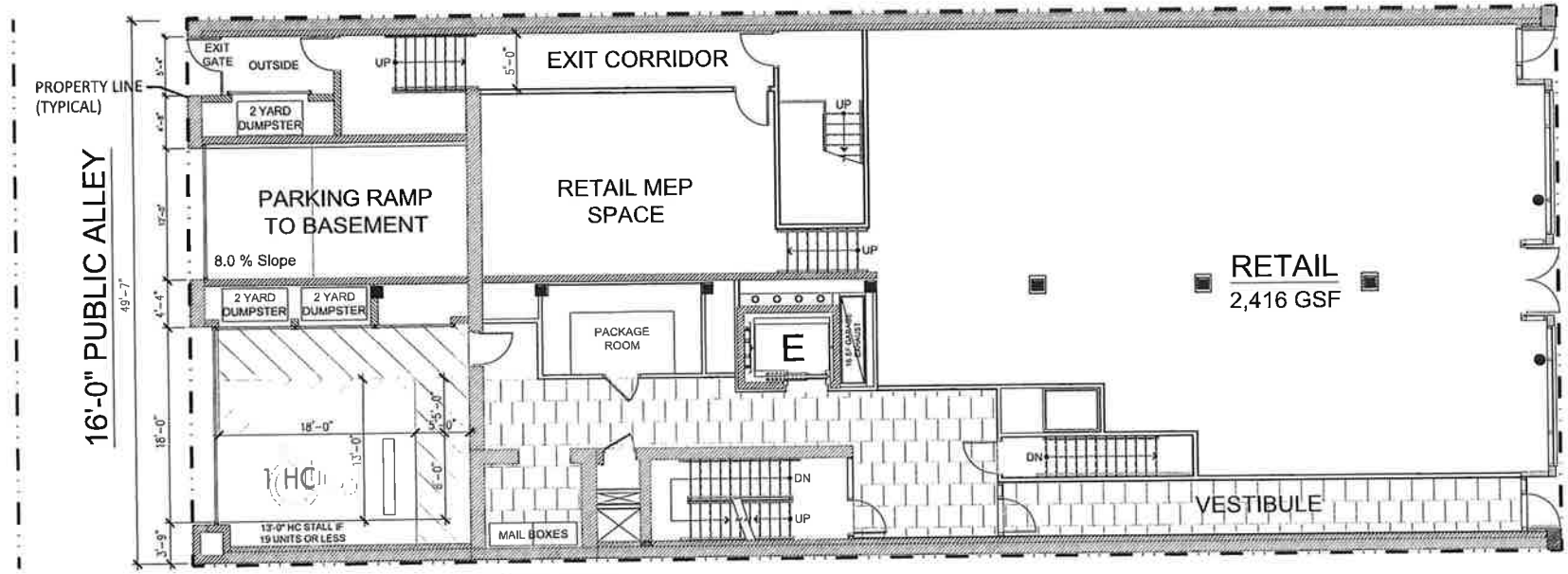
6 May 2024
22006

1



* UNIT CONFIGURATION SUBJECT TO CHANGE

LEVELS 2 & 3 PLAN 1/16" = 1'-0"



* PARKING AND RETAIL CONFIGURATION SUBJECT TO CHANGE

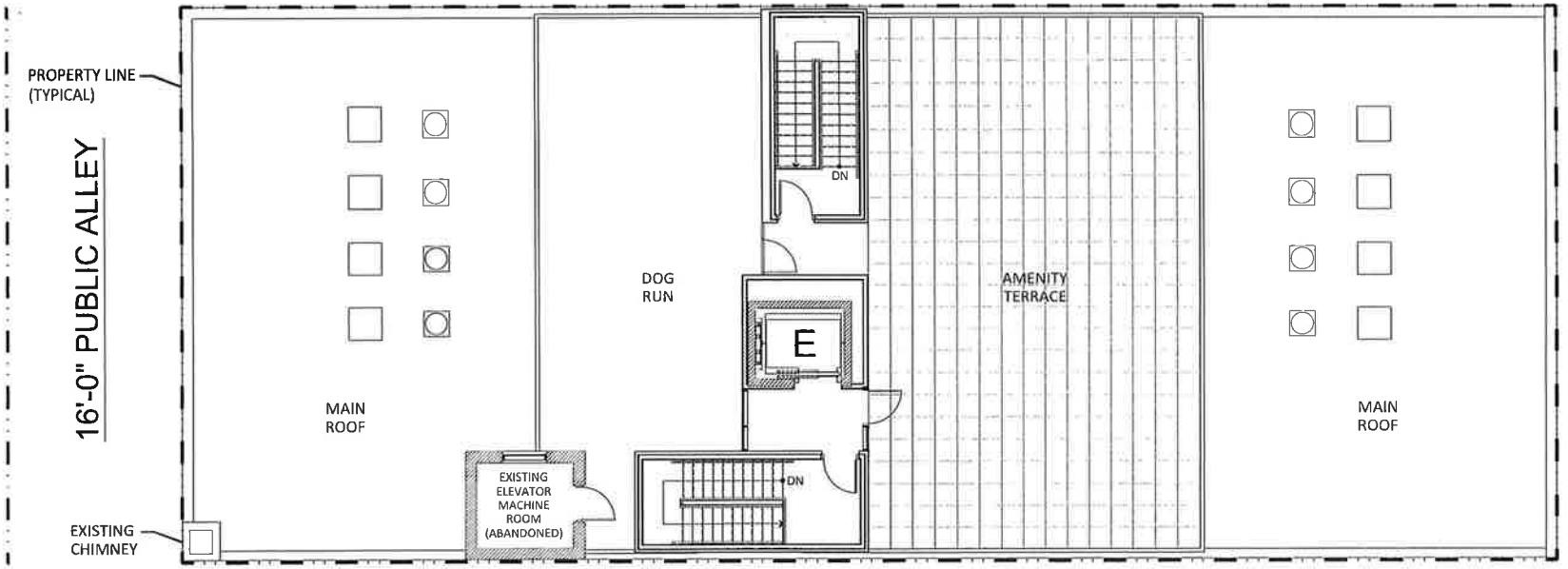
LEVEL 1 PLAN 1/16" = 1'-0"

Envoi Partners LLC
Hirsch MPG LLC

3036 North Lincoln
Chicago, Illinois

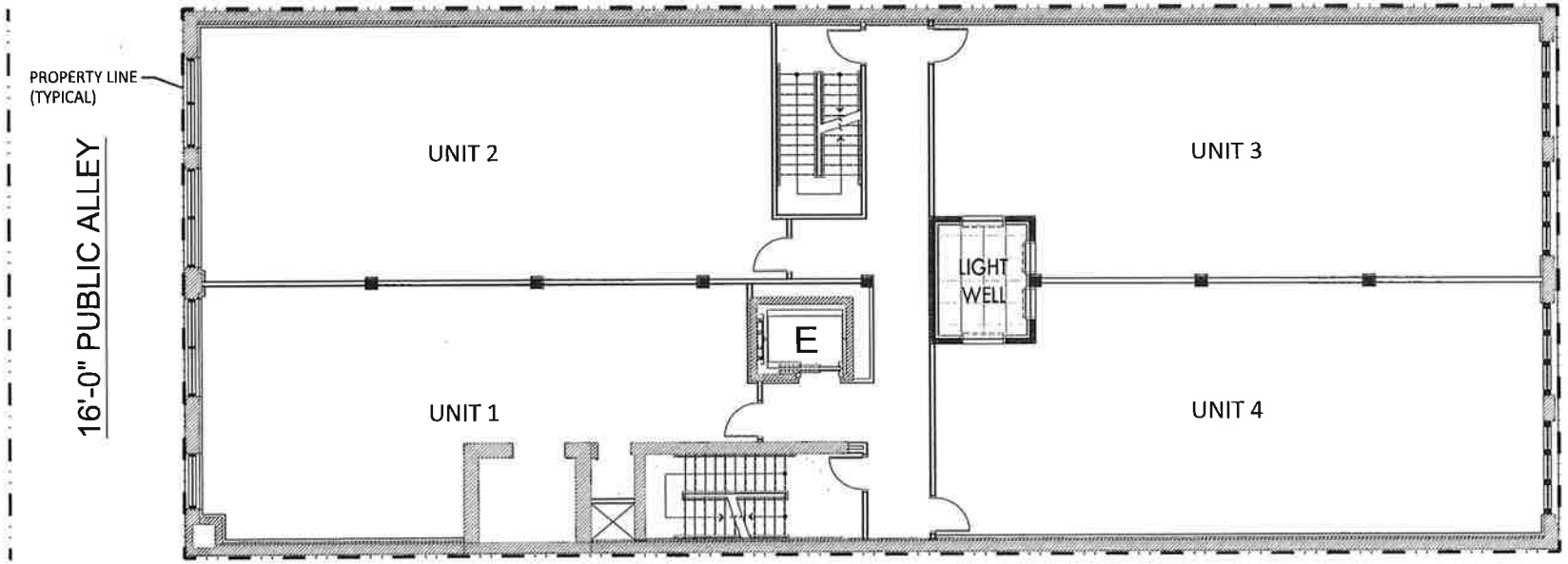
6 May 2024
22006

2



* ROOF CONFIGURATION SUBJECT TO CHANGE

ROOF PLAN 1/16" = 1'-0"



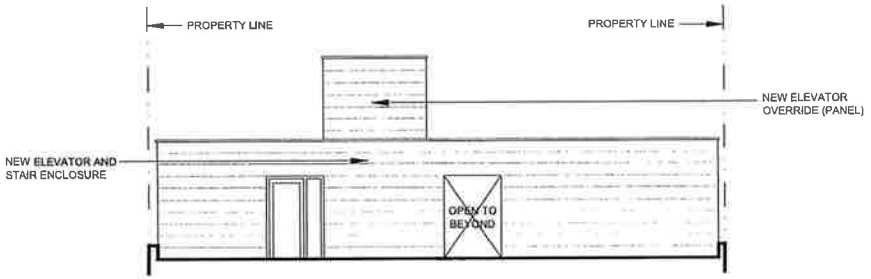
* UNIT CONFIGURATION SUBJECT TO CHANGE

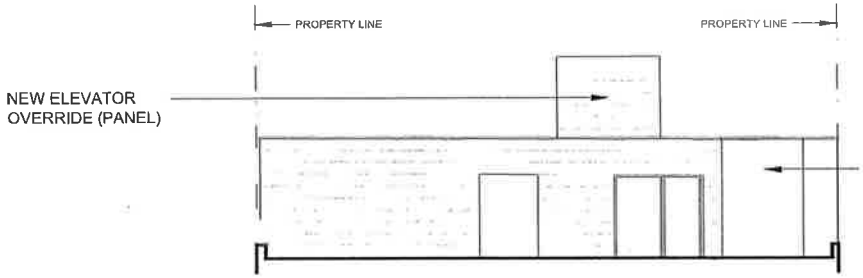
LEVEL 4 PLAN 1/16" = 1'-0"

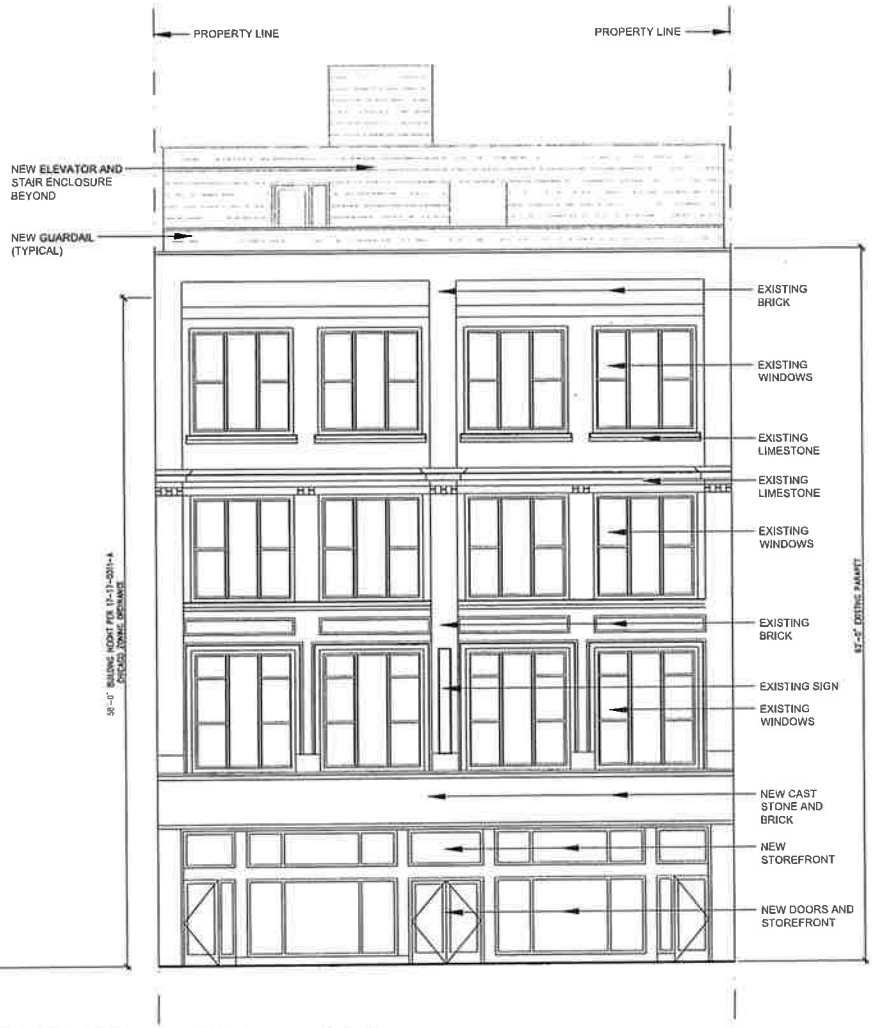
Envoi Partners LLC
Hirsch MPG LLC

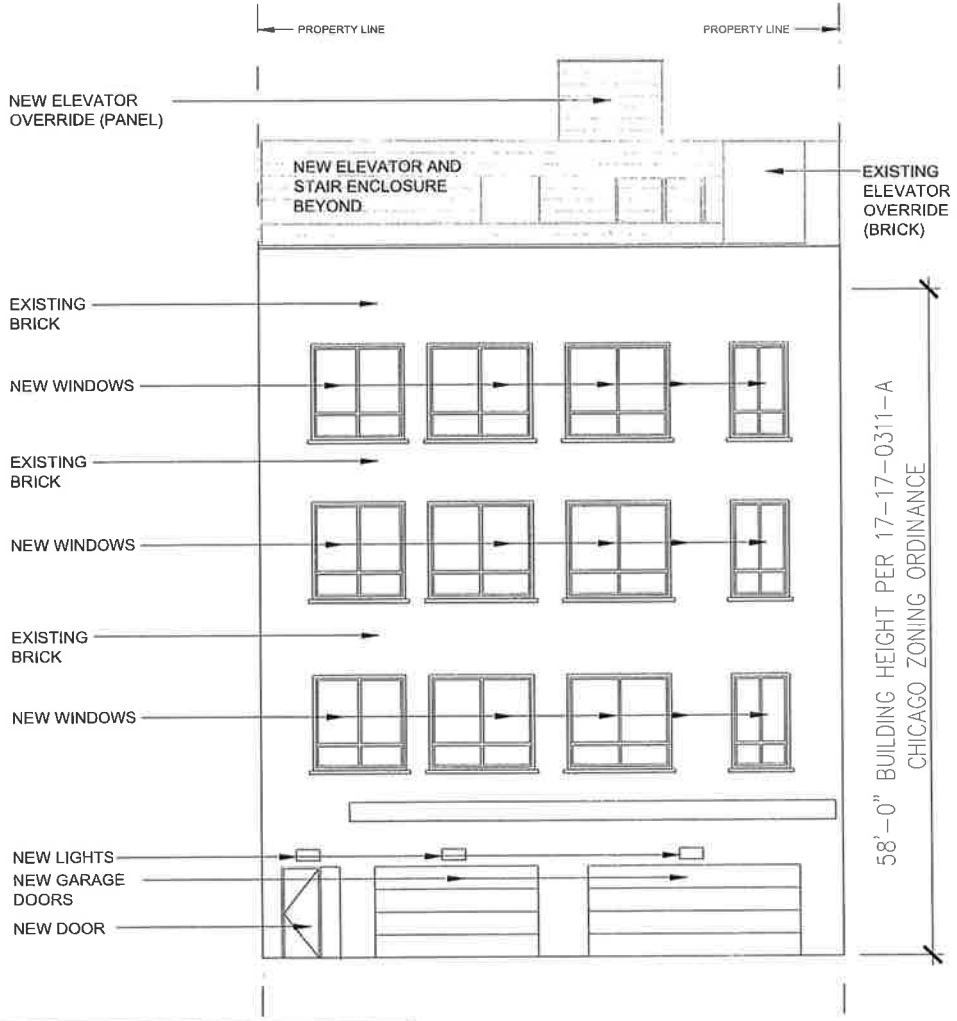
3036 North Lincoln
Chicago, Illinois

6 May 2024
22006









NORTH-EAST ELEVATION 1/16" = 1'-0"

SOUTH WEST ELEVATION 1/16" = 1'-0"

Envoi Partners LLC

Hirsch MPG LLC

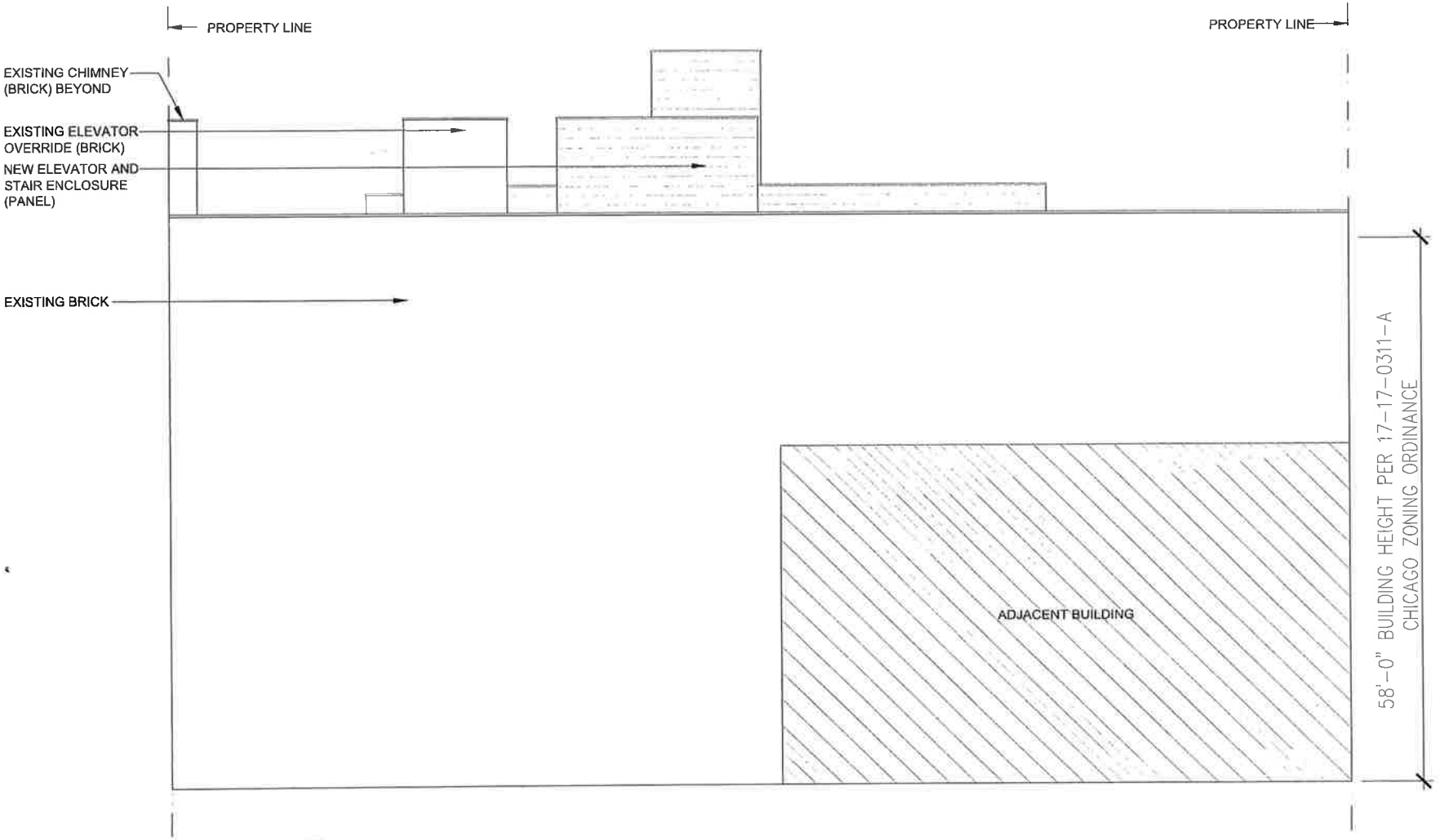
3036 North Lincoln

Chicago, Illinois

6 May 2024

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4



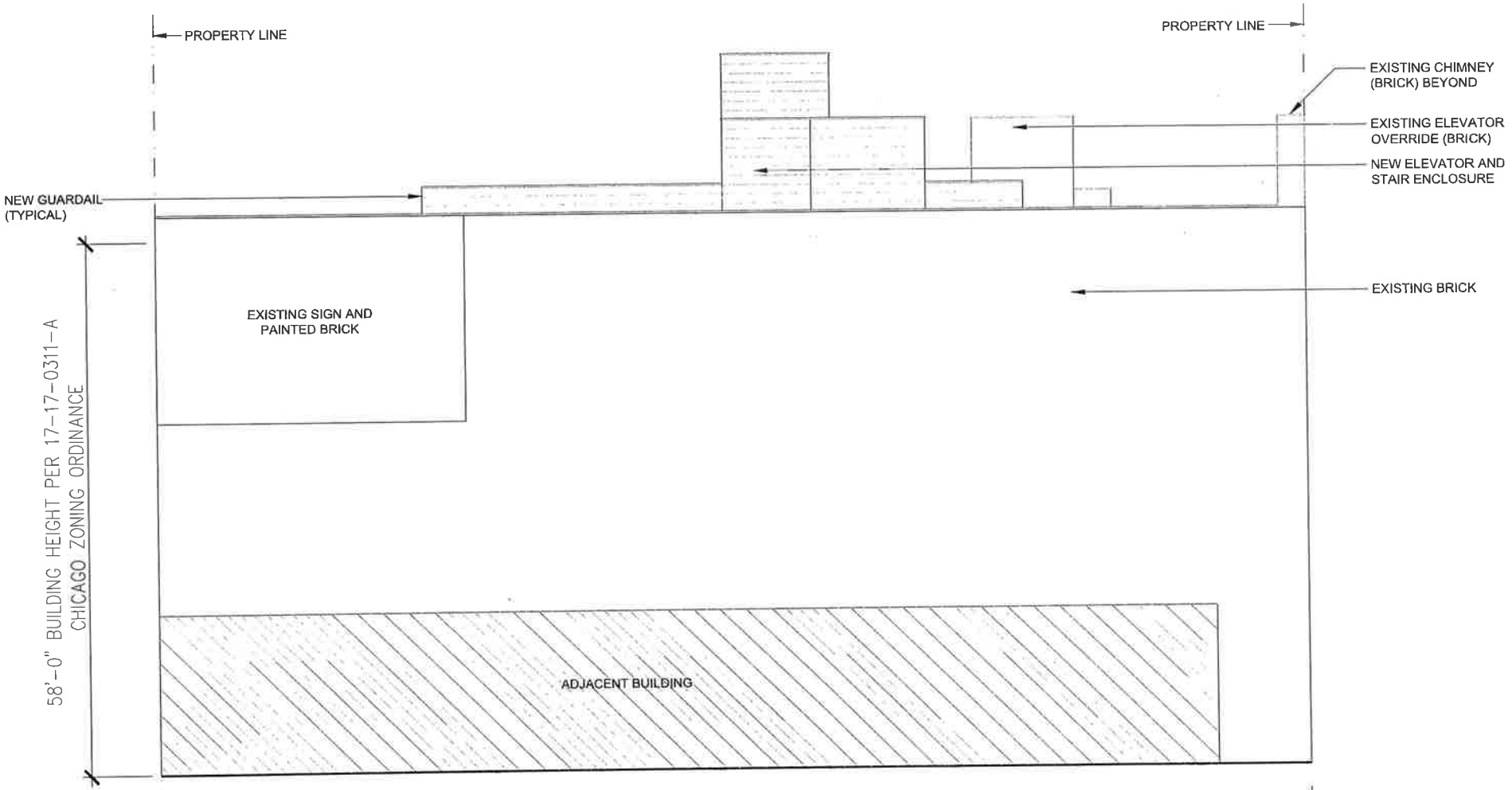
SOUTH-EAST ELEVATION 1/16" = 1'-0"

Envoi Partners LLC
Hirsch MPG LLC

3036 North Lincoln
Chicago, Illinois

6 May 2024
22006

5



NORTH-WEST ELEVATION 1/16" = 1'-0"

Envoi Partners LLC

Hirsch MPG LLC

3036 North Lincoln

Chicago, Illinois

6 May 2024

22006

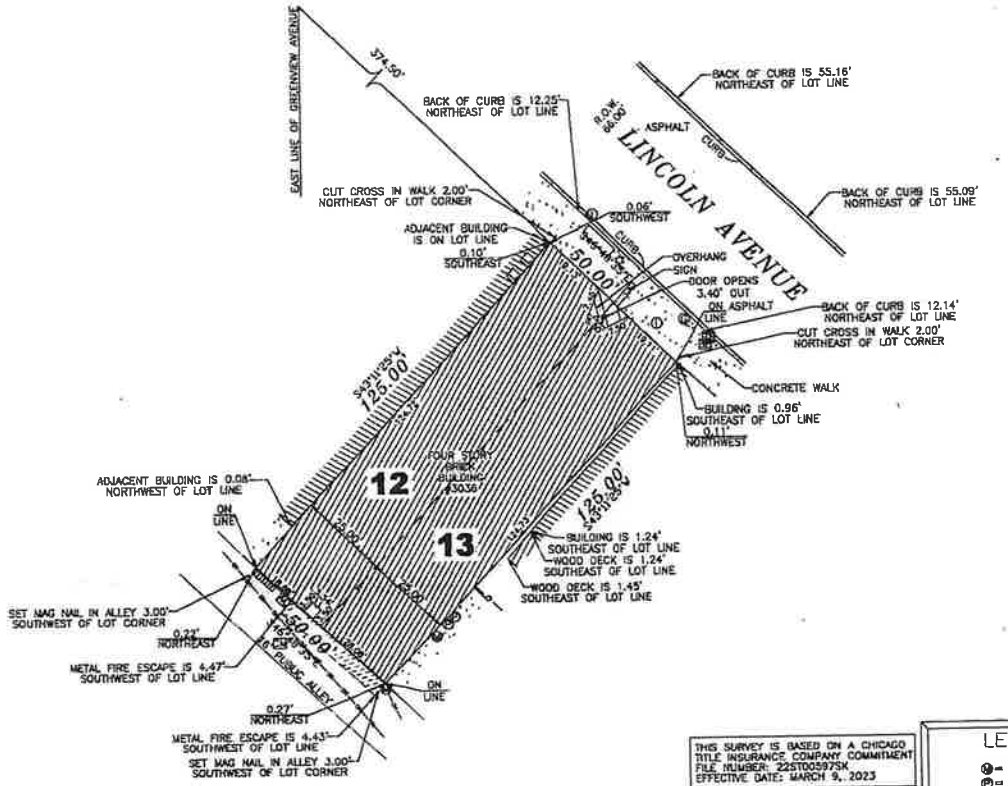
6

ALTA/NSPS LAND TITLE SURVEY

OF

LOTS 12 AND 13 IN PETER OTT'S SUBDIVISION OF BLOCK 13 IN WILLIAM LILL AND HEIRS OF MICHAEL DIVERSEY'S SUBDIVISION OF THE SOUTHWEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 3036 NORTH LINCOLN AVENUE



THIS SURVEY IS BASED ON A CHICAGO TITLE INSURANCE COMPANY COMMITMENT FILE NUMBER: 22ST00597SK EFFECTIVE DATE: MARCH 9, 2023

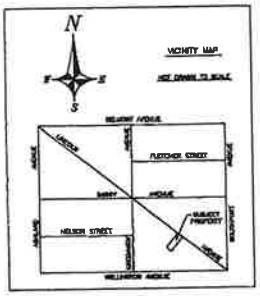
NOTE: BASIS OF BEARING ASSUMED LINCOLN AVENUE IS S46°48'35"E.

AREA OF SURVEY= 6250 SQ. FT.

TAX I.D. # = 14-29-113-026-0000

LEGEND

- ⊕ = METAL PIPE
- Ⓟ = PVC PIPE
- Ⓖ = GAS VALVE
- Ⓘ = INLET
- L = LIGHT
- T = TELEPHONE BOX
- AC = AIR CONDITIONER
- BB = BUFFALO BOX
- COMED MANHOLE
- ☆ = LAMP
- —o— = WOOD FENCE
- —OE— = OVERHEAD WIRE





CLIENT: GUS DAHLEH

15935 S. BELL ROAD (708) 645-1136
HOMER GLEN, IL. 60491 FAX (708) 645-1138
WWW.JNTLANDSURVEY.COM

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCE.



1" = 20'
SCALE

PROFESSIONAL DESIGN FIRM
LAND SURVEYOR CORPORATION
LICENSE NO.
184.004150
EXPIRES 4/30/25

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR AN ALTA/NSPS SURVEY.
LICENSE EXPIRES 11/30/24

SURVEY IS CERTIFIED TO:

1.) LINCOLN REDEVELOPMENT LLC

2.) CHICAGO TITLE INSURANCE COMPANY

3.) CRE BRIDGE CAPITAL, LLC, ITS SUCCESSORS AND/OR ASSIGNS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS NO TABLE "A" ITEMS OF TABLE A THEREOF.

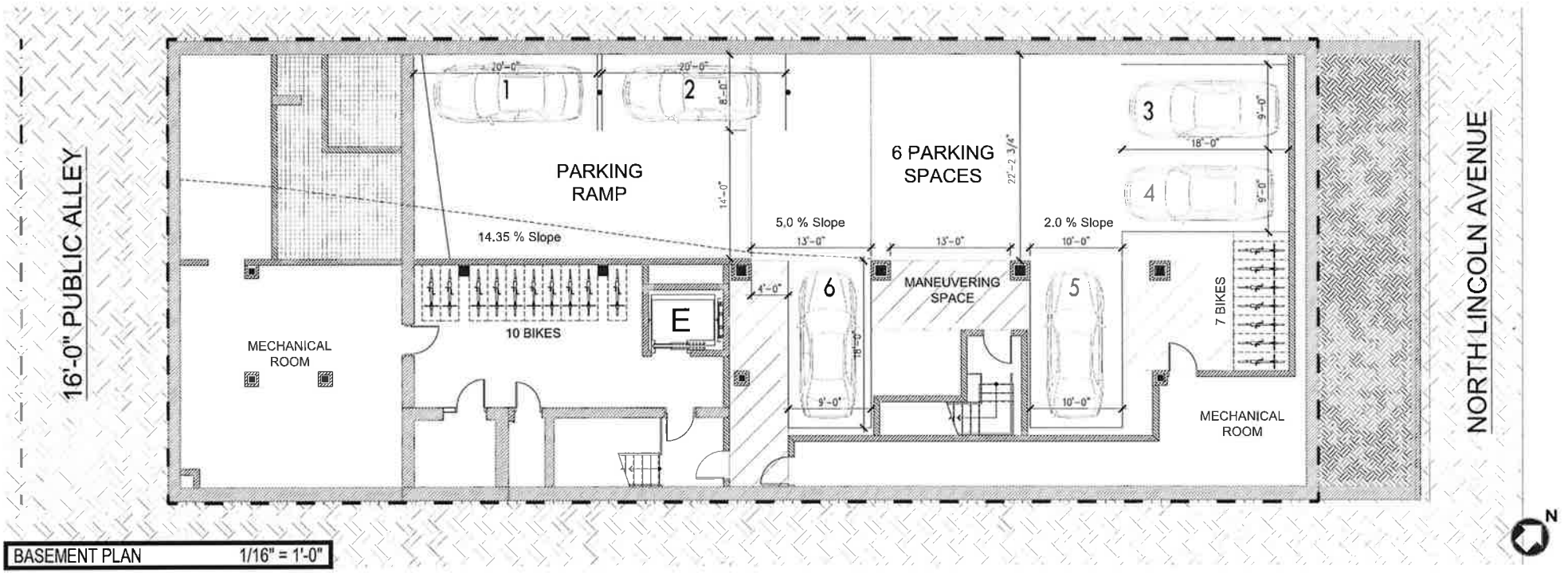
THE FIELD WORK WAS COMPLETED ON APRIL 28th, 2023.

DATE OF PLAT: MAY 9TH, 2023.

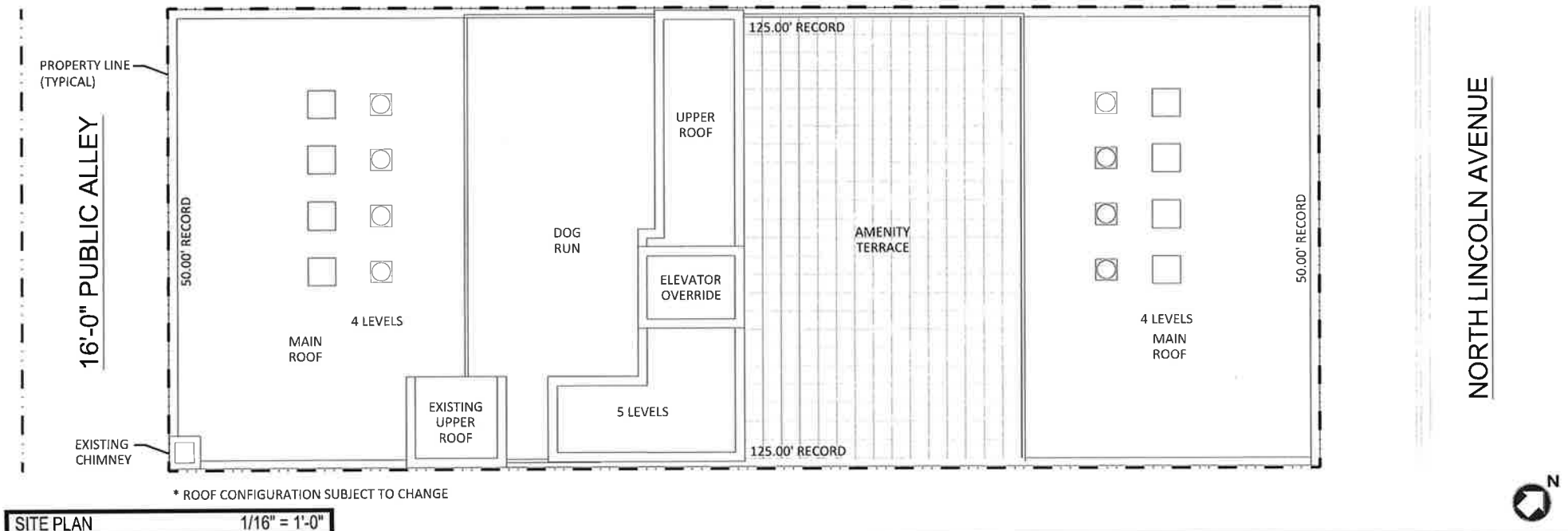
STEVEN NAGEL
IPLS No. 3354

STEVEN J. NAGEL
ILLINOIS LAND SURVEYOR
STATE OF ILLINOIS
HOMER GLEN, ILLINOIS

SURVEY NO. 23-03-183



BASEMENT PLAN 1/16" = 1'-0"



* ROOF CONFIGURATION SUBJECT TO CHANGE

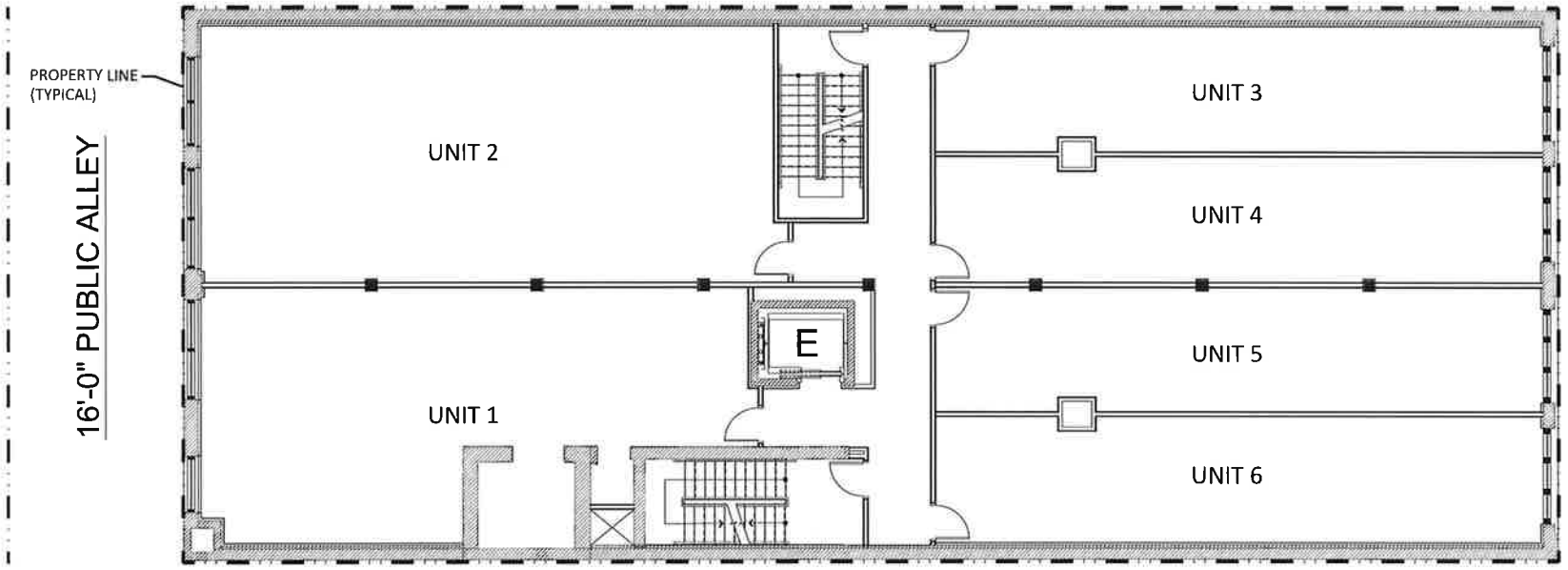
SITE PLAN 1/16" = 1'-0"

Envoi Partners LLC
Hirsch MPG LLC

3036 North Lincoln
Chicago, Illinois

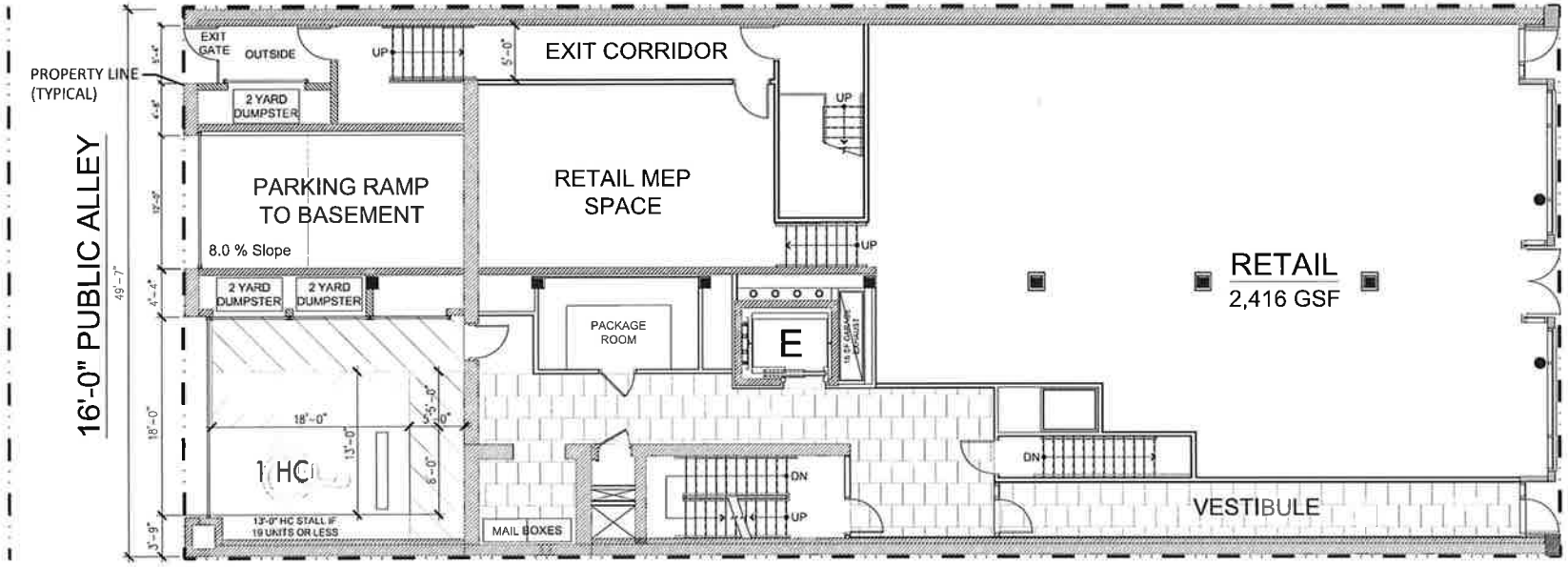
6 May 2024
22006

1



* UNIT CONFIGURATION SUBJECT TO CHANGE

LEVELS 2 & 3 PLAN 1/16" = 1'-0"



* PARKING AND RETAIL CONFIGURATION SUBJECT TO CHANGE

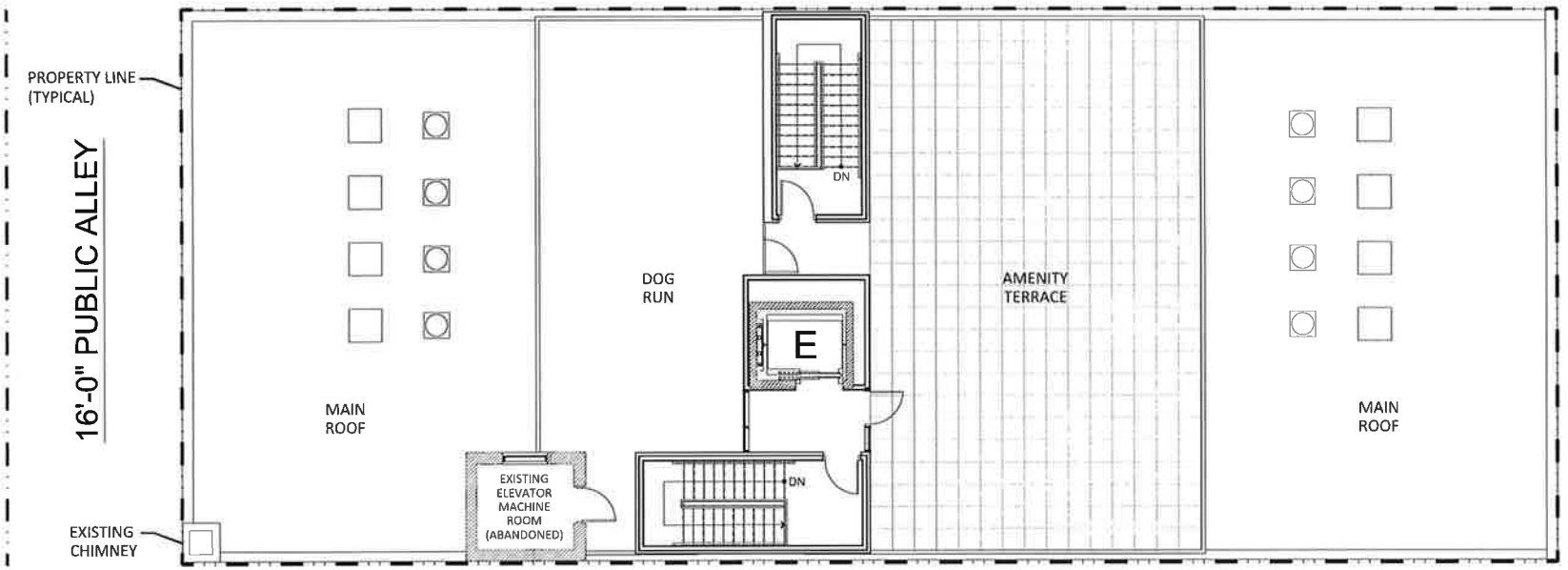
LEVEL 1 PLAN 1/16" = 1'-0"

Envoi Partners LLC
Hirsch MPG LLC

3036 North Lincoln
Chicago, Illinois

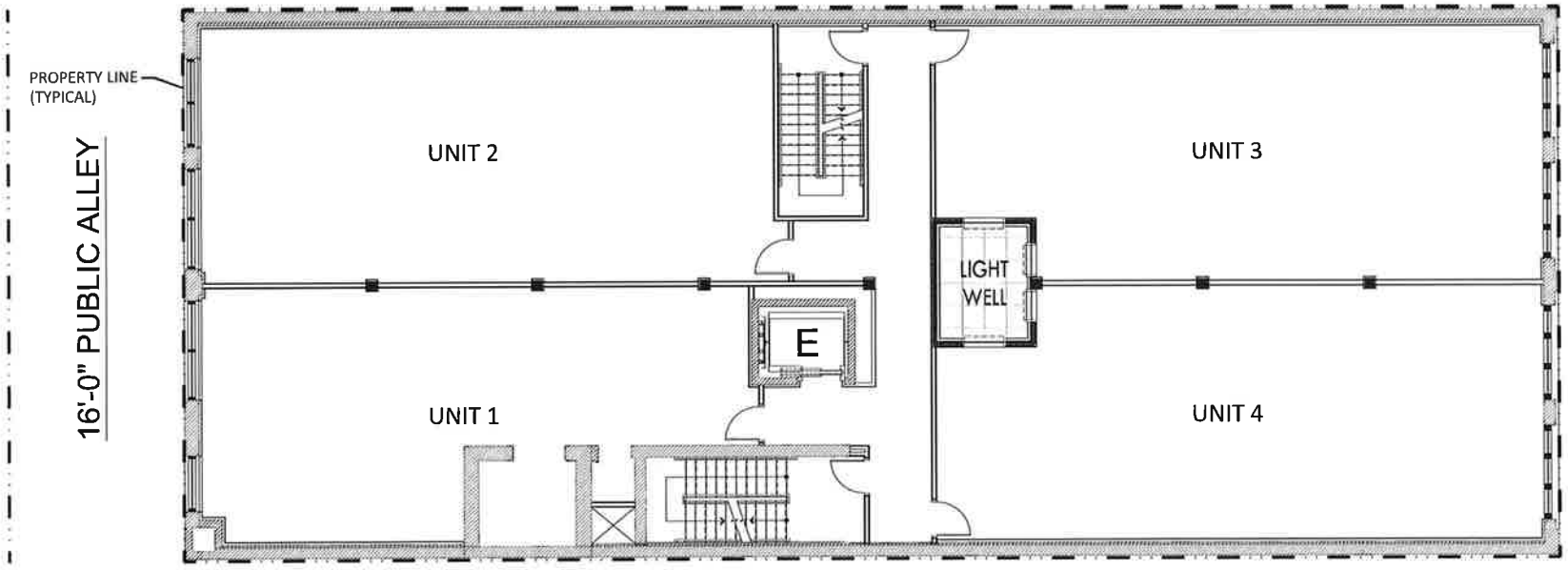
6 May 2024
22006

2



* ROOF CONFIGURATION SUBJECT TO CHANGE

ROOF PLAN 1/16" = 1'-0"



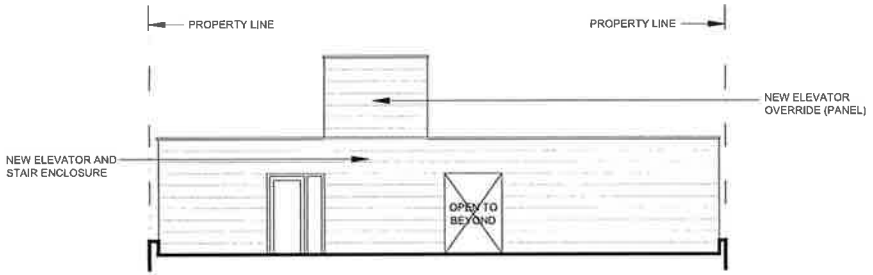
* UNIT CONFIGURATION SUBJECT TO CHANGE

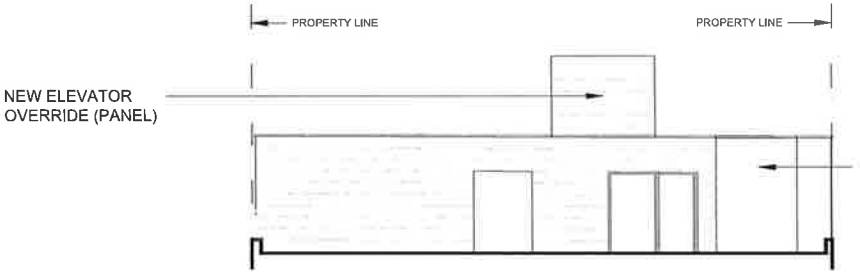
LEVEL 4 PLAN 1/16" = 1'-0"

Envoi Partners LLC
Hirsch MPG LLC

3036 North Lincoln
Chicago, Illinois

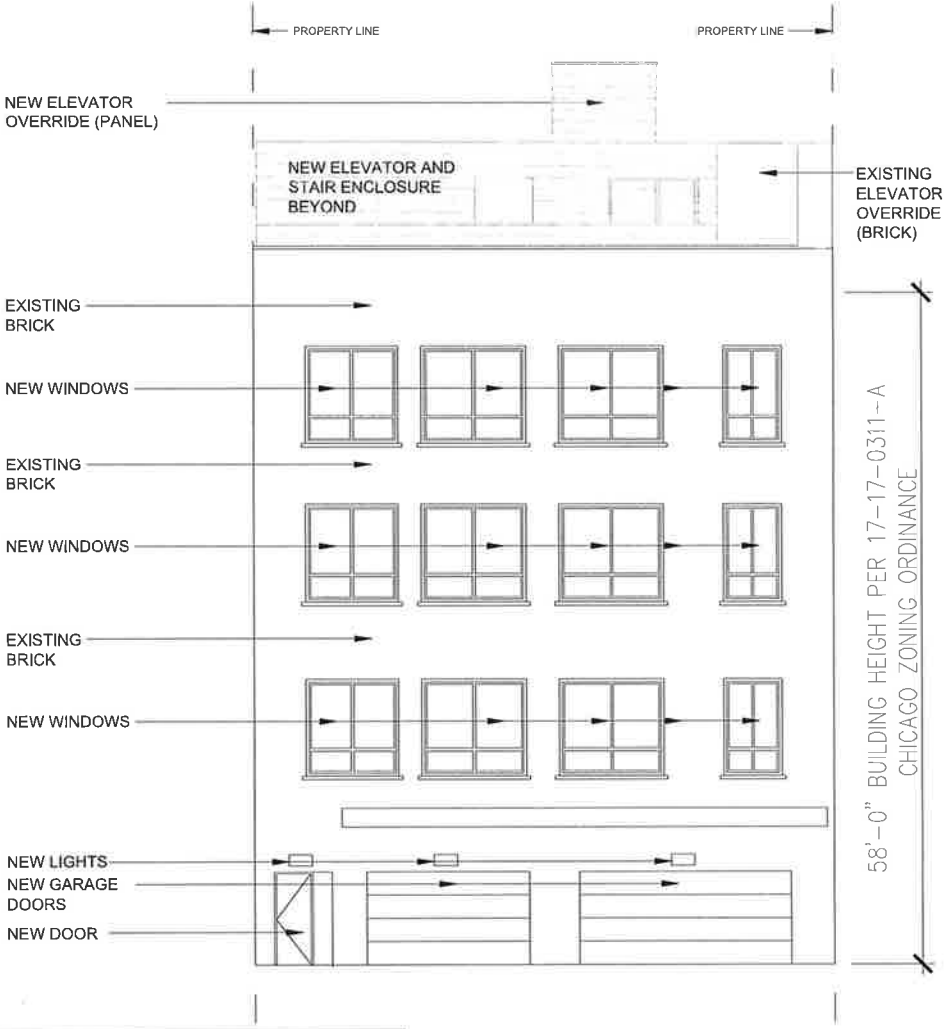
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22006







NORTH-EAST ELEVATION 1/16" = 1'-0"



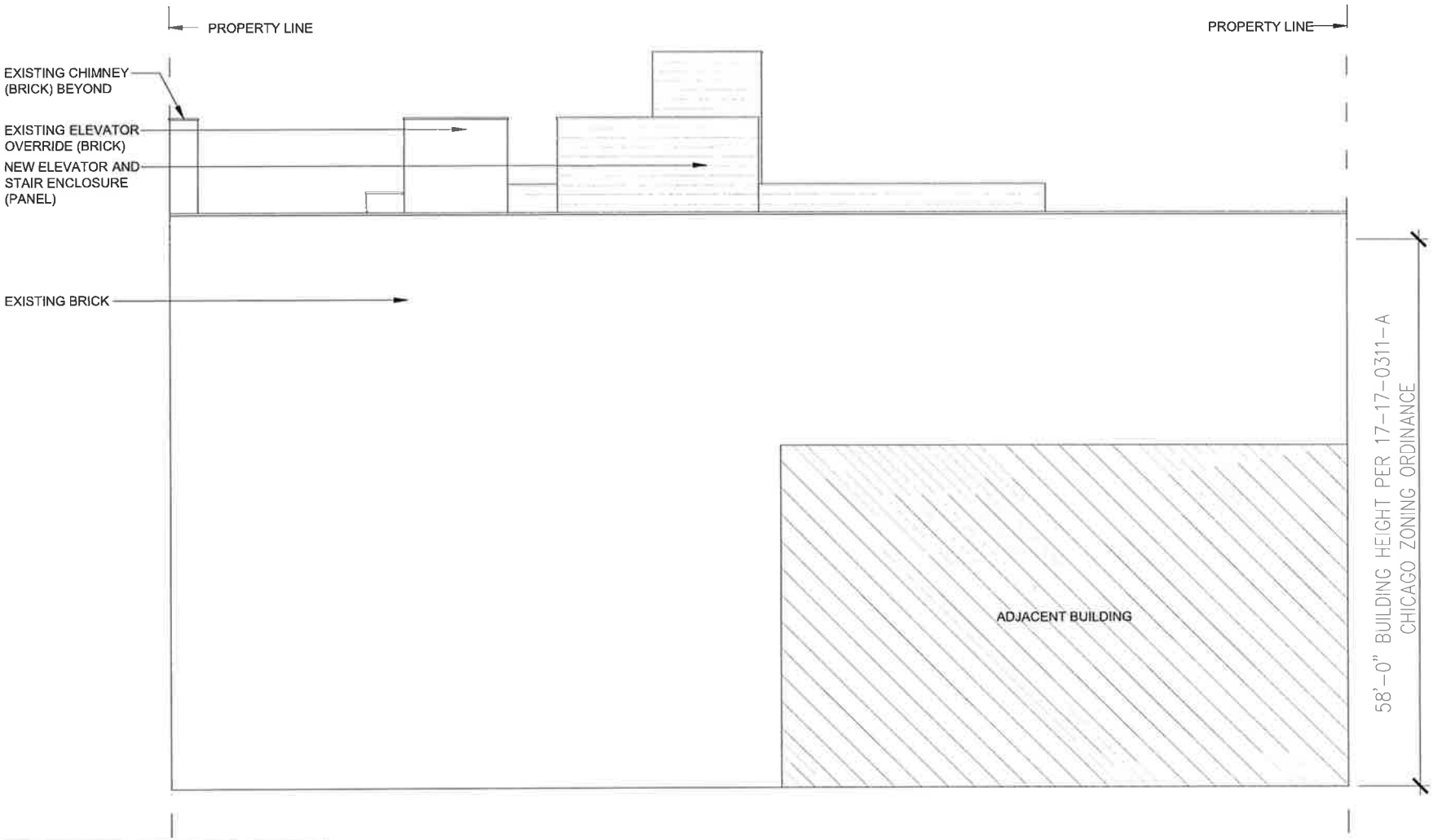
SOUTH WEST ELEVATION 1/16" = 1'-0"

Envoi Partners LLC
Hirsch MPG LLC

3036 North Lincoln
Chicago, Illinois

6 May 2024
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4



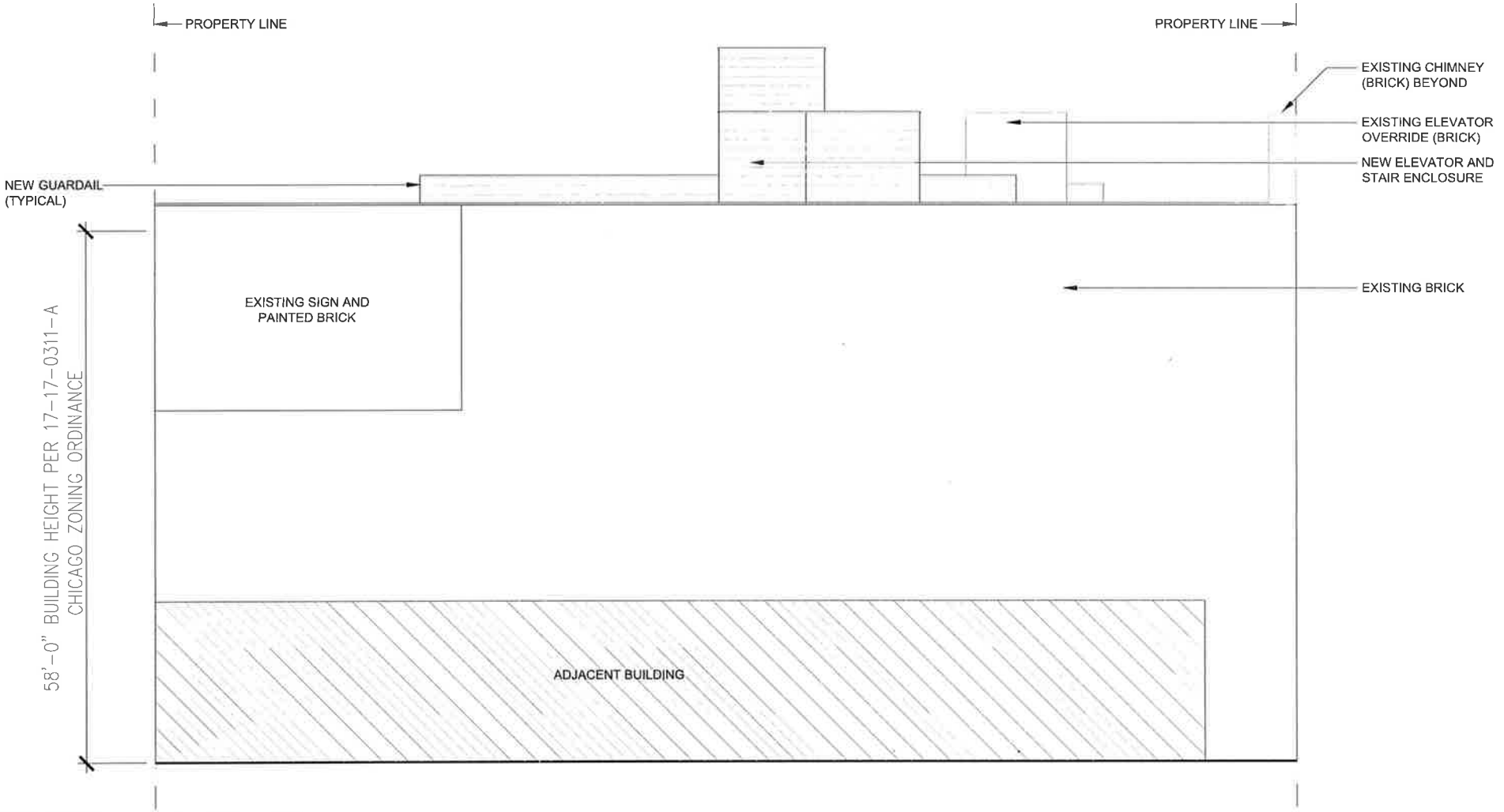
SOUTH-EAST ELEVATION 1/16" = 1'-0"

Envoi Partners LLC
Hirsch MPG LLC

3036 North Lincoln
Chicago, Illinois

6 May 2024
22006

5



NORTH-WEST ELEVATION 1/16" = 1'-0"

Envoi Partners LLC
Hirsch MPG LLC

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Chicago, Illinois

6 May 2024
22006