

# Final for Publication

## TYPE 1 ZONING MAP AMENDMENT APPLICATION

### Project Narrative and Plans

Applicant: LSCD of Lincoln Park, LLC

Property Location: 1030-1050 West North Avenue/1604-1624 North Kingsbury Street

Proposed Zoning: C1-5 Neighborhood Commercial District

Lot Area: 51,938.7 square feet

LSCD of Lincoln Park, LLC is the “Applicant” for a Type 1 Zoning Map Amendment for the subject property located at 1030-1050 West North Avenue/1604-1624 North Kingsbury Street from Business Planned Development Number 844 to the C1-5 Neighborhood Commercial District in order to authorize the establishment of an off-premises wall sign which will be mounted on the façade of the existing building located at the subject property.

The site is bounded by a commercial building to the north; North Kingsbury Street to the east; West North Avenue to the south; and railroad right of way to the west. The subject property contains 51,938.7 square feet of net site area and is currently improved with a four-story brick building on the south and a five-story parking garage on the north. The existing building operates as a residential self-storage warehouse. The existing improvements will remain in their current condition. No changes are proposed to the building, parking, or use of the subject property.

(a) Floor Area and Floor Area Ratio:

i. Lot Area: 51,938.7 square feet

ii. Maximum FAR: 3.0

(b) Density (Lot Area Per Dwelling Unit): 0

(c) Amount of off-street parking: 155 vehicular spaces

(d) Setbacks:

i. Front setback: 0 feet

ii. Side setback: 0 feet

iii. Side setback: 0 feet

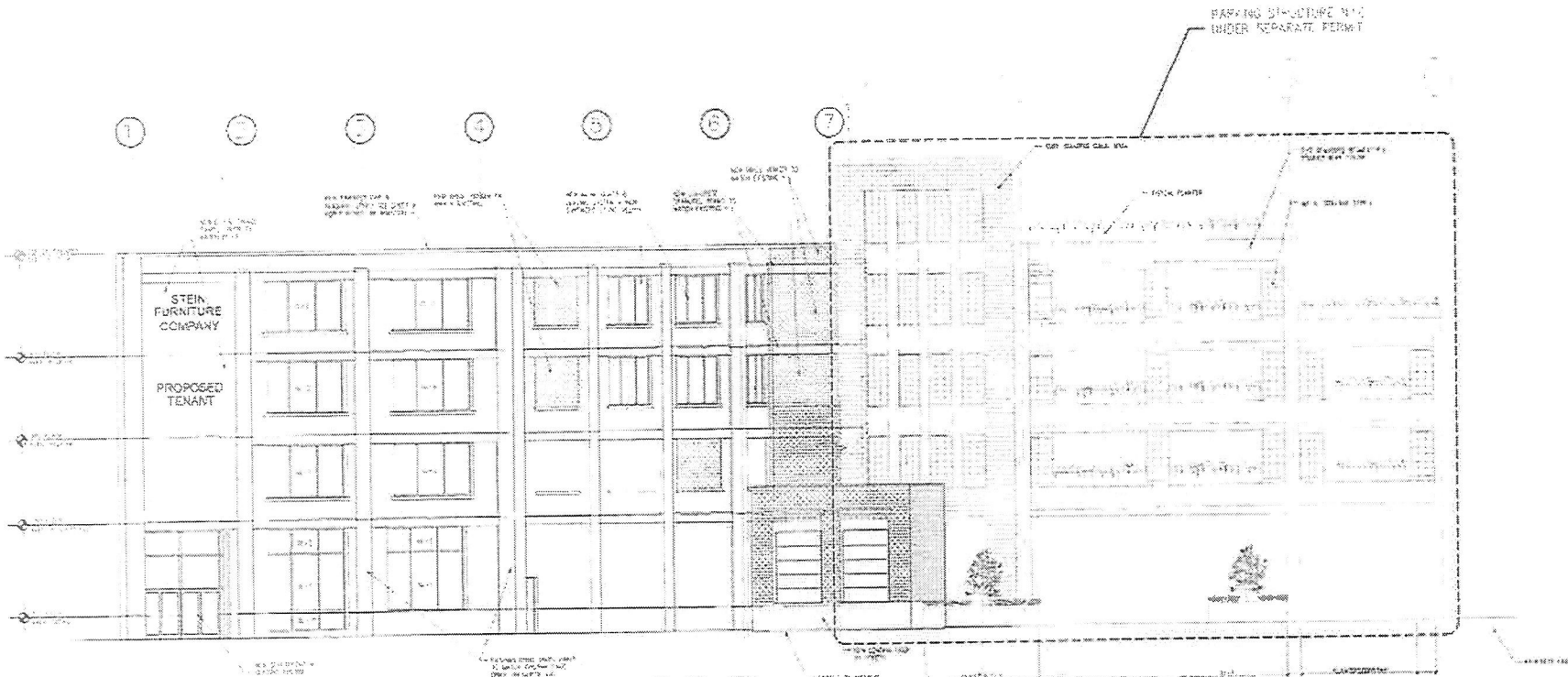
iv. Rear setback (south): 0 feet

(e) Building height: 60 feet

(f) Off-street Loading: 2 (10' x 25')

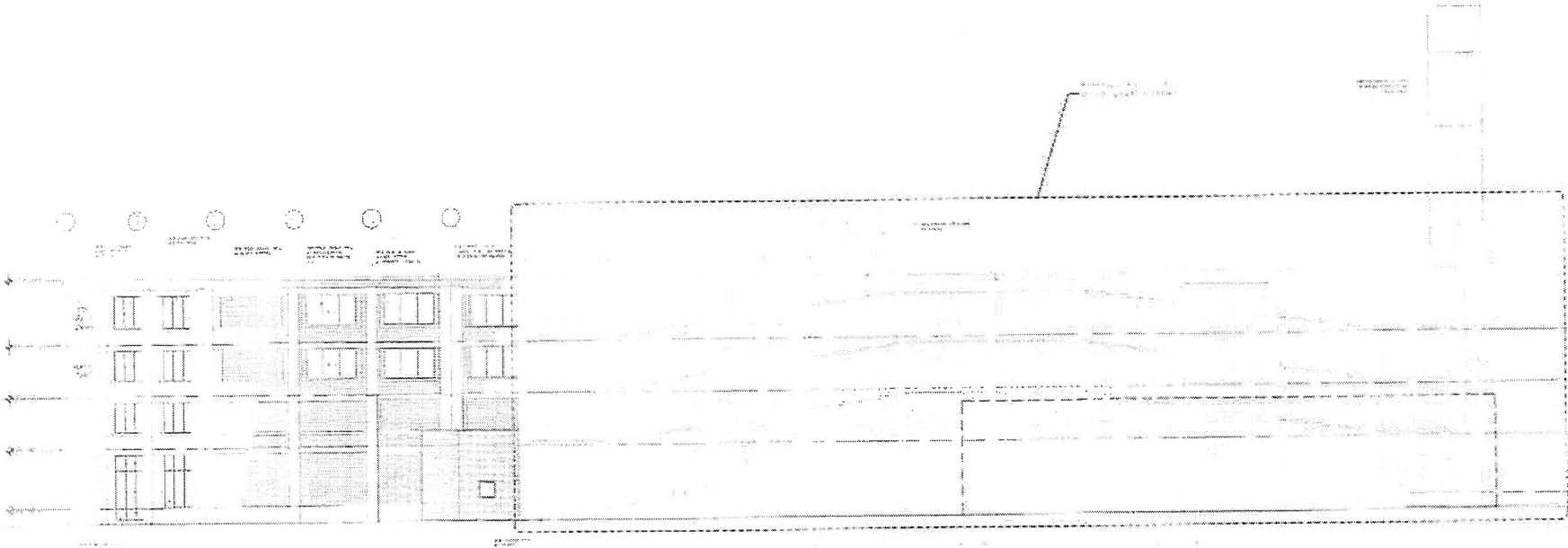






EAST ELEVATION

Applicant: LSCD of Lincoln Park, LLC  
 Address: 1030-1050 West North Avenue /  
 1604/1624 North Kingsbury Street  
 Introduced: December 14, 2022



NORTH ELEVATION

Applicant: LSCD of Lincoln Park, LLC  
Address: 1030-1050 West North Avenue /  
1604/1624 North Kingsbury Street  
Introduced: December 14, 2022



SOUTH ELEVATION

Applicant: LSCD of Lincoln Park, LLC  
Address: 1030-1050 West North Avenue /  
1604/1624 North Kingsbury Street  
Introduced: December 14, 2022