

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)

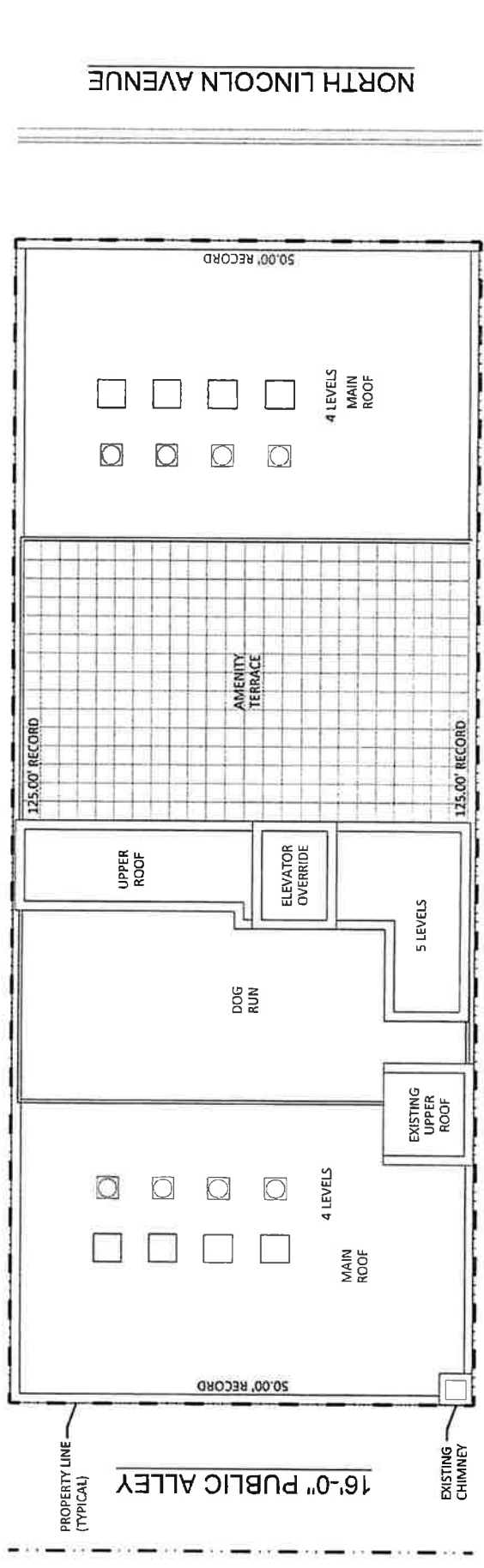
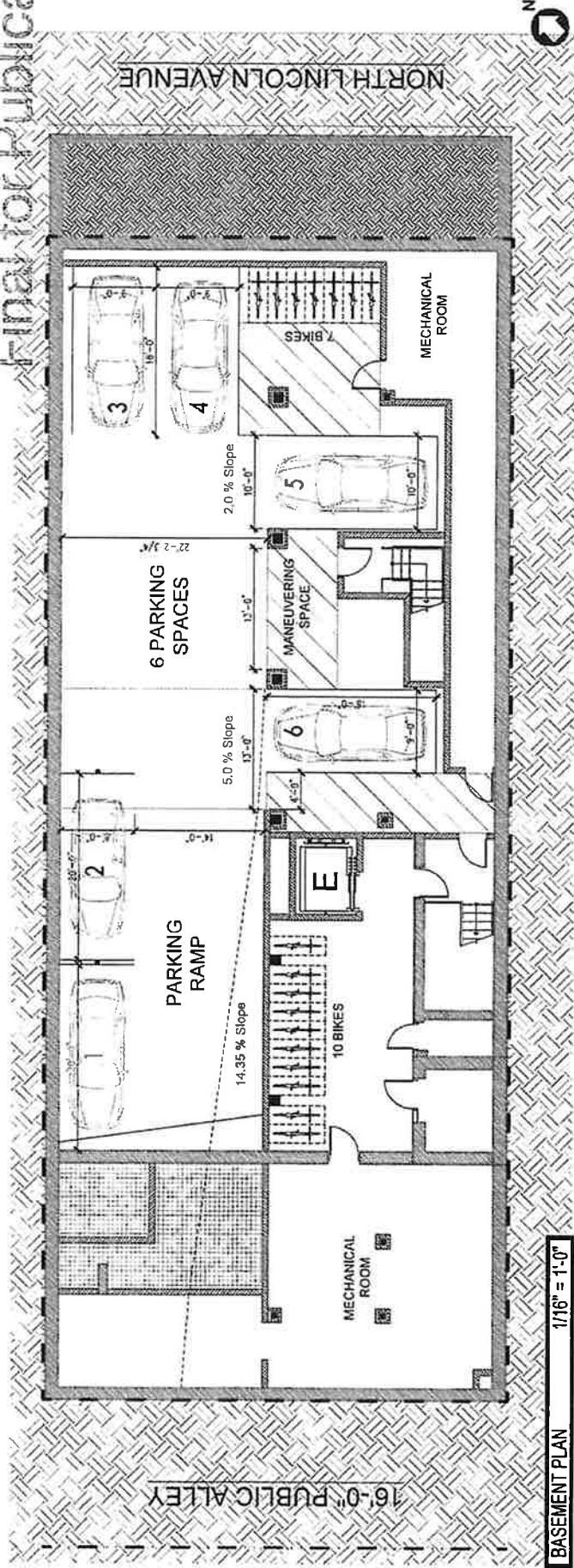
*The subject property is a designated Transit Served Location. Pursuant to Sec. 17-3-0402-B, the Applicant is eligible for reduced minimum lot area requirement of 50% since the required ARO units will be provided onsite.

- (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)



* ROOF CONFIGURATION SUBJECT TO CHANGE

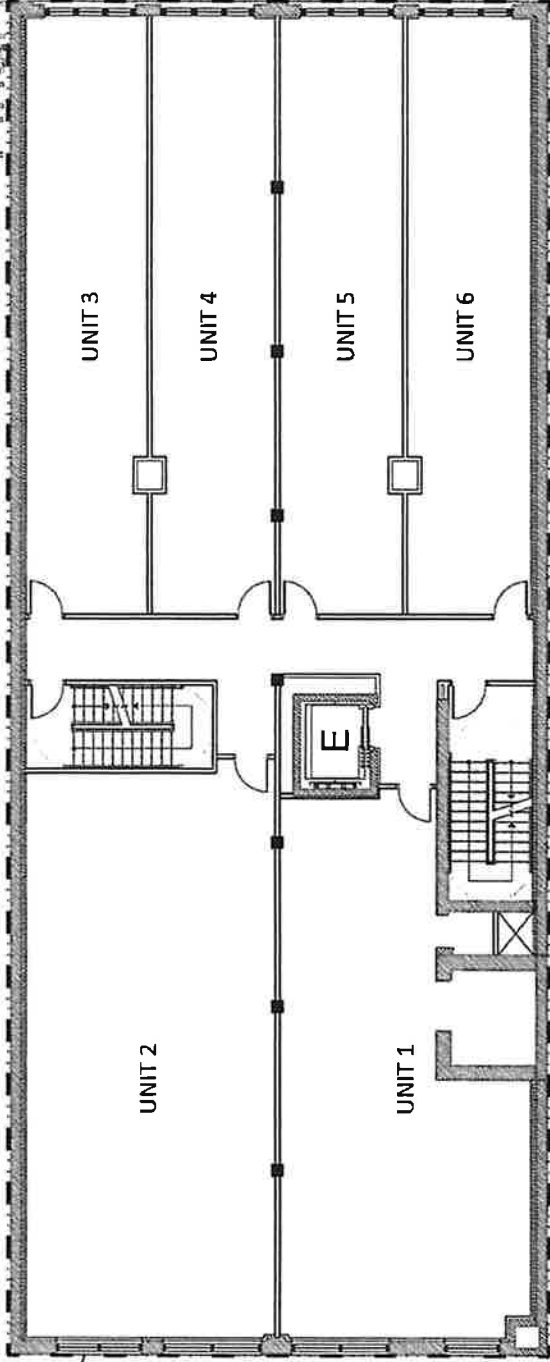
SITE PLAN
1/16" = 1'-0"

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Hirsch MPG LLC

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Chicago, Illinois

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NORTH LINCOLN AVENUE

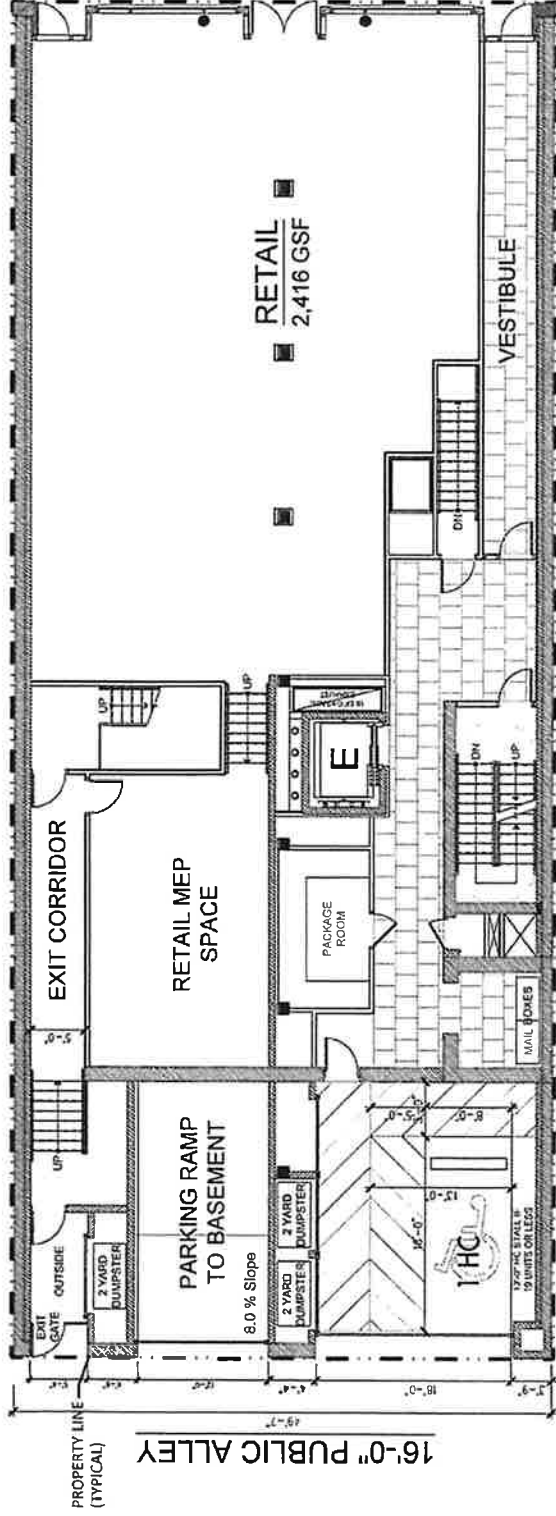


* UNIT CONFIGURATION SUBJECT TO CHANGE

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



NORTH LINCOLN AVENUE



* PARKING AND RETAIL CONFIGURATION SUBJECT TO CHANGE

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

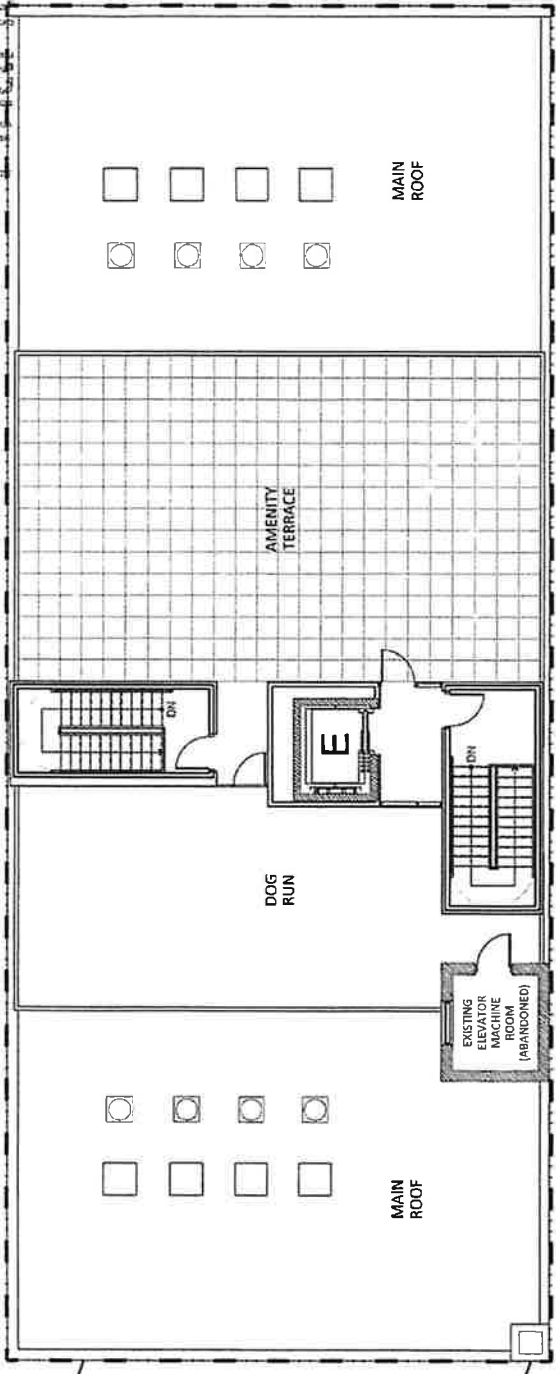


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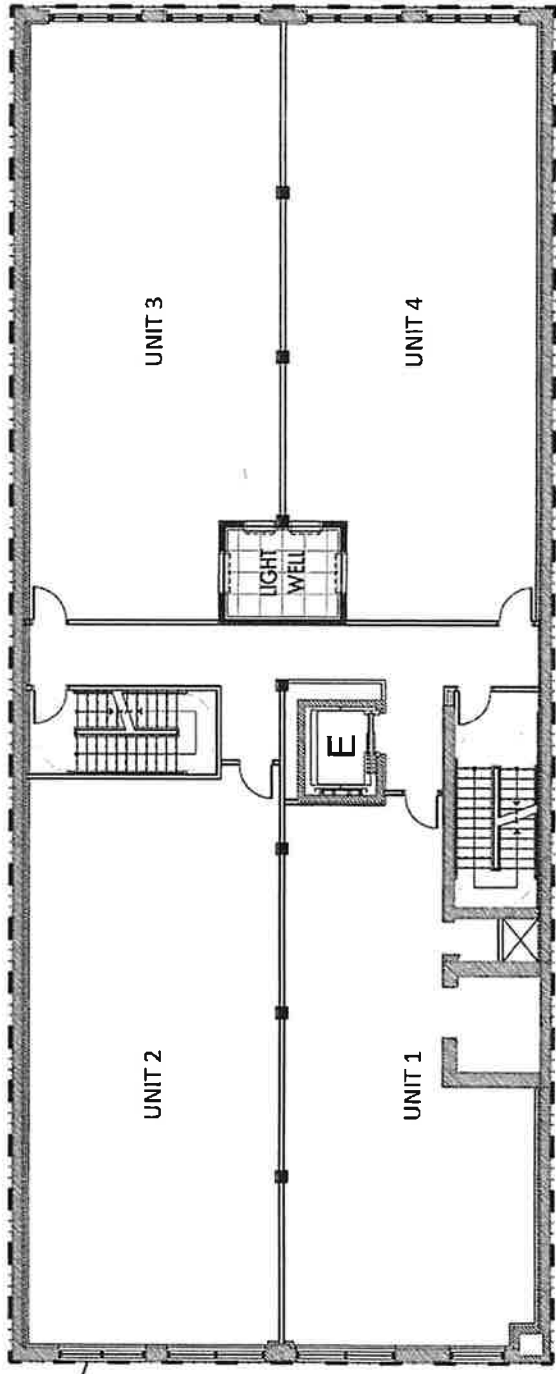


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1/16" = 1'-0"

ROOF PLAN

NORTH LINCOLN AVENUE



* UNIT CONFIGURATION SUBJECT TO CHANGE

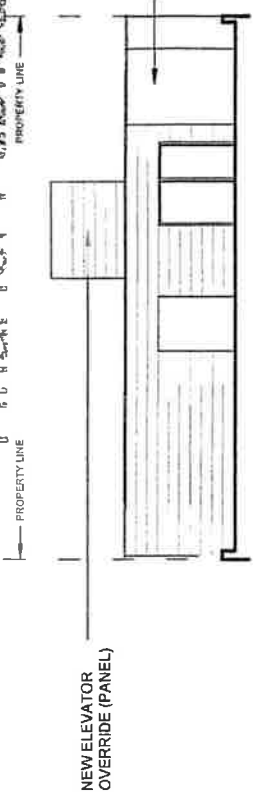
1/16" = 1'-0"

LEVEL 4 PLAN

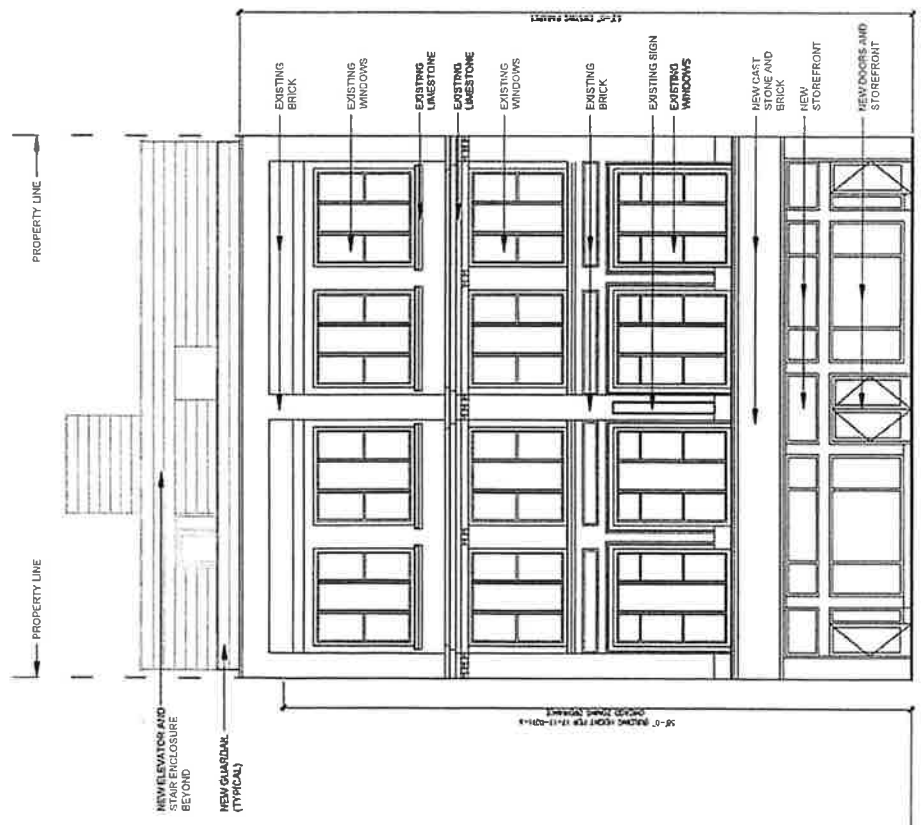
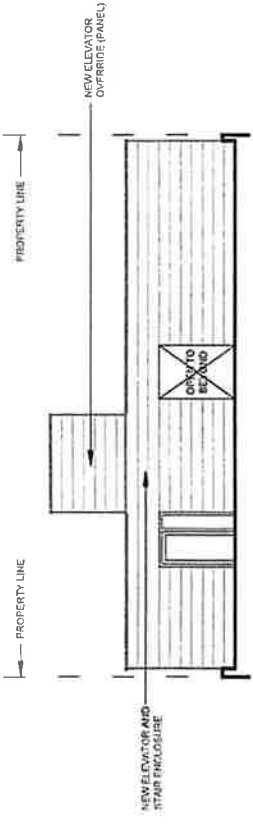
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SOUTH WEST ELEVATION 1/16" = 1'-0"

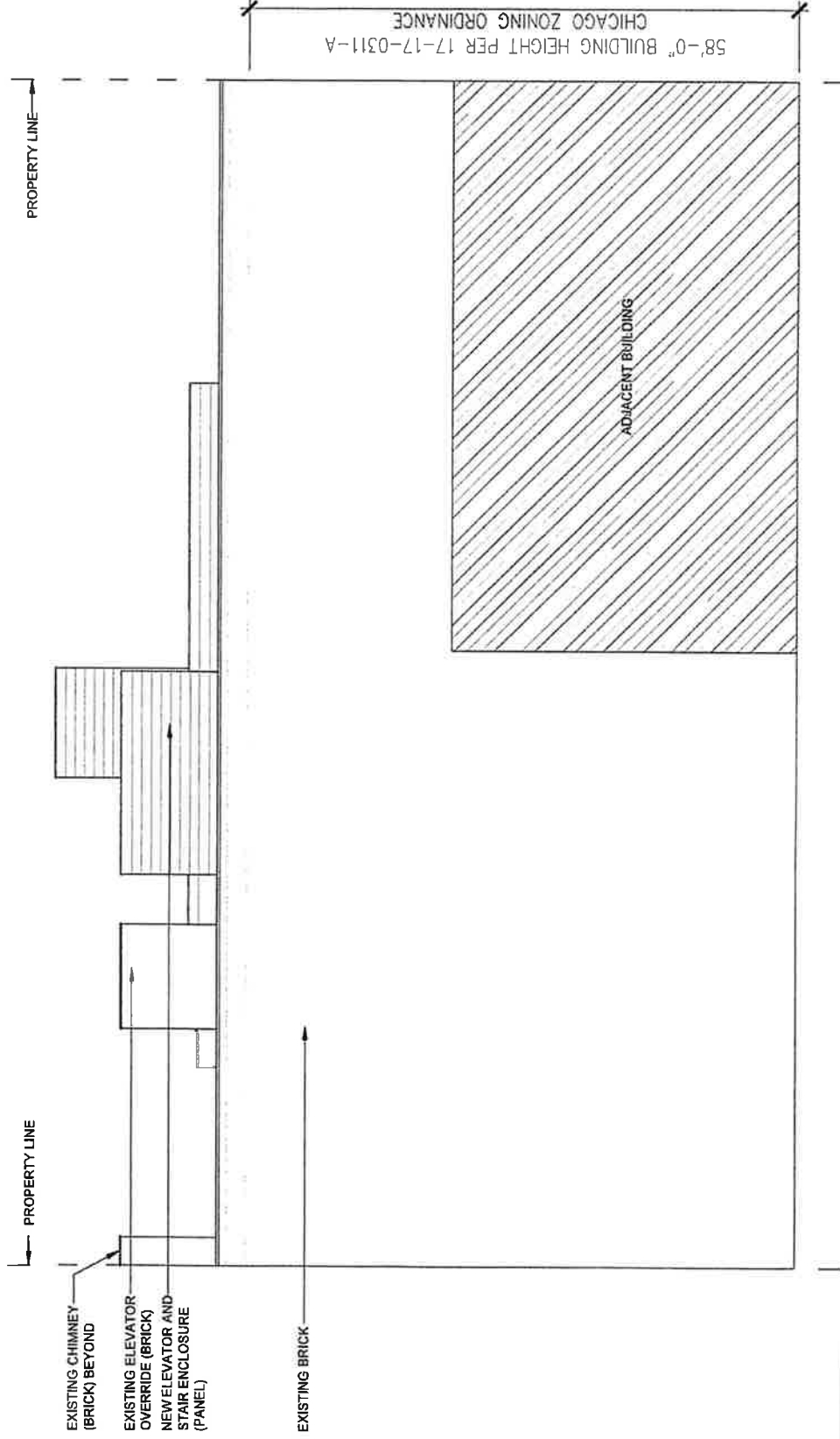


NORTH-EAST ELEVATION 1/16" = 1'-0"

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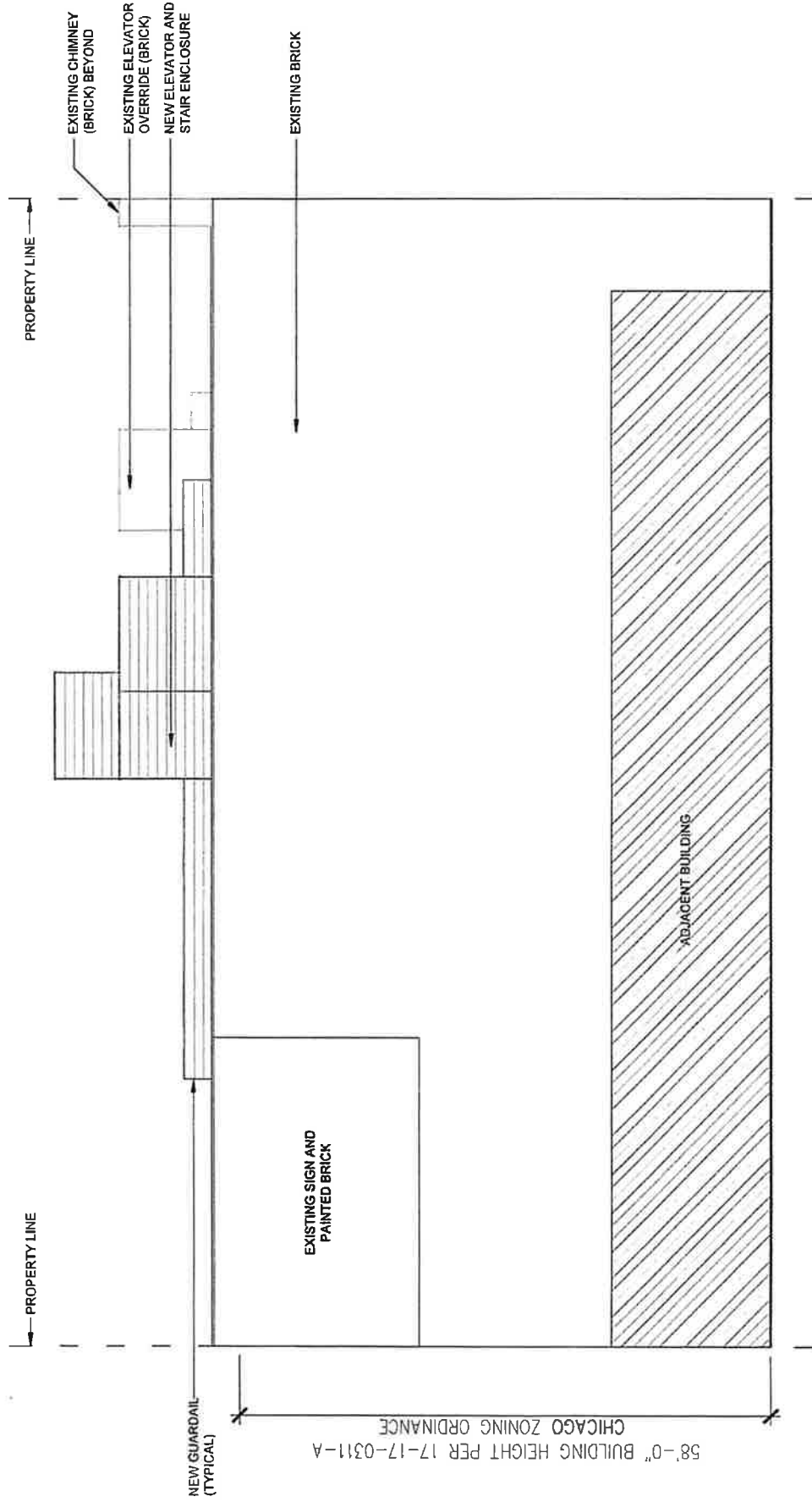
SOUTH-EAST ELEVATION 1/16" = 1'-0"

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Final for Publication



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

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