



City of Chicago



SO2021-450

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/27/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 13-I at 5214-5224 N Lincoln Ave/2501-2511 W Farragut Ave - App No. 20613T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the current B2-3 Neighborhood Mixed-Use District symbols and indications as shown on Map No. 13-1 in the area bounded by:

West Farragut Avenue; North Lincoln Avenue; a line 116.44 feet south of and parallel to West Farragut Avenue as measured along the westerly line of North Lincoln Avenue; and the public alley next west of and parallel to North Lincoln Avenue

to those of a B2-3 Neighborhood Mixed-Use District.

SECTION 2. This Ordinance shall be in force and effect from and after its passage and due publication.

Address: 5214-24 North Lincoln Avenue/2501-11 West Farragut Avenue

SUBSTITUTE NARRATIVE AND PLANS
5214-24 North Lincoln Avenue/2501-11 West Farragut Avenue
TYPE I REGULATIONS

Narrative: The subject property measures 14,523 square feet and is improved with a vacant one-story commercial building. The Applicant proposes to demolish the existing vacant commercial building and construct a new 58,050 square foot, five-story building with ground floor retail commercial space at the corner, two designated at-grade business live work units, forty residential units on the upper floors and parking for twenty-four vehicles. The height of the building will be sixty feet. The property is located in a Transit Served Location under the Chicago Zoning Ordinance. The current B2-3 designation is to remain with a change to the Type I regulations as provided herein.

Lot Area:	14,523 square feet
FAR:	4.00*
Floor Area:	58,050 square feet
Residential Dwelling Units:	42 (2 units are business live work)
Affordable Housing Units:	4
MLA:	345.78 square feet **
Height:	60.00 feet
Bicycle Parking:	42
Automobile Parking:	24***
Loading:	0****
Setbacks:	
Front (Farragut Avenue):	1 foot
West Side (alley):	2 inches
East Side (Lincoln Avenue):	6 inches
Rear Side:	3.0 feet ****

A set of drawings is attached with this Application.

* The subject property qualifies for a FAR increase per Section 17-3-0403-B

** The subject property qualifies for an MLA reduction per Section 17-3-0402-B

*** The subject property is located approximately 900 feet from the CTA Western (Route 49) Bus Stop.

**** The Applicant will seek a variation to eliminate the required loading berth and to reduce rear yard setback



R&R Surveyors, L.T.D.

CONSTRUCTION AND LAND SURVEYORS
P.O. BOX 412, WAUCONDA, IL 60094
TEL. (773) 450-9321 FAX (773) 956-7217
ACCURATE@ATT.NET

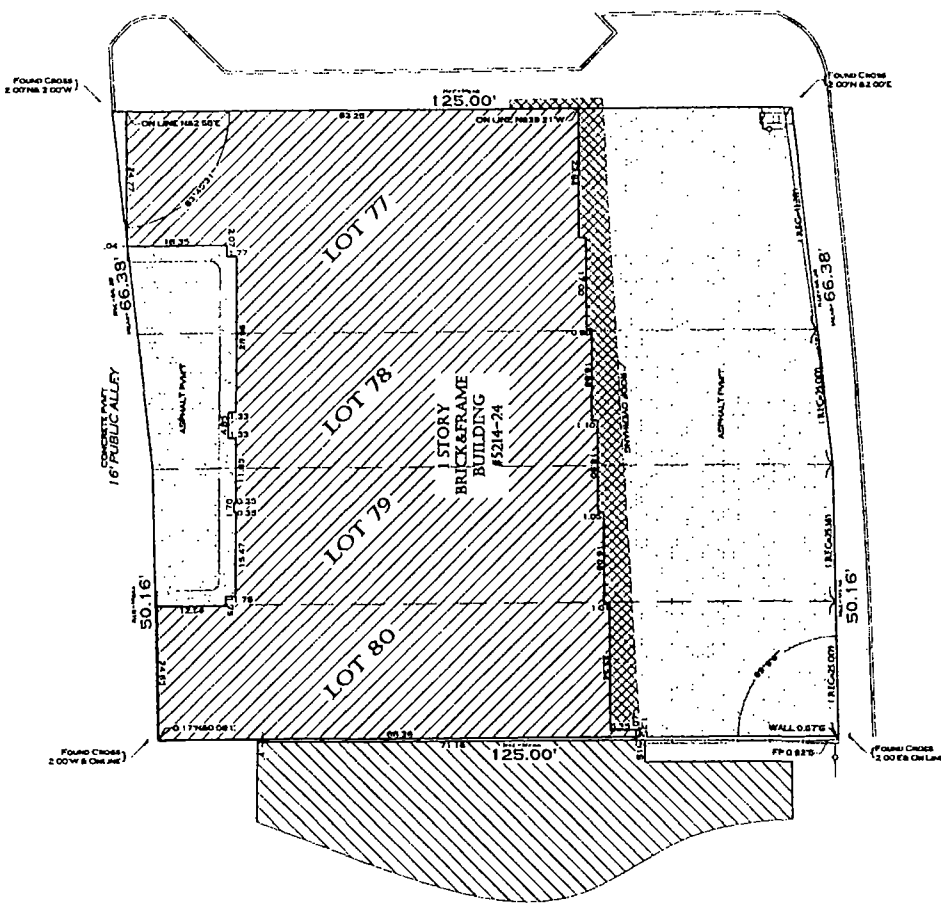
PLAT OF SURVEY

LOTS 77, 78, 79 AND 80 IN OLIVER L. SALINGER AND COMPANY'S LINCOLN AVENUE SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF LINCOLN AVENUE, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 5214-24 LINCOLN AVENUE, CHICAGO, ILLINOIS

FINAL FOR PUBLICATION

WEST FARRAGUT AVENUE



NOTE
 -DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE CORRECTED TO A TEMPERATURE OF 80 DEGREES FAHRENHEIT
 -THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON SHOWS A COPY OF THE CHAIN & FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED
 -DIMENSIONS ARE NOT TO BE ASSUMED FOR SCALING
 -COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCES
 -REFER TO DEED, TITLE POLICY AND LOCAL ORDINANCES FOR BUILDING RESTRICTIONS

ORDER# 206147
 DATE 9/24/2020
 ORDERED BY IGQR MICHIN

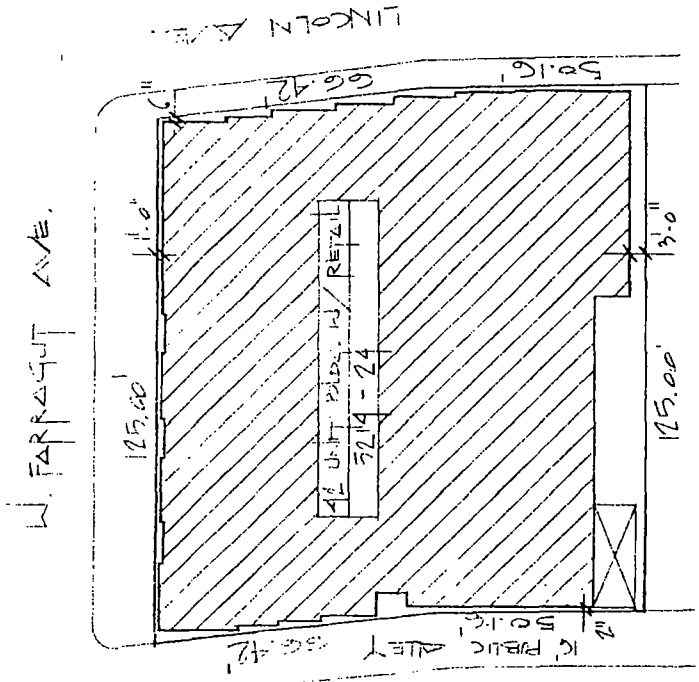


STATE OF ILLINOIS
 COUNTY OF MCHENRY
 I, ROY G. LAWNICZAK
 DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY SUPERVISION IN THE MANNER REPRESENTED ON THE PLAT HEREON IN MY PROFESSIONAL SERVICE CONFORMING TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
 CARY ILLINOIS
 BY: *Roy G. Lawniczak*
 ROY G. LAWNICZAK, ILL. LAND SURVEYOR NO. 3502290

FINAL FOR PUBLICATION

HANNA
ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 001485

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CHICAGO, ILLINOIS 60602
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① SITE PLAN
1"=25.0'

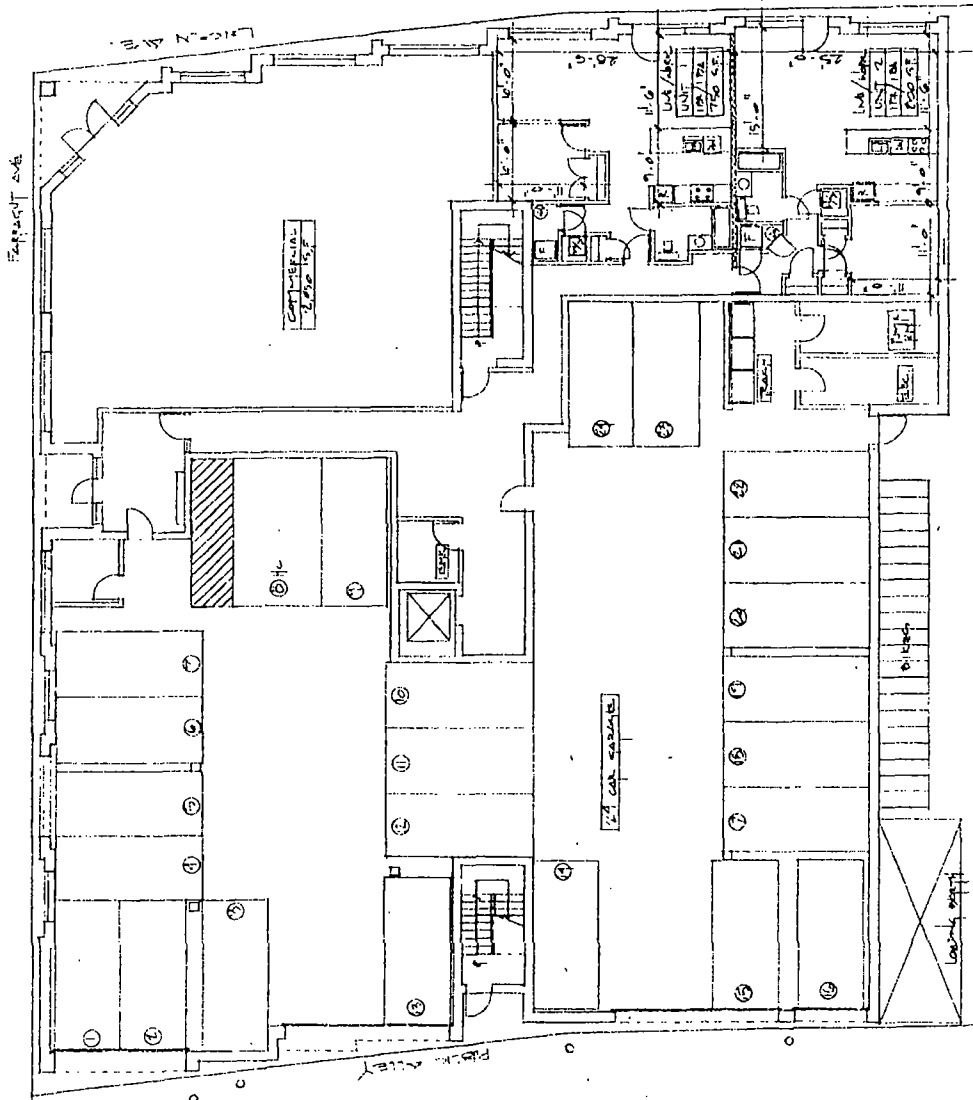
ZONING INFORMATION	
LOT AREA	14,522 S.F.
F.A.R. (22.3 To 2)	4.0
MAX. FLOORABLE	58,092 S.F.
1 st Floor	6,850 S.F.
2 nd Floor	12,800 S.F.
3 rd Floor	12,800 S.F.
4 th Floor	12,800 S.F.
5 th Floor	12,800 S.F.
TOTAL	58,050 S.F.



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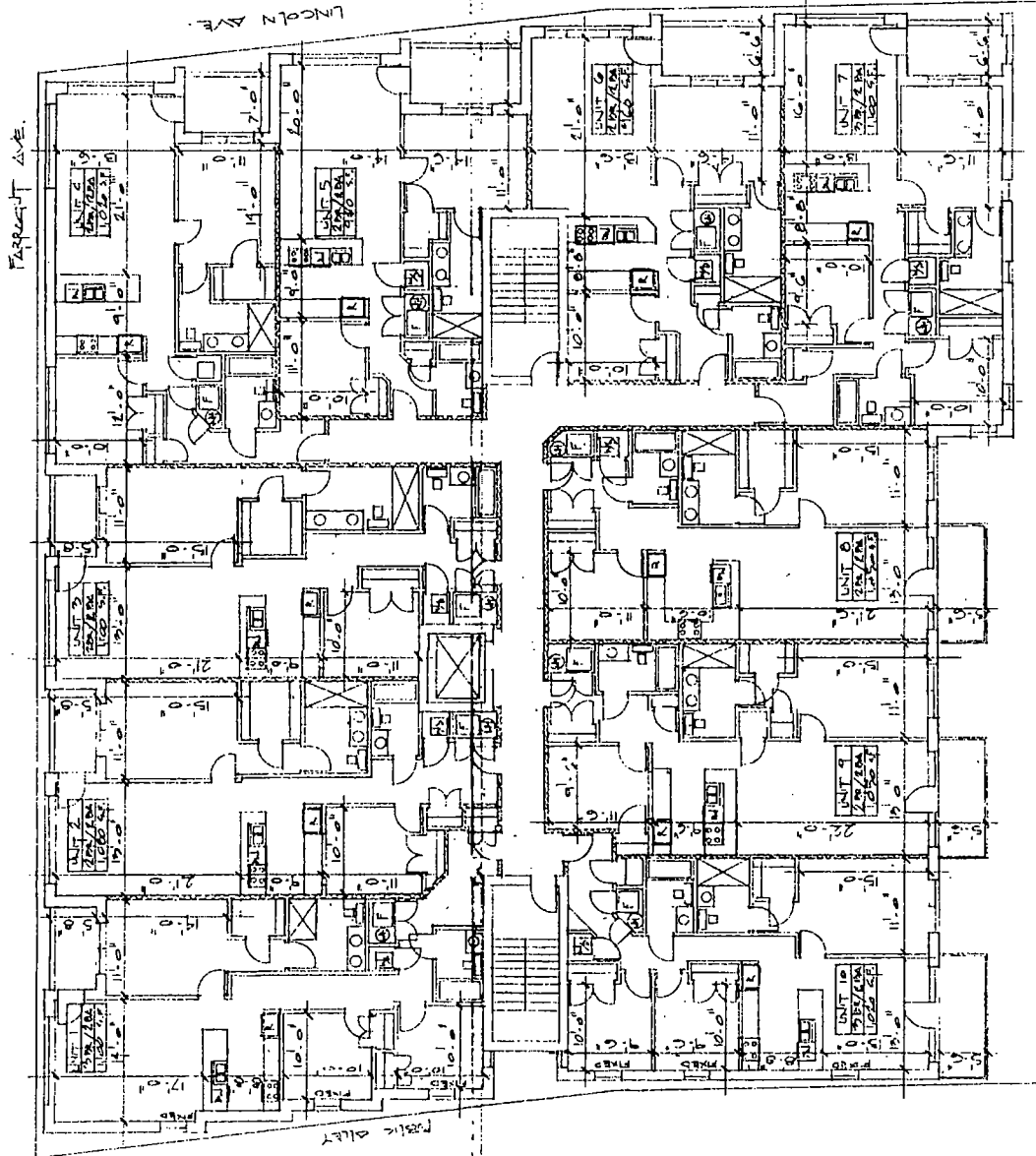


1st Floor Plan
1/8" = 1'-0"

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FINAL FOR PERMITS



4th Floor Plan
 180 W. WASHINGTON

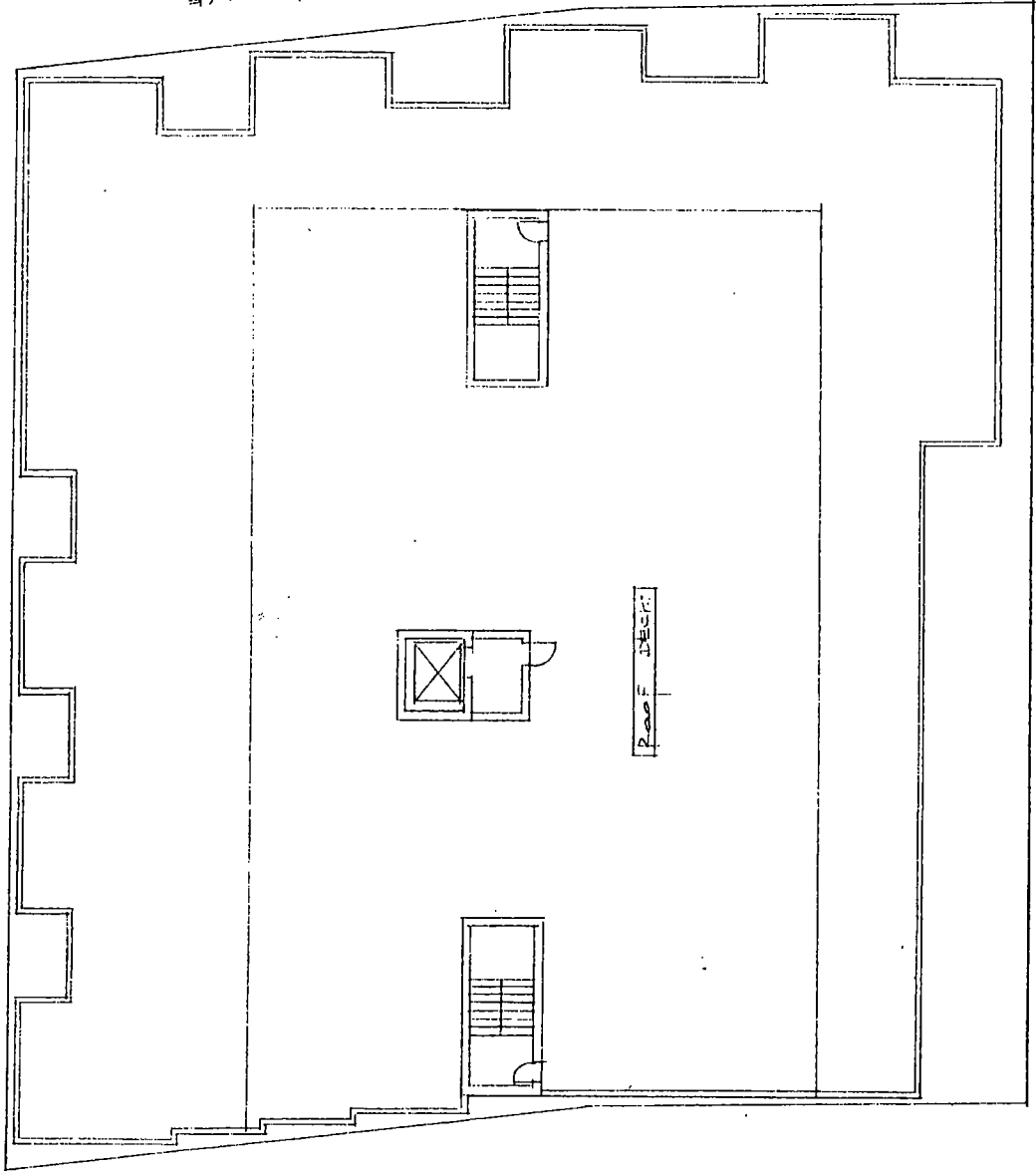
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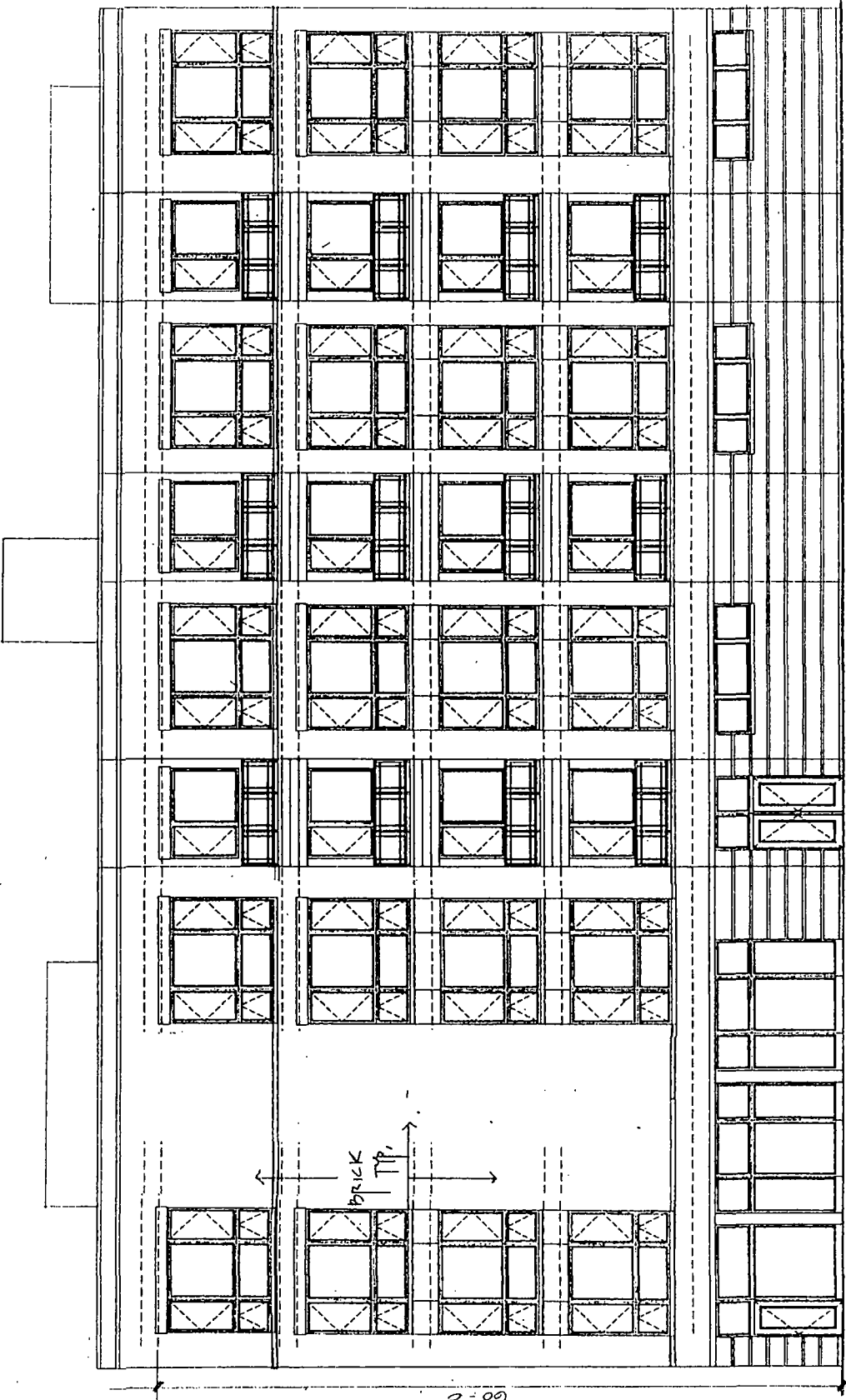
189 W WASHINGTON

FARRAGUT AVE.

LINCOLN AVE



Roof Plan
1/8" = 1'-0"

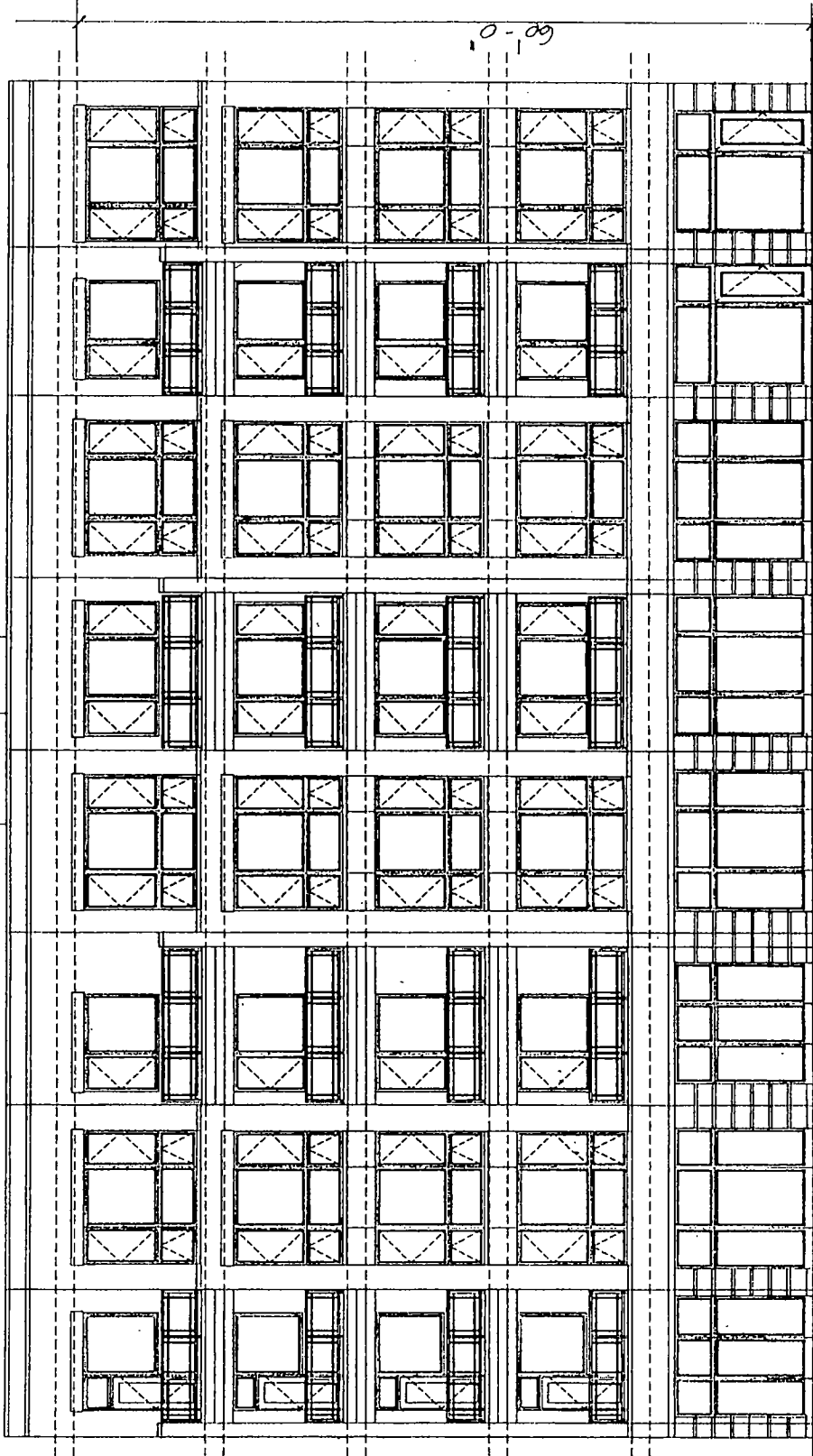


○ FARRAGUT AVE. ELEVATION
 1/8" = 1'-0"

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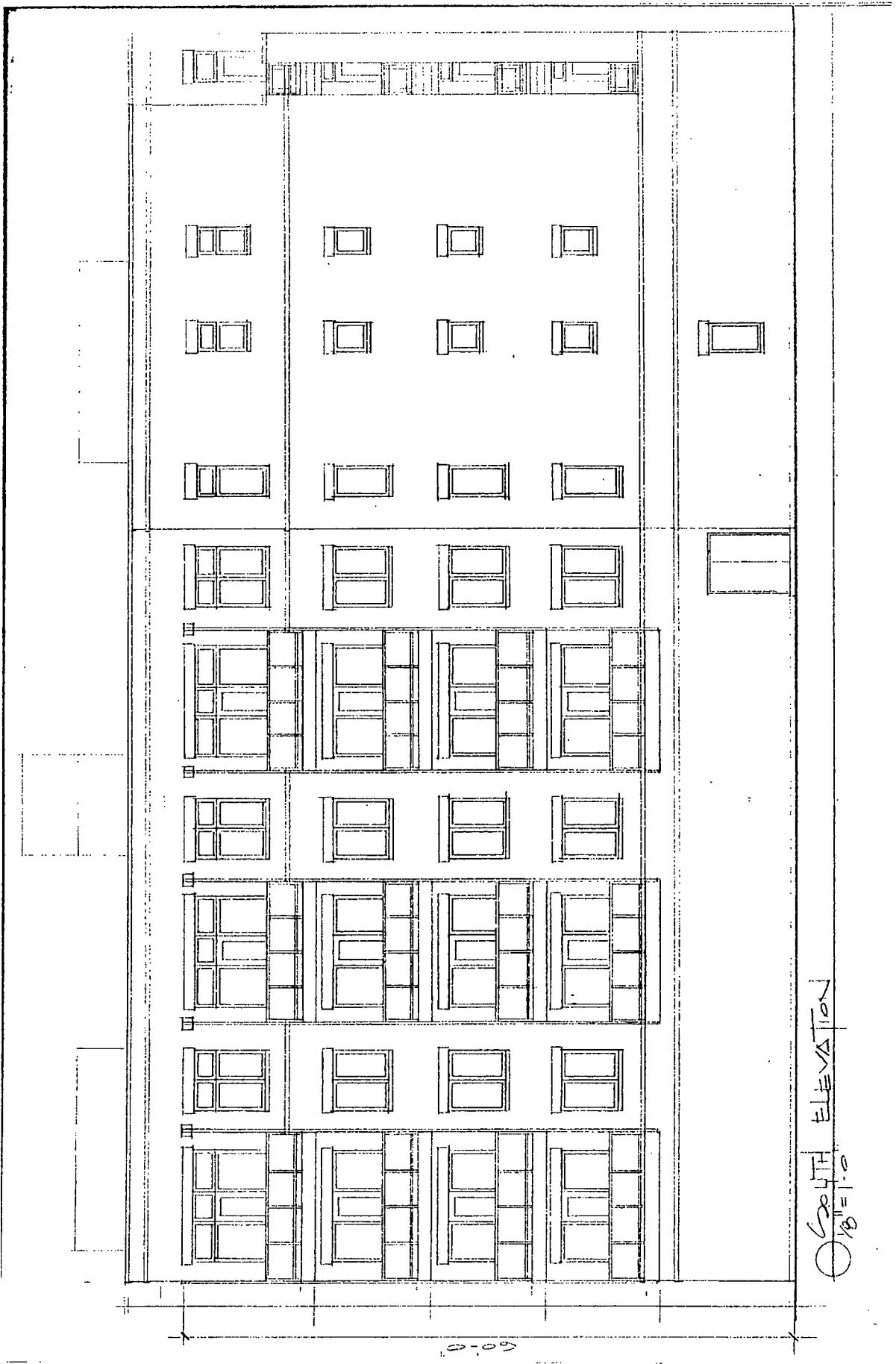
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LINCOLN AVE ELEVATION
1/8" = 1'-0"

180 W WASHINGTON

South Elevation



0-0

SOUTH ELEVATION
1/8" = 1'-0"

