



City of Chicago



O2020-1877

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/22/2020
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 13-I at 2465-2479 W Foster Ave/5151-5159 N Lincoln Ave - App No. 20378T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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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 B3-2 Community Shopping District symbols and indications as shown on Map No. 13-1 in the area bounded by:

West Foster Avenue; a line 128.38 feet east of North Lincoln Avenue as measured along the south line of West Foster Avenue and perpendicular thereto; a line 114.34 feet south of and parallel to West Foster Avenue; and 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: 2465-79 West Foster Avenue/5151-59 North Lincoln Avenue

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NARRATIVE AND PLANS
2465-79 West Foster Avenue/5151-59 North Lincoln Avenue
TYPE I REGULATIONS

Narrative: The subject property measures 14,500 square feet and is improved with a two-story mixed-use building and a one-story commercial building. The Applicant proposes rezone the property from a B3-2 Community Shopping District to a B2-3 Neighborhood Mixed-Use District to demolish the existing building and construct a new 55,000 square foot, five-story building with ground floor retail commercial space at the corner, two at-grade designated business live-work units, forty residential units on the upper floors, and parking for twenty vehicles. Four of the forty residential units will be affordable units under the Affordable Requirements Ordinance ("ARO"). The Applicant will meet 100% of the ARO requirement under the Chicago Zoning Ordinance. The height of the building will be sixty feet and two inches. The subject property is located in a Transit Served Location under the Chicago Zoning Ordinance and the Applicant will seek parking relief, a Floor Area Ratio ("FAR") increase per Section 17-3-0403-B and 17-3-0403-C, and a Minimum Lot Area per Unit ("MLA") reduction per Section 17-3-0402-B.

Lot Area:	14,500 square feet
FAR:	3.8*
Floor Area:	55,000 square feet
Residential Dwelling Units:	40 (2 units are business live-work)
MLA Density:	345.23 square feet **
Height:	60 feet 2 inches
Bicycle Parking:	42
Automobile Parking:	20***
Loading:	0****
Setbacks:	
Front (Foster Avenue):	1 foot
West Side (Lincoln Avenue):	6 inches
East Side:	3 feet 8 inches
Rear Side (alley):	4 inches ****

A set of drawings is attached with this Application.

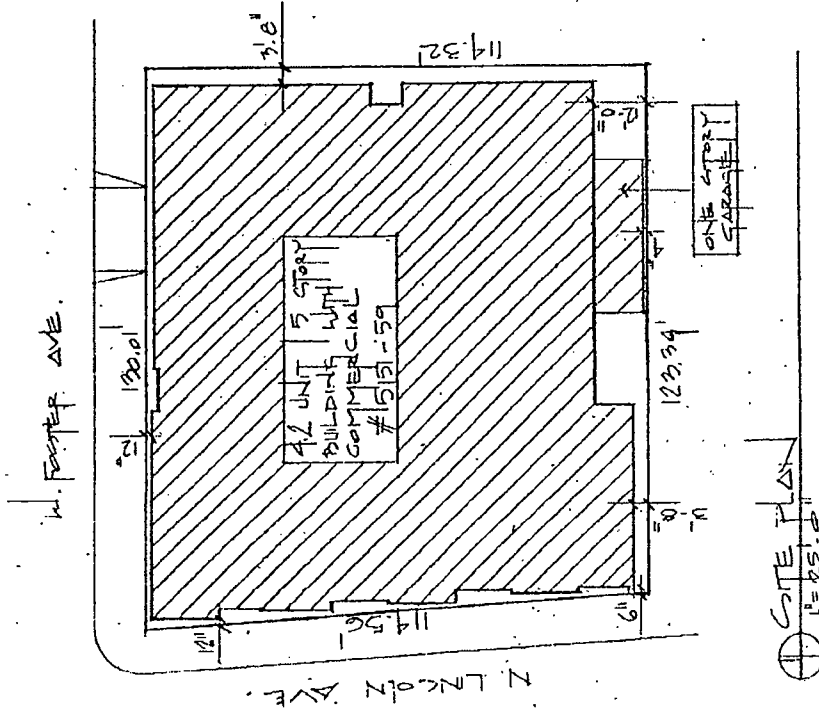
* The subject property qualifies for a FAR increase per Section 17-3-0403-B

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

*** The subject property is located approximately 755 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.

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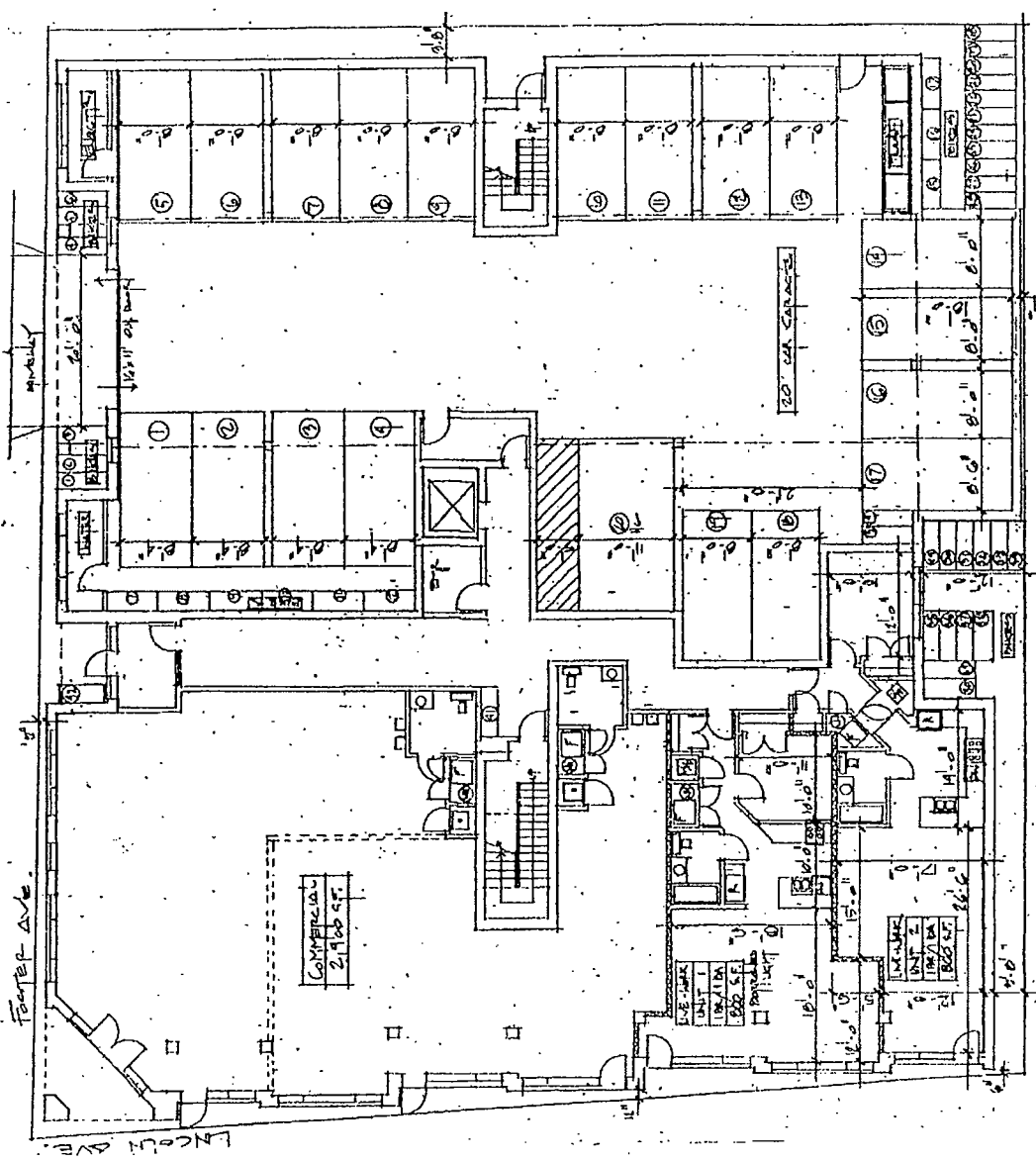
ZONING INFORMATION	
LOT AREA	14,500 S.F.
F.A.R.	4.0
MAX. BUILDABLE	58,000 S.F.
1 ST FLOOR	7,000 S.F.
2 ND FLOOR	12,000 S.F.
3 RD FLOOR	12,000 S.F.
4 TH FLOOR	12,000 S.F.
5 TH FLOOR	12,000 S.F.
TOTAL	55,000 S.F.

VARIANCES: LOADING DOCK
REAR YARD SETBACK

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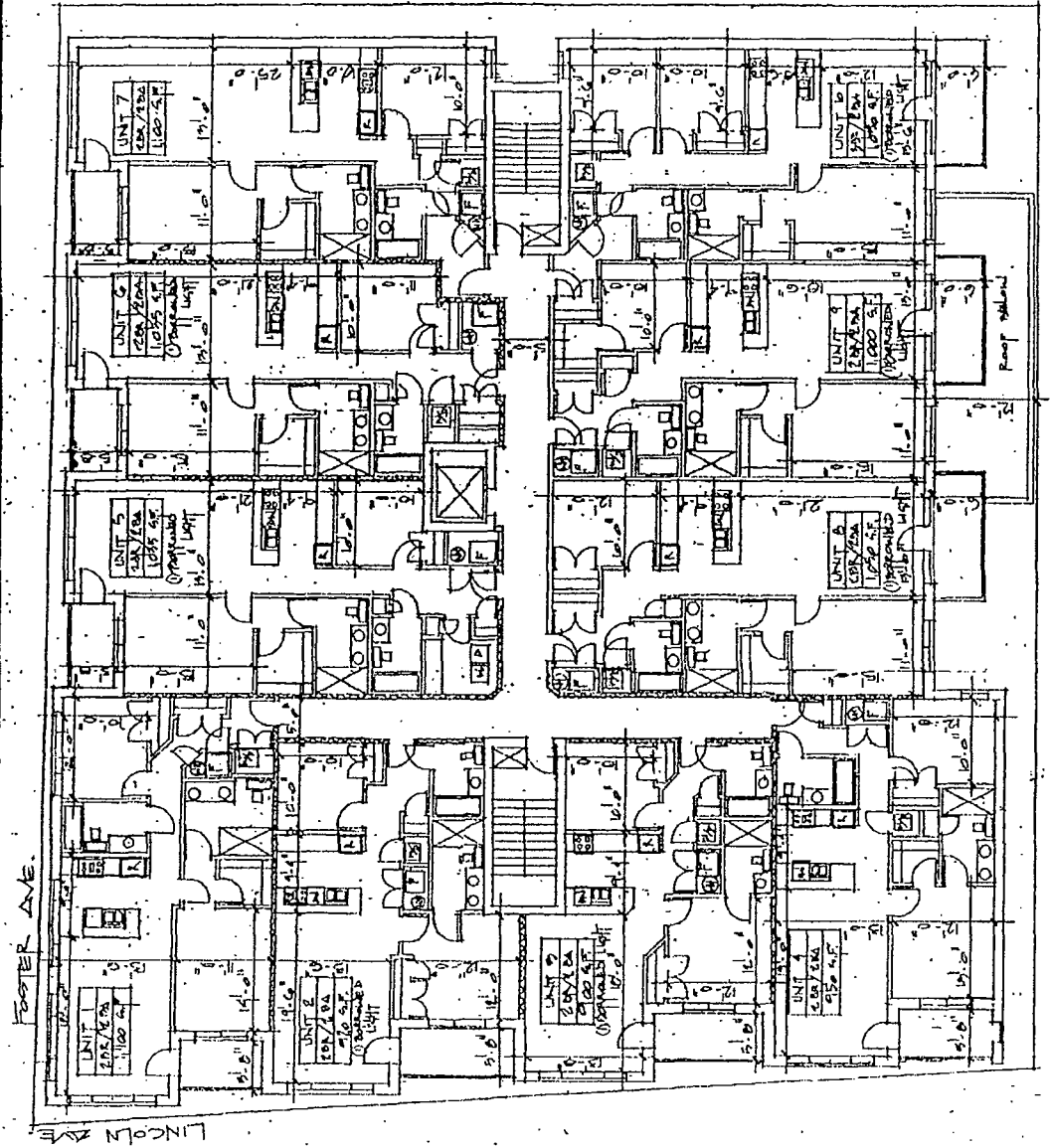


1/8" = 1'-0"
1st Floor PLAN 7,000 S.F. TOTAL PLG - 55,000 S.F. (vs. 58,000 S.F. - 2/1/20 4.0)

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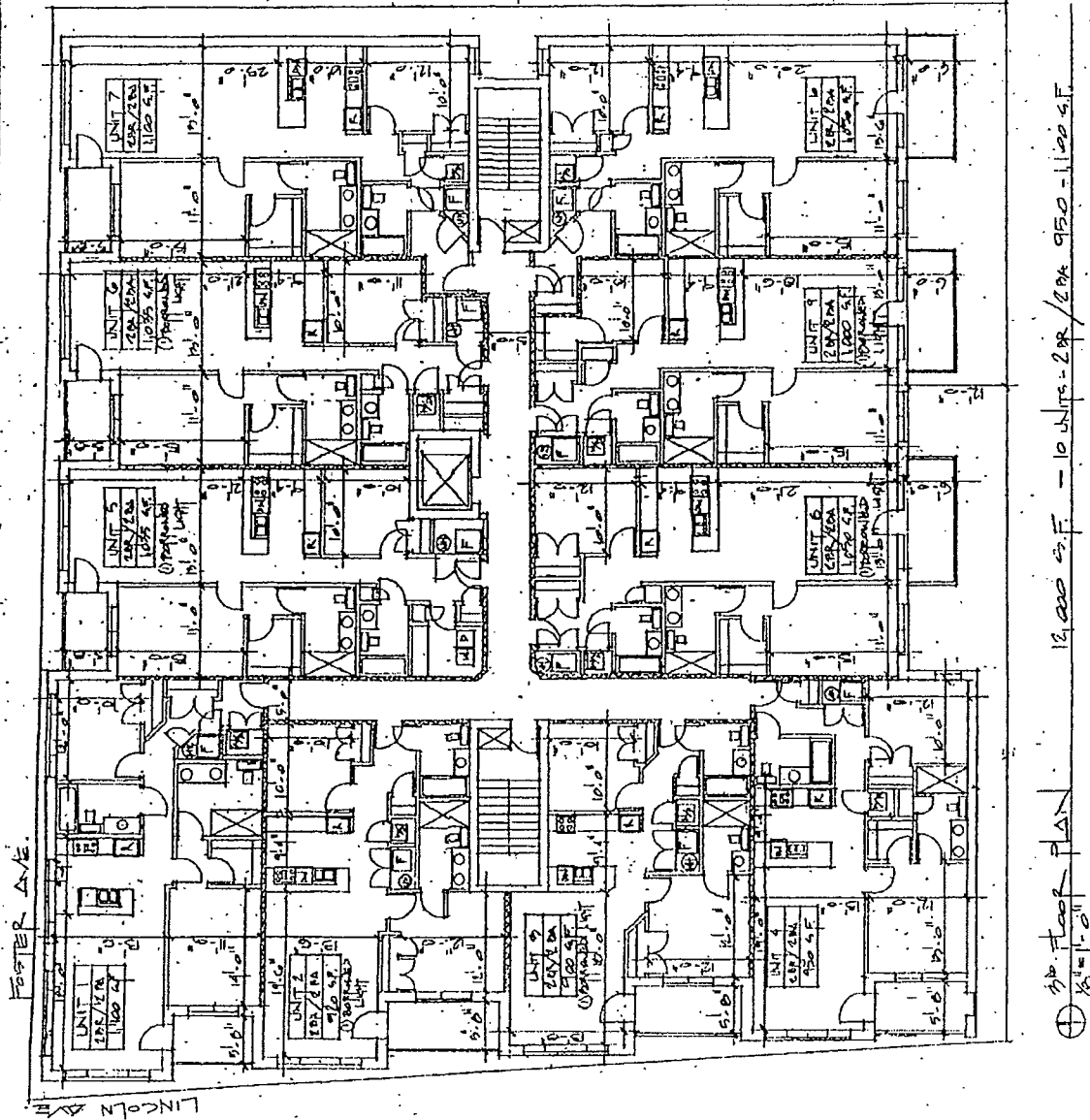


2nd Floor PLAN
12,000 sq. ft. - 10 Units: 9 - 1,200 sq. ft. / 10 - 1,100 sq. ft.
1 - 1,300 sq. ft. / 1 - 1,050 sq. ft.

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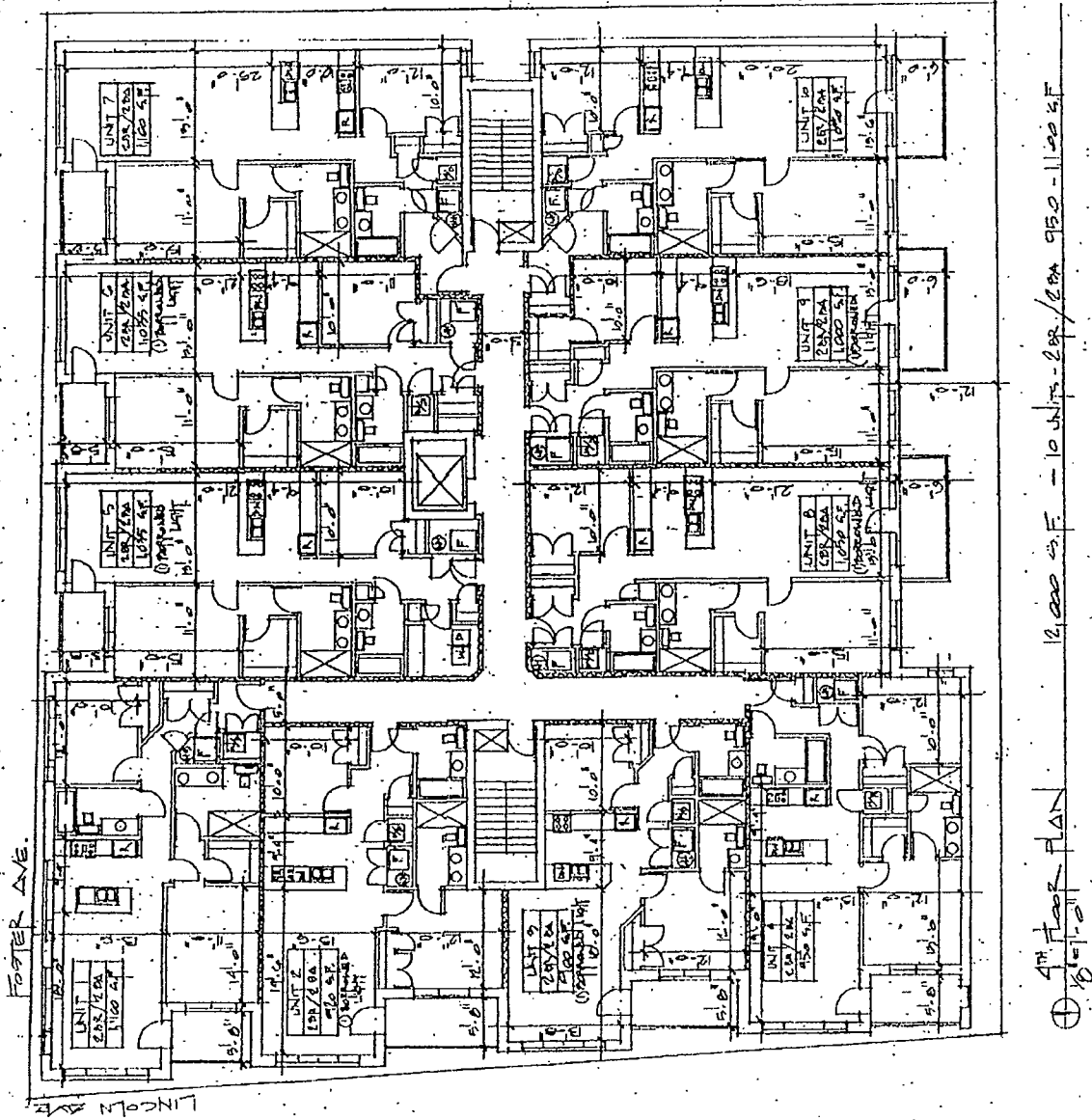


3rd Floor PLAN
12,000 S.F. - 10 UNITS - 2 BR / 2 BA 950 - 1,100 S.F.

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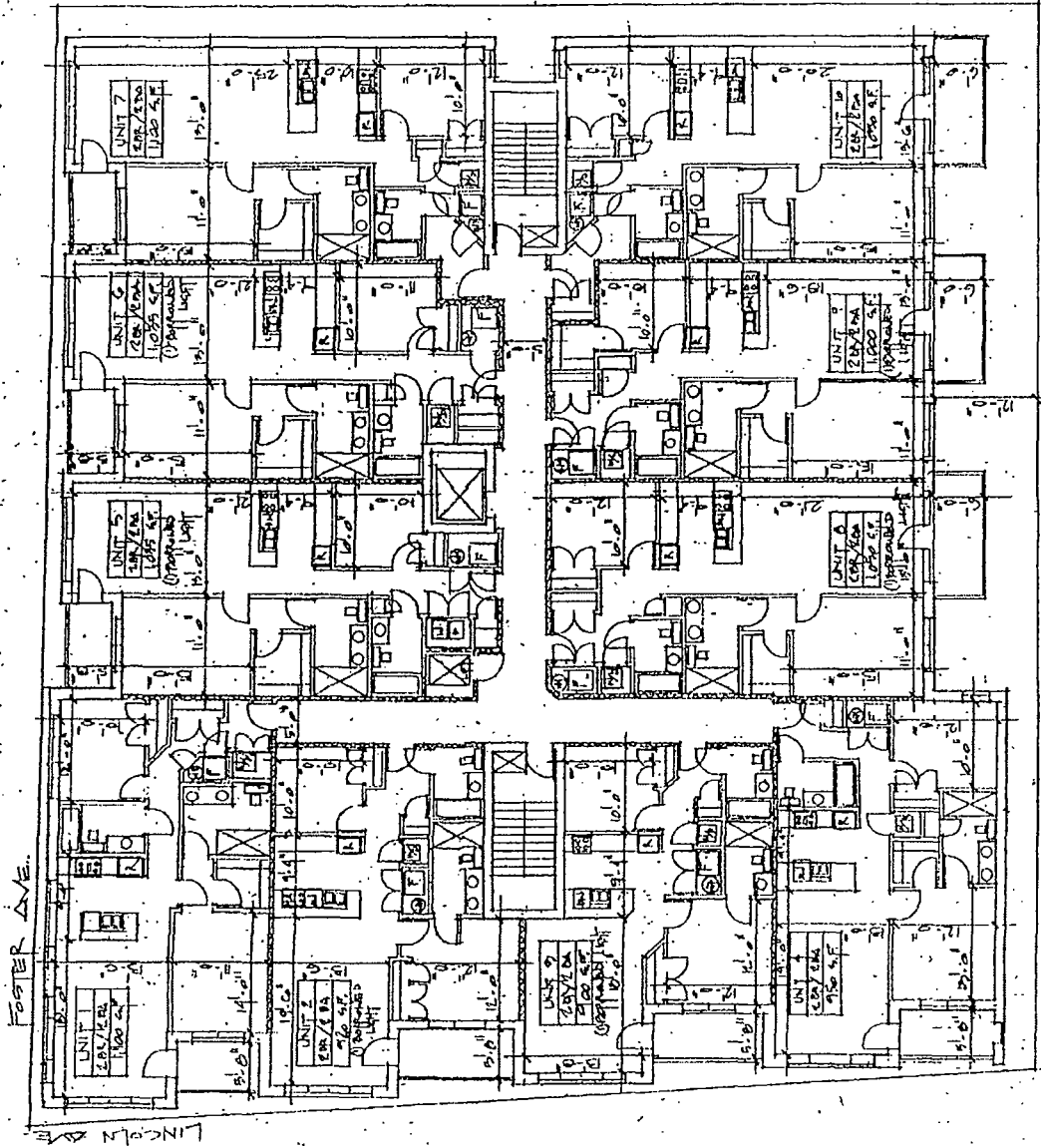


4th Floor Plan
10 Units - 2 BR / 2 BA 915.0 - 1100 SF

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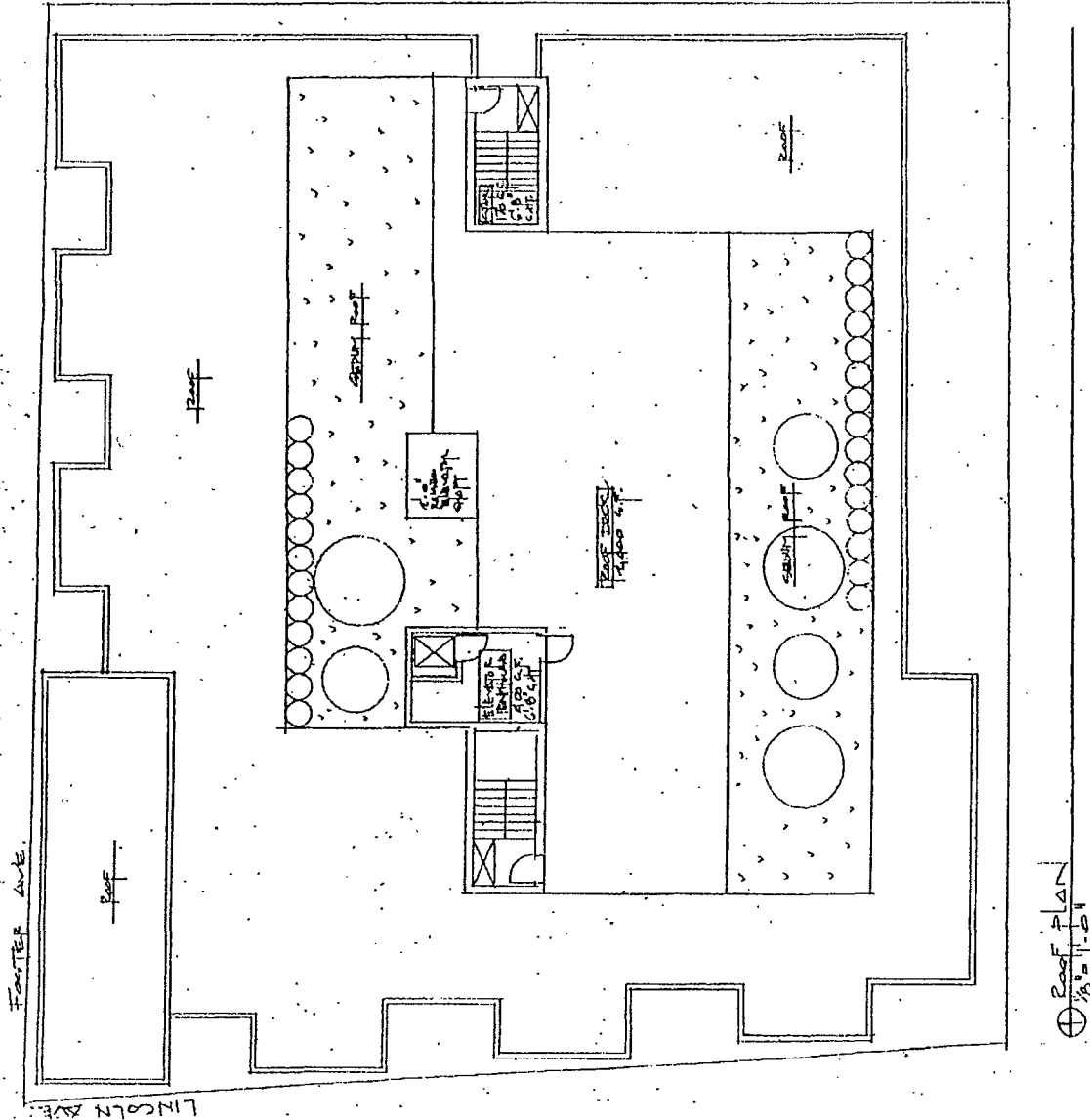


5TH FLOOR PLAN
12,000 S.F. - 10 UNITS - 2 BR / 2 BA 950 - 1,000 S.F.

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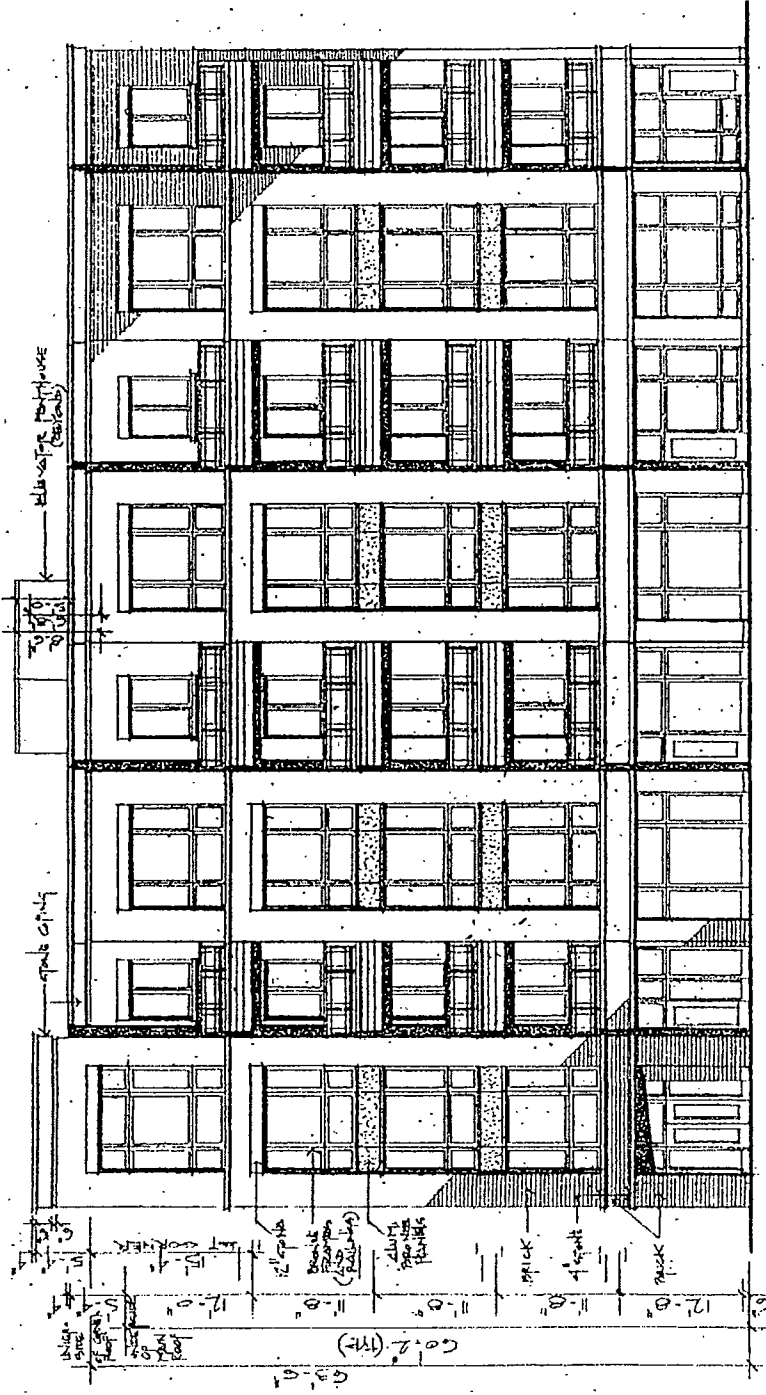


Roof PLAN
1/8" = 1'-0"

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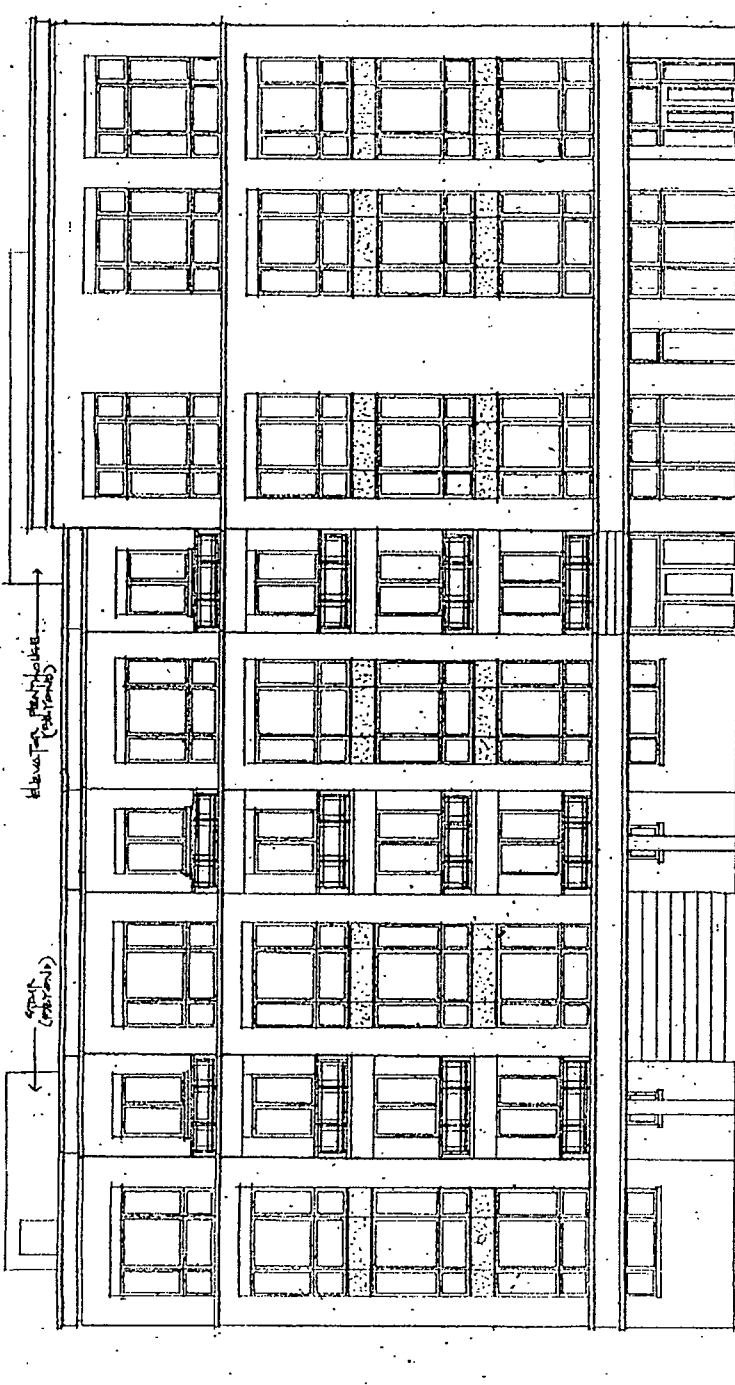


LINE 10 N AVE ELEVATION
10'-0"

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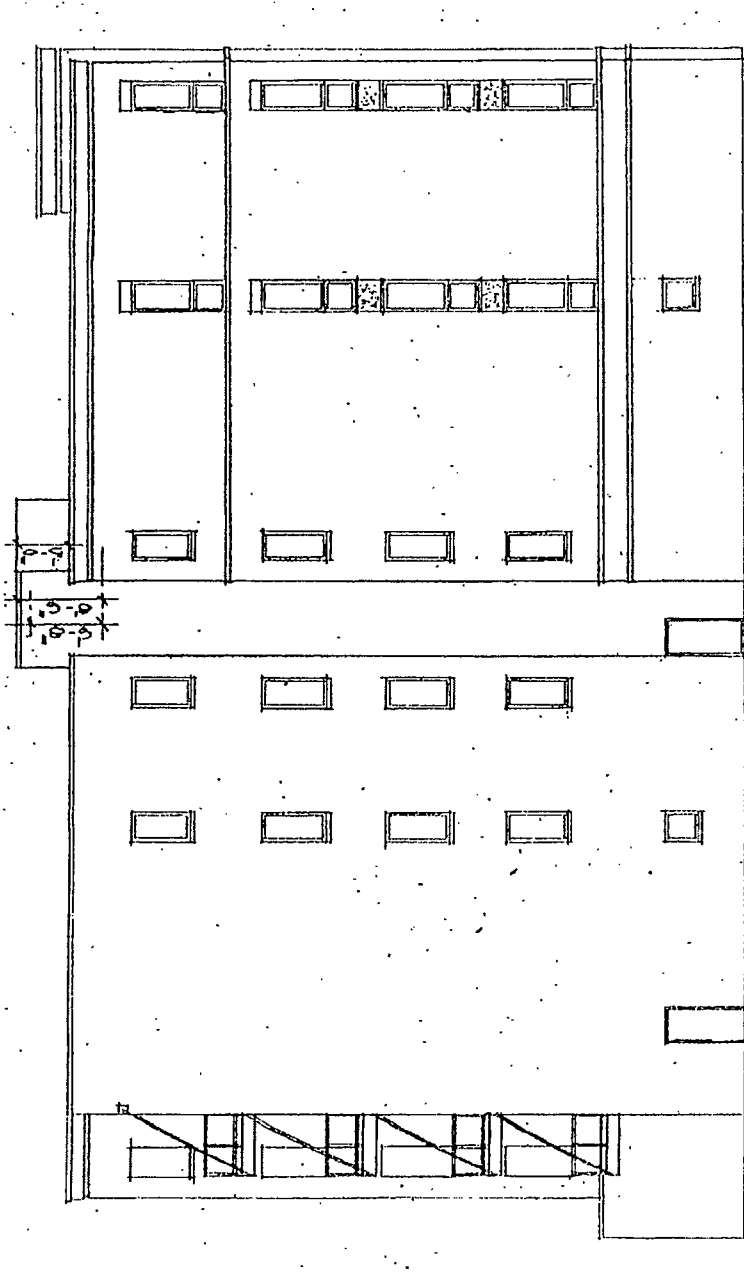


FOSTER AVE. ELEVATION
1/8" = 1'-0"

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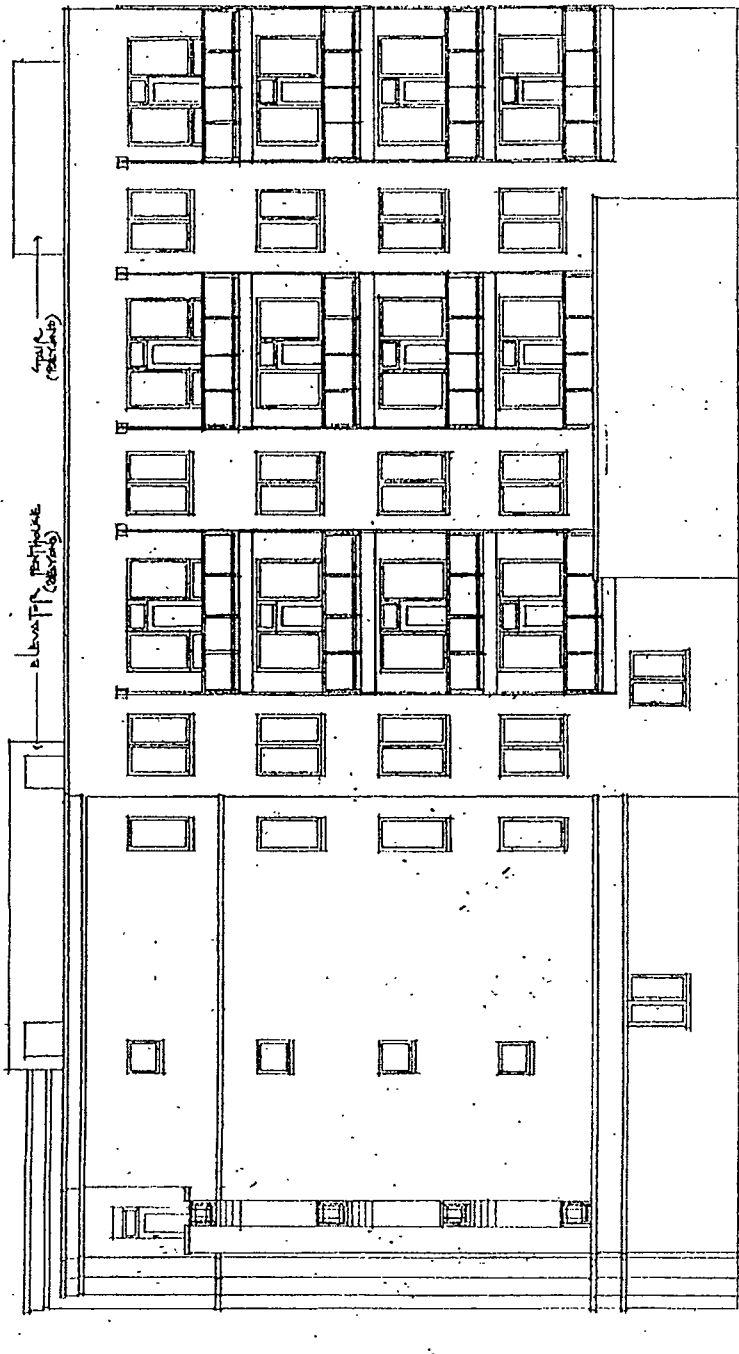


East Elevation
1/8" = 1'-0"

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South Elevation
1/8" = 1'-0"