



City of Chicago



SO2020-4820

Office of the City Clerk Document Tracking Sheet

Meeting Date: 10/7/2020
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. 20537T1
Committee(s) Assignment: Committee on Zoning, Landmarks and Building Standards

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 B3-2 Community Shopping District symbols and indications as shown on Map No. 13-I 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 14,555 square feet and is improved with a vacant 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 designated at-grade business live work units, forty residential units on the upper floors, and parking for 20 vehicles. The height of the building will be 60.00 feet. The Applicant seeks a reduction in required parking from 42 parking spaces to 24 parking spaces under the Transit Served Location regulations of the Chicago Zoning Code.

| | |
|-----------------------------|-------------------------------------|
| Lot Area: | 14,555 square feet |
| FAR: | 3.79* |
| Floor Area: | 55,000 square feet |
| Residential Dwelling Units: | 42 (2 units are business live work) |
| Affordable Housing Units: | 4 |
| MLA: | 346.55 square feet ** |
| Height: | 60.00 feet |
| Bicycle Parking: | 42 |
| Automobile Parking: | 24*** |
| Loading: | 0**** |
| Setbacks: | |
| Front (Farragut Avenue): | 1 foot |
| West Side (alley): | 6 inches |
| East Side (Lincoln Avenue): | 3 feet 8 inches |
| Rear Side: | 4 inches **** |

A set of drawings is attached with this Application.

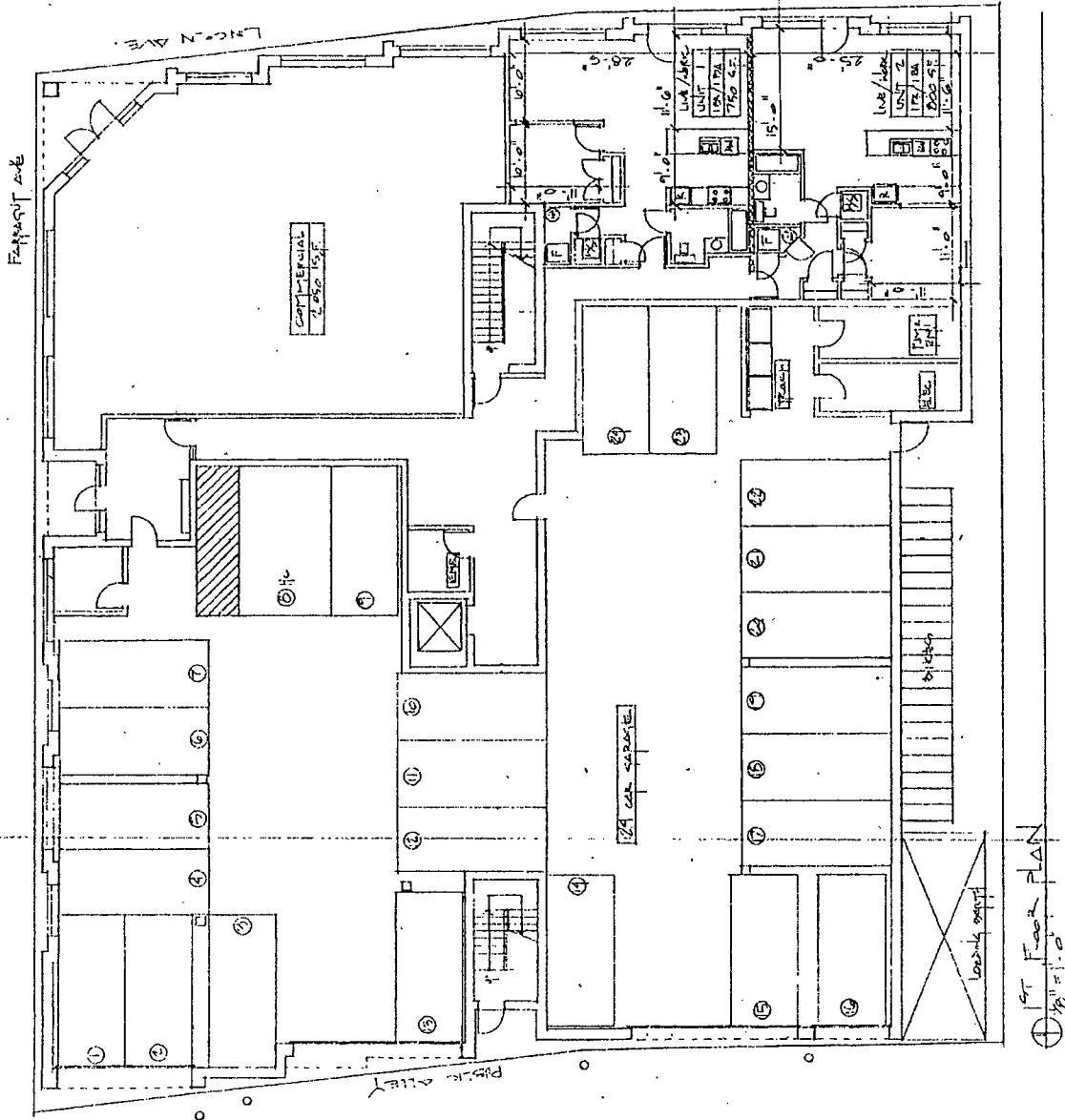
* The subject property qualifies for a FAR increase per Section 17-3-0403-B

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

*** The subject property is located approximately 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.

FINAL FOR PERMITS



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

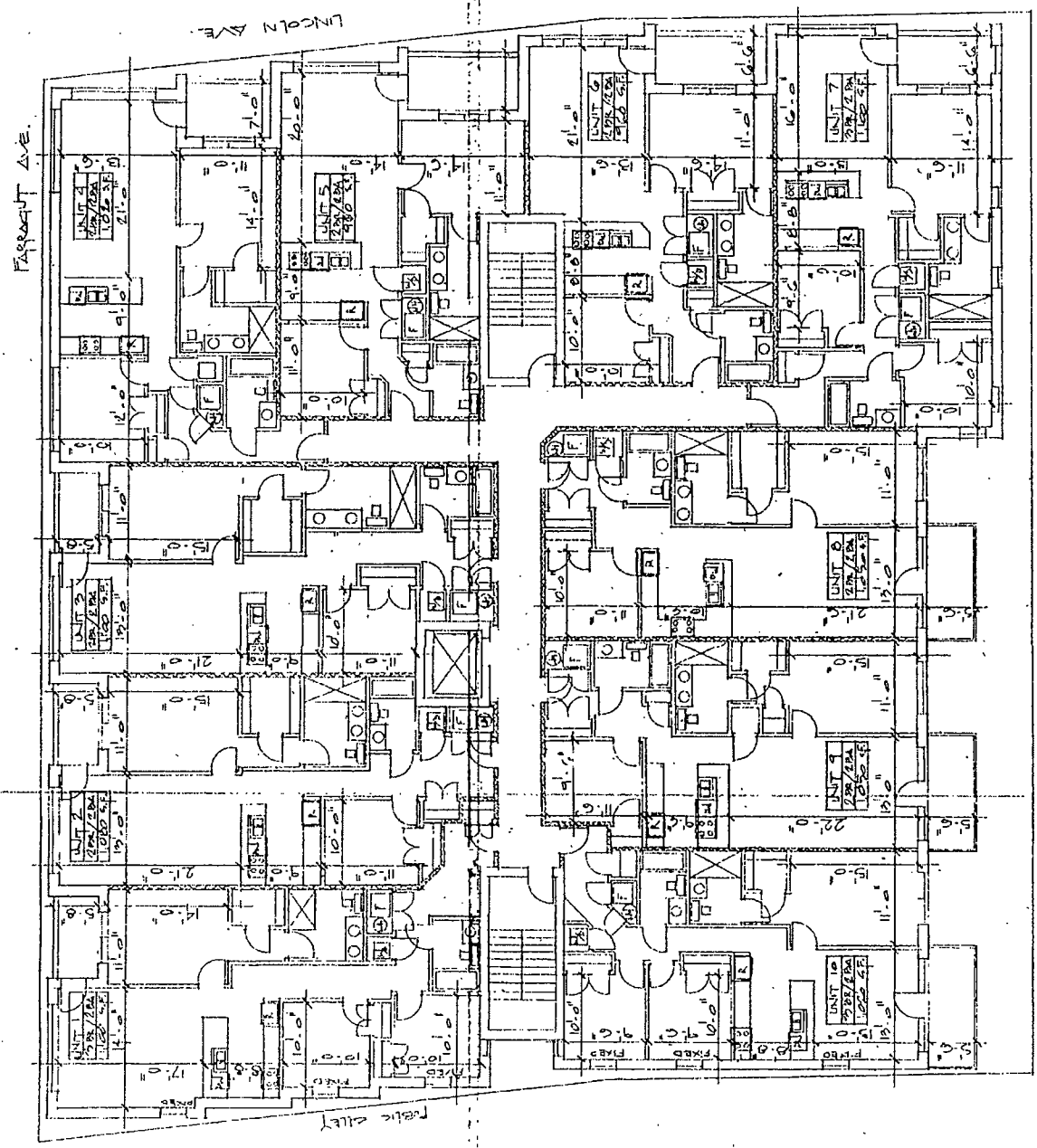
PLAN FOR ELEVATION



PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485

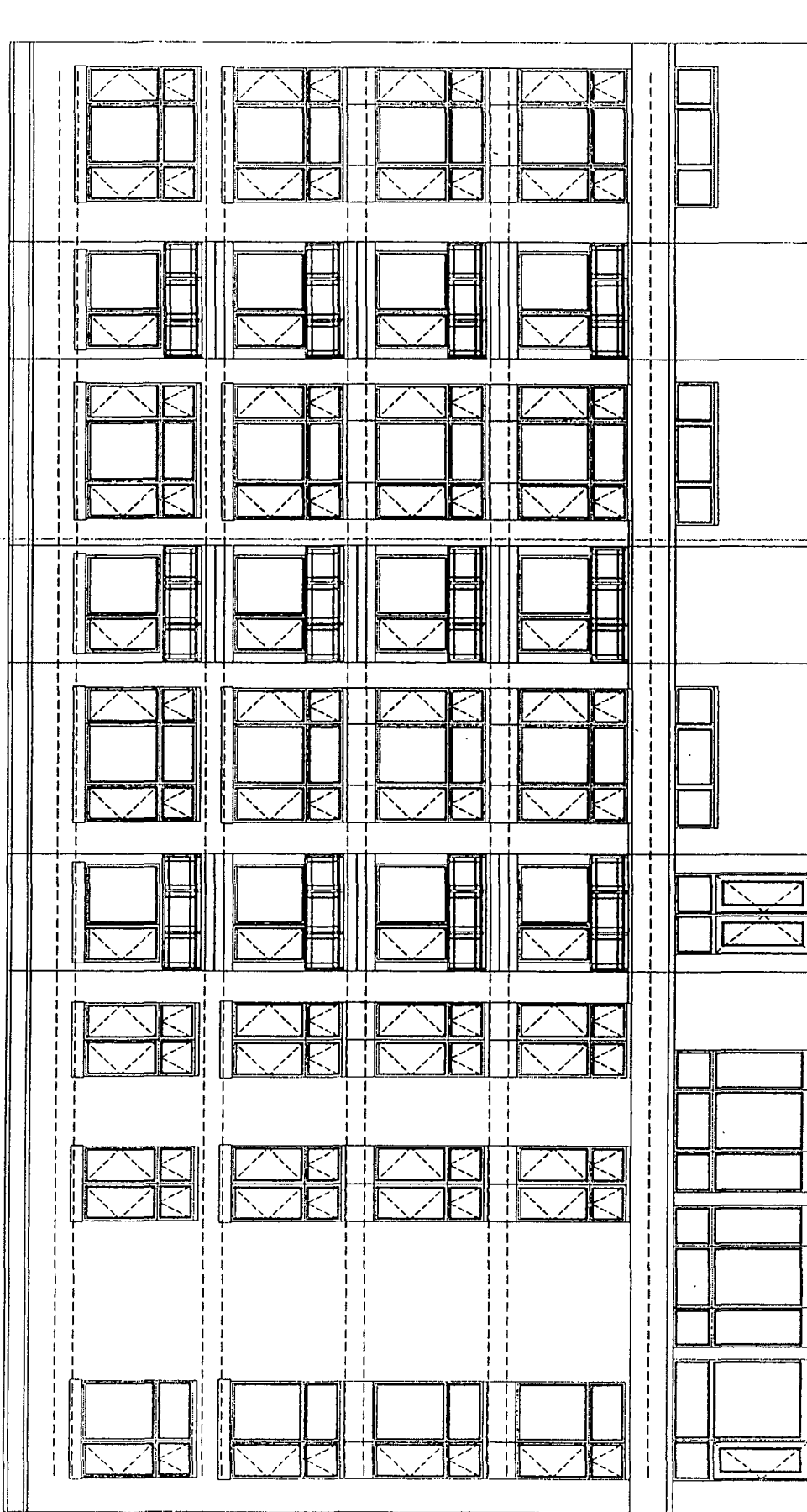
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4th & 5th Floor Plan
1/8" = 1'-0"

FINAL FOR PUBLICATION



1/2" = 1'-0"

1/4" = 1'-0"

1/8" = 1'-0"

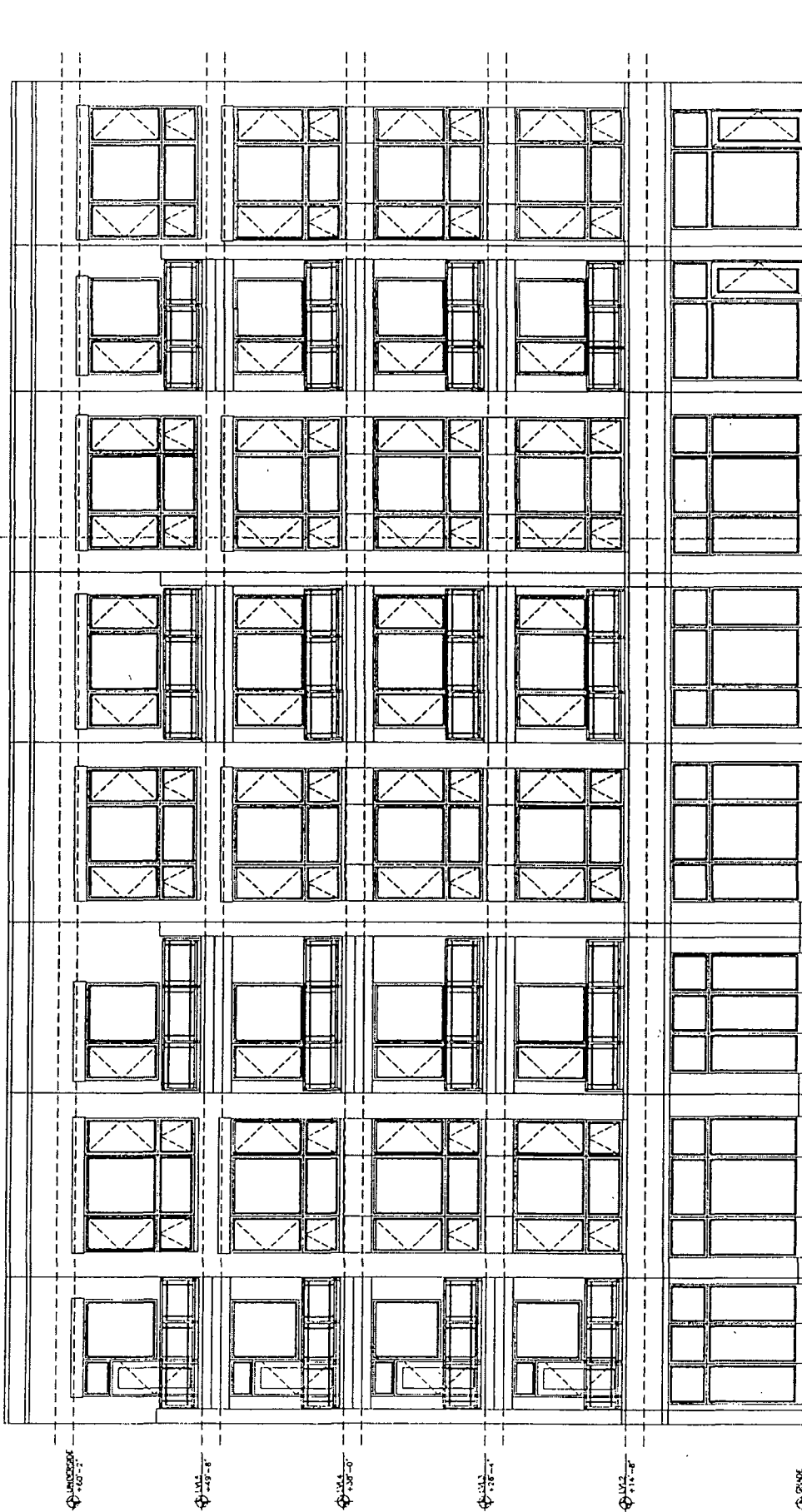
1/16" = 1'-0"

1/32" = 1'-0"

1/64" = 1'-0"

FARRAGUT AVENUE ELEVATION

FINAL FOR PUBLICATION



LINCOLN AVENUE ELEVATION