



Office of the City Clerk

City Hall
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Legislation Details (With Text)

File #: SO2021-450

Type: Ordinance **Status:** Passed

File created: 1/27/2021 **In control:** City Council

Final action: 2/26/2021

Title: Zoning Reclassification Map No. 13-I at 5214-5224 N Lincoln Ave/2501-2511 W Farragut Ave - App No. 20613T1

Sponsors: Misc. Transmittal

Indexes: Map No. 13-I

Attachments: 1. O2021-450.pdf, 2. SO2021-450.pdf

Date	Ver.	Action By	Action	Result
2/26/2021	1	City Council	Passed as Substitute	Pass
2/23/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
1/27/2021	1	City Council	Referred	

H20613-T1

SUBSTITUTE ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CI TY 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 Avencu/2501-11 West Farragut Avenue

SUBSTITUTE NARRATIVE AND PLANS
5214-24 North Lincoln Avencu/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 fool, 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 1 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 Mousing 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

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PLAT OF SURVEY

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ILLINOIS.

COMMONLY KNOWN AS: 521 4-24 LINCOLN AVENUE . CHICAGO, ILLINOIS

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