



Office of the City Clerk

City Hall
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Legislation Details (With Text)

File #: O2020-1877

Type: Ordinance **Status:** Passed

File created: 4/22/2020 **In control:** City Council

Final action: 5/20/2020

Title: Zoning Reclassification Map No. 13-1 at 2465-2479 W Foster Ave/5151-5159 N Lincoln Ave - App No. 20378T1

Sponsors: Misc. Transmittal

Indexes: Map No. 13-1

Attachments: 1. O2020-1877 (V1).pdf, 2. O2020-1877.pdf

Date	Ver.	Action By	Action	Result
5/20/2020	1	City Council	Passed	Pass
5/19/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
4/22/2020	1	City Council	Referred	

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

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 (ie. 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: FAR:

Floor Area:

Residential Dwelling Units:

MLA Density:

Height

Bicycle Parking: Automobile Parking: Loading:

14,500 square feet 3.8*

55,000 square feet

40 (2 units are business live-work)

345.23 square feet **

60 feet 2 inches

42

20*** 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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