



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Text

File #: SO2021-450, Version: 1

H20613-T1

### 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 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 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

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TEL (773) 450-321 FAX (773) 9-1-7 > AC.CUHATI-AGATT.NET

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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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