



Office of the City Clerk

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

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.

hi tLA IS Pi A a • crncAc.o.iu.iNOLS«K02
JT~A aschitucts,inc pAXpr.y750-1f.01 <http://pAXpr.y750-1f.01>
PKOITASIONALm^IOHhKM
akci iirecr cokjorattton

r-mul: tuiuiain-JulKr.i <Q Mrqii.tiil.jic.t
^ HAWq(n architects, inc. 2020

JTJL AXewrKeri inc
PROI-T3SION AL D&IGN FIRM ARCIUTBCTCORPORATION LICENSE NIIMiER IS4-0OK.8J
180W. WaSIINOTFOH
Chicago, ilunois (can
FAX(312)750 ISO! (Si HANNA ARCHITECTS, INC. 2020

PROFESSIONAL DESIGN HRM.
AKOirrrer corporation
LICENSE NUMBER 184- 00I485

ISO W. WASHINGTON
Chicago, njjNois uxxn.
1'-VX(31?J"50 1B01 e-mail: hrjwu^r^iliwiti (ip tbeqlotial nrt © HAN HA ARCHITECTS, INC. 2C20

IK) W.
WASHIN'ION
CHICAGO.
IU.LN015
60C02 FAX
(312JV50ISU1

t'KOJT-SSIONALDKKINHRM
ARa.m-:cr<oRi-oRATioN
UCENSE NUMBER 1M • 00iiS5

v.
M...Lk™»A...S...i...M...
© HANHA ARCHITECTS, iMC. 2020

^jj--*
^
PROFESSIONAL DESIONI-TRM
architect corporation
UCENSENUMBERIM-00HSS

isow.wASimxmoN
CHICAGO, ILLINOIS (W)2
FAX 1312)750 1801
ll, . . n i . i i
c***h) : ' ® " - a " m i m) ,
© HANHA ARCHITECTS, INC 2TOO

JTjL Auoimx-in. n*
TOOI ESSIONAL»L5ION I-TKM ARCIUTECT CORPORATION LICENSE NUMBER 184 - 00U85
ISO V. WASHINGTON CHICAGO, ILLINOIS 60«I2 FAX (jj?.> 750-1801 c-null. luim-ujLI>iic*13 @ llcxlutal.fa© HANNA ARCHITECTS, INC. 2020

i3tjric:.jo

f.M LfJ7JfJ

AKQinH.T CORPORATION
IJCILN'SE NUMD13(184 - 001185

-* *-<>""-T*""<C,

^ '
@

ieow. Washington

« <te*><*.In<
ARCHITECTS, IHC. 2020

■ TAX (312)750 1801