



# Office of the City Clerk

City Hall  
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## Legislation Details (With Text)

**File #:** SO2020-4820  
**Type:** Ordinance  
**Status:** Passed  
**File created:** 10/7/2020  
**In control:** City Council  
**Final action:** 12/16/2020  
**Title:** Zoning Reclassification Map No. 13-I at 5214-5224 N Lincoln Ave/2501-2511 W Farragut Ave - App No. 20537T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 13-I  
**Attachments:** 1. O2020-4820.pdf, 2. SO2020-4820.pdf

Date	Ver.	Action By	Action	Result
12/16/2020	1	City Council	Passed as Substitute	Pass
12/1/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
10/7/2020	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 current B3-2 Community Shopping 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 1 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, tlve-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.

14,555 square feet

3.79\*

Residential Dwelling Units:

55,000 square feet

Affordable Housing Units:

42 (2 units are business live work)

MLA: Height:

Bicycle Parking: Automobile Parking: Loading: Setbacks:

4

346.55 square feet \*\*

60.00 feet

42

24\*\*\* 0 \* \* \* \*

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.

***Haffl-L***

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