



City of Chicago



O2018-4932

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/27/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-H at 2016 W Webster Ave - App No. 19715T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

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 of the B3-2 Community Shopping District, as shown on Map 5-H in the area bounded by:

West Webster Avenue, a line 100 feet East of North Seeley Avenue, the alley North of and parallel to West Webster Avenue; and a line 125 feet East of North Seeley Avenue.

To those of **B2-2** Neighborhood Mixed-Use District

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common Address of Property: 2016 West Webster Ave., Chicago, IL

**NARRATIVE AND PLANS
FOR THE PROPOSED REZONING
AT
2016 WEST WEBSTER AVENUE**

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The Application is to change zoning for 2016 West Webster Avenue from B3-2 Community Shopping District to B2-2, Neighborhood Mixed-Use District. The Applicant intends to construct a four-story, three (3) dwelling unit building with basement. The footprint of the building will be 19 feet by 71 feet in size. The building height shall be 45 feet high, as defined by Code.

LOT AREA: 2,725 SQUARE FEET

FLOOR AREA RATIO: 2.13

BUILDING AREA: 5,806 SQUARE FEET

DENSITY, per DWELLING UNIT: 908.33 SQUARE FEET PER DWELLING UNIT

OFF-STREET PARKING: THERE WILL BE THREE OFF-STREET PARKING SPACES PROVIDED.

FRONT SETBACK: 8 FEET

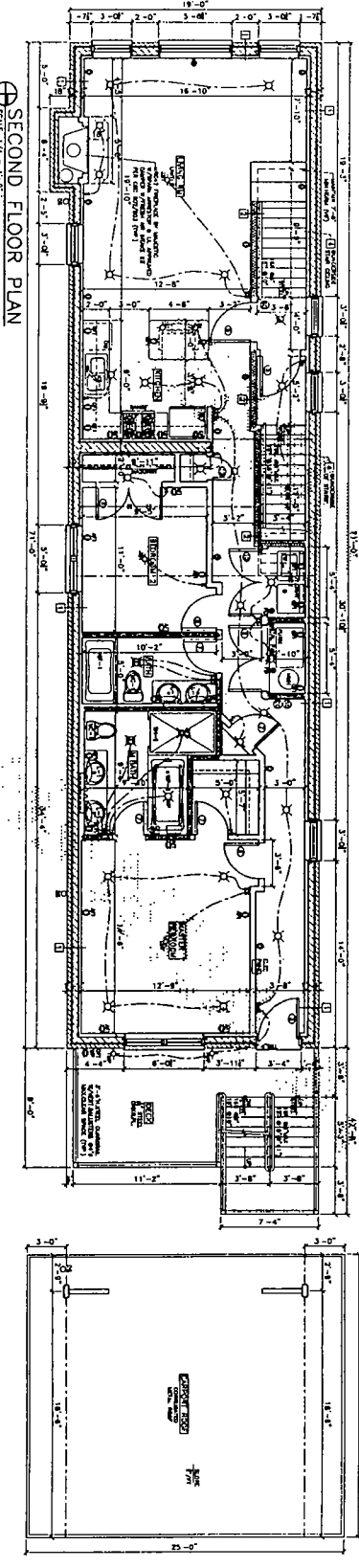
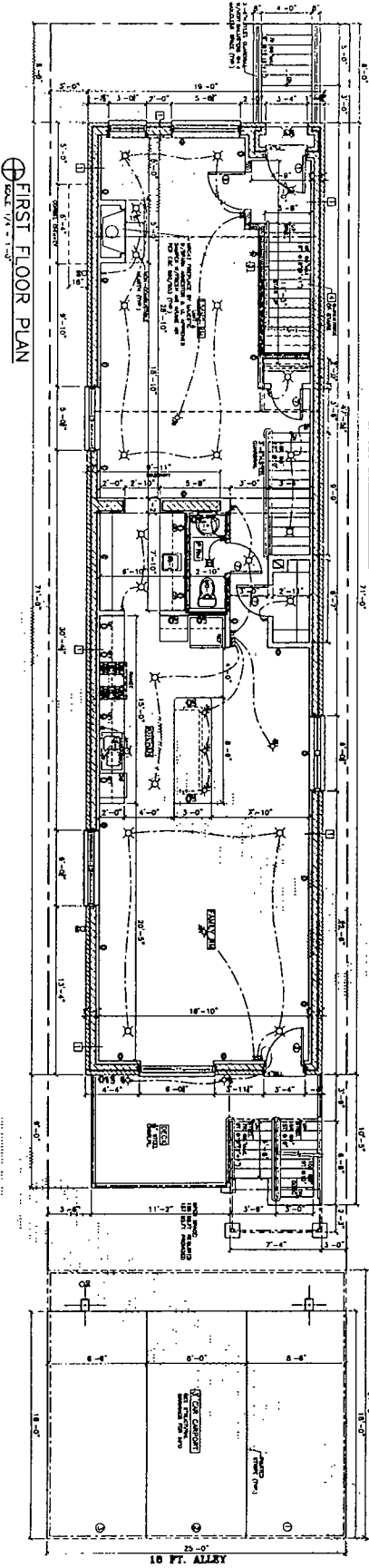
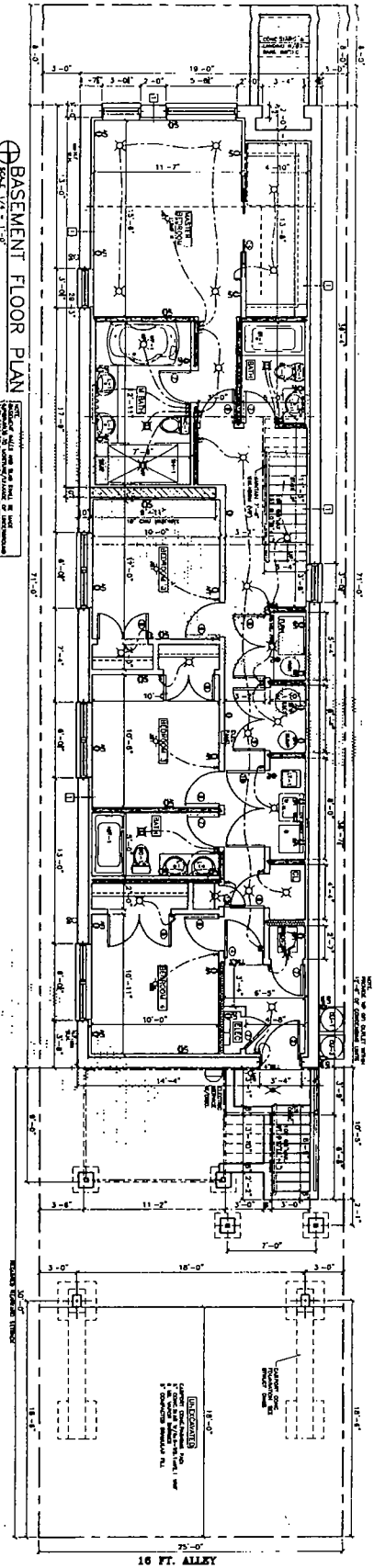
REAR SETBACK: 17 FEET 3 INCHES

SIDE SETBACK: 3 FEET (East) 3 FEET (West)

***REAR YARD OPEN SPACE:** ZERO

BUILDING HEIGHT: 45 FEET

*Applicant will seek a variation for the rear yard setback.



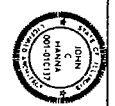
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PROJECT TITLE
BASEMENT
THRU SECOND
FLOOR PLANS

PROJECT NUMBER
A-2

PROJECT NAME & ADDRESS
2016 WEST
WENDELL
4 STORY 3 UNIT
APT. BLDG. W/BSMT
CHICAGO, ILLINOIS



DESIGNER
HANNA ARCHITECTS, INC.
1123 N. WASHINGTON
CHICAGO, ILLINOIS 60602
773.326.8800

DATE
10/11/17

SCALE
AS SHOWN

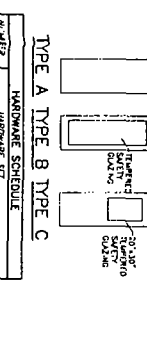
PROJECT NUMBER
A-2

HANNA
1123 N. WASHINGTON
CHICAGO, ILLINOIS 60602
773.326.8800

PROFESSIONAL DESIGNATION
REGISTERED ARCHITECT
ILLINOIS
NO. 011-000000000

DOOR SCHEDULE

NO.	DESCRIPTION	SWING	FRAME	GLASS	FINISH
1	INTERIOR	IN	1 1/2" X 2 1/2"	0	WOOD
2	EXTERIOR	OUT	1 1/2" X 2 1/2"	0	WOOD
3	GLASS	IN	1 1/2" X 2 1/2"	1/2"	WOOD
4	GLASS	OUT	1 1/2" X 2 1/2"	1/2"	WOOD
5	GLASS	IN	1 1/2" X 2 1/2"	1/2"	WOOD
6	GLASS	OUT	1 1/2" X 2 1/2"	1/2"	WOOD
7	GLASS	IN	1 1/2" X 2 1/2"	1/2"	WOOD
8	GLASS	OUT	1 1/2" X 2 1/2"	1/2"	WOOD
9	GLASS	IN	1 1/2" X 2 1/2"	1/2"	WOOD
10	GLASS	OUT	1 1/2" X 2 1/2"	1/2"	WOOD
11	GLASS	IN	1 1/2" X 2 1/2"	1/2"	WOOD
12	GLASS	OUT	1 1/2" X 2 1/2"	1/2"	WOOD
13	GLASS	IN	1 1/2" X 2 1/2"	1/2"	WOOD
14	GLASS	OUT	1 1/2" X 2 1/2"	1/2"	WOOD

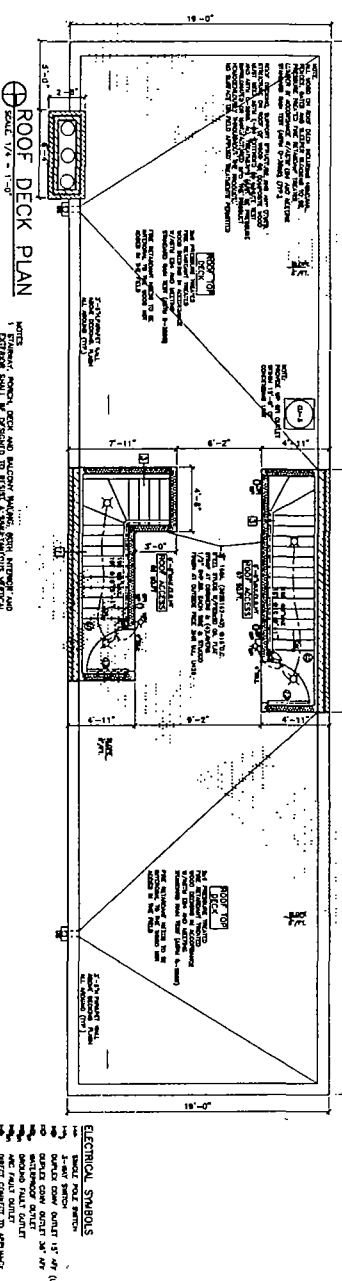
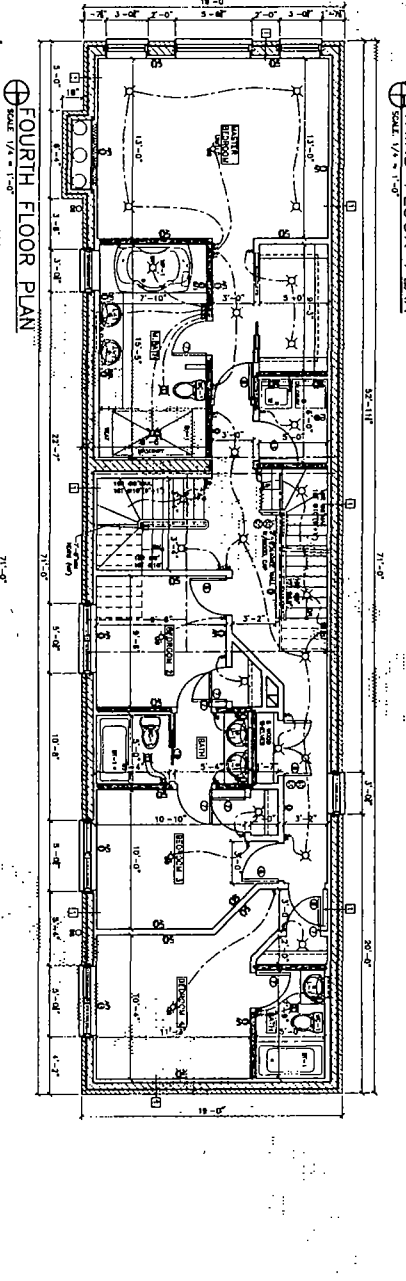
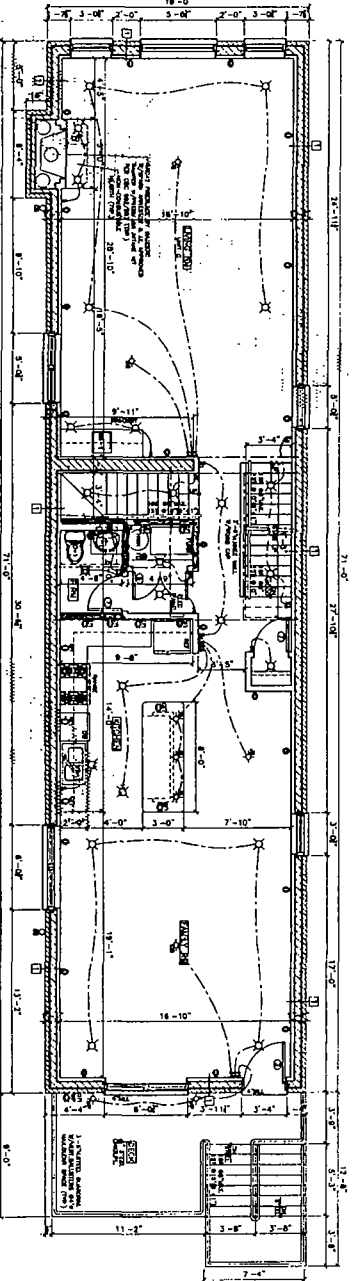
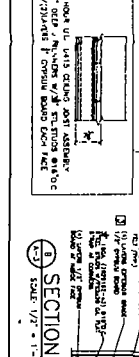
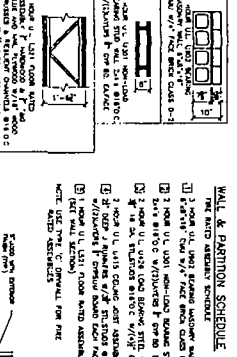


HANDMADE SCHEDULE

NO.	DESCRIPTION	FINISH
1	ON SURFACE	WOOD
2	ON SURFACE	WOOD
3	ON SURFACE	WOOD
4	ON SURFACE	WOOD
5	ON SURFACE	WOOD
6	ON SURFACE	WOOD
7	ON SURFACE	WOOD
8	ON SURFACE	WOOD
9	ON SURFACE	WOOD
10	ON SURFACE	WOOD
11	ON SURFACE	WOOD
12	ON SURFACE	WOOD
13	ON SURFACE	WOOD
14	ON SURFACE	WOOD

WALL & PARTITION SCHEDULE

NO.	DESCRIPTION	FINISH
1	1/2" GYP. BOARD	PAINT
2	1/2" GYP. BOARD	PAINT
3	1/2" GYP. BOARD	PAINT
4	1/2" GYP. BOARD	PAINT
5	1/2" GYP. BOARD	PAINT
6	1/2" GYP. BOARD	PAINT
7	1/2" GYP. BOARD	PAINT
8	1/2" GYP. BOARD	PAINT
9	1/2" GYP. BOARD	PAINT
10	1/2" GYP. BOARD	PAINT
11	1/2" GYP. BOARD	PAINT
12	1/2" GYP. BOARD	PAINT
13	1/2" GYP. BOARD	PAINT
14	1/2" GYP. BOARD	PAINT
15	1/2" GYP. BOARD	PAINT
16	1/2" GYP. BOARD	PAINT
17	1/2" GYP. BOARD	PAINT
18	1/2" GYP. BOARD	PAINT
19	1/2" GYP. BOARD	PAINT
20	1/2" GYP. BOARD	PAINT



NOTES

1. ALL UNLESS NOTED OTHERWISE, ALL WALLS SHALL BE 1/2" GYP. BOARD OVER STUDS AND PARTITIONS SHALL BE 1/2" GYP. BOARD OVER STUDS AND PARTITIONS.
2. ALL UNLESS NOTED OTHERWISE, ALL CEILING SHALL BE 1/2" GYP. BOARD OVER JOISTS.
3. ALL UNLESS NOTED OTHERWISE, ALL FLOORS SHALL BE 4" CONCRETE OVER GYP. BOARD ON JOISTS.
4. ALL UNLESS NOTED OTHERWISE, ALL ROOF DECK SHALL BE 4" CONCRETE OVER GYP. BOARD ON JOISTS.
5. ALL UNLESS NOTED OTHERWISE, ALL STAIRS SHALL BE 1/2" GYP. BOARD OVER JOISTS.
6. ALL UNLESS NOTED OTHERWISE, ALL ELEVATORS SHALL BE 1/2" GYP. BOARD OVER JOISTS.
7. ALL UNLESS NOTED OTHERWISE, ALL EXTERIOR WALLS SHALL BE 8" CMU WITH 1/2" GYP. BOARD OVER.
8. ALL UNLESS NOTED OTHERWISE, ALL EXTERIOR ROOFING SHALL BE AS NOTED.
9. ALL UNLESS NOTED OTHERWISE, ALL EXTERIOR FINISHES SHALL BE AS NOTED.
10. ALL UNLESS NOTED OTHERWISE, ALL EXTERIOR LIGHTS SHALL BE AS NOTED.
11. ALL UNLESS NOTED OTHERWISE, ALL EXTERIOR VENTILATION SHALL BE AS NOTED.
12. ALL UNLESS NOTED OTHERWISE, ALL EXTERIOR HANDICAP COMPLIANCE SHALL BE AS NOTED.
13. ALL UNLESS NOTED OTHERWISE, ALL EXTERIOR SAFETY SHALL BE AS NOTED.
14. ALL UNLESS NOTED OTHERWISE, ALL EXTERIOR SECURITY SHALL BE AS NOTED.
15. ALL UNLESS NOTED OTHERWISE, ALL EXTERIOR MAINTENANCE SHALL BE AS NOTED.
16. ALL UNLESS NOTED OTHERWISE, ALL EXTERIOR ENERGY EFFICIENCY SHALL BE AS NOTED.
17. ALL UNLESS NOTED OTHERWISE, ALL EXTERIOR SOUND ATTENUATION SHALL BE AS NOTED.
18. ALL UNLESS NOTED OTHERWISE, ALL EXTERIOR AIR QUALITY SHALL BE AS NOTED.
19. ALL UNLESS NOTED OTHERWISE, ALL EXTERIOR CLIMATE CONTROL SHALL BE AS NOTED.
20. ALL UNLESS NOTED OTHERWISE, ALL EXTERIOR DISASTER RESILIENCE SHALL BE AS NOTED.

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HANNA ARCHITECTS, INC. 2017

PROJECT NAME & ADDRESS

3015 WESTVIEW
4 STORY 3 UNIT
APART BLDG. W/SS/ST
CHICAGO, ILLINOIS

CLIENT NAME

A-3

DESIGNER

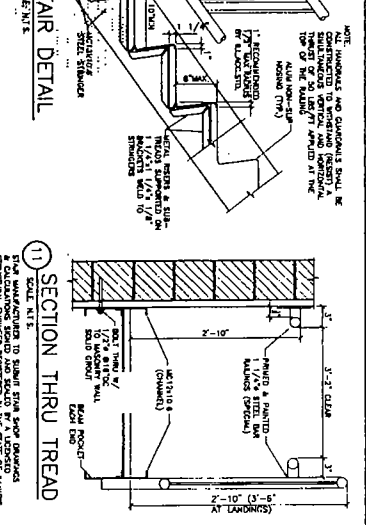
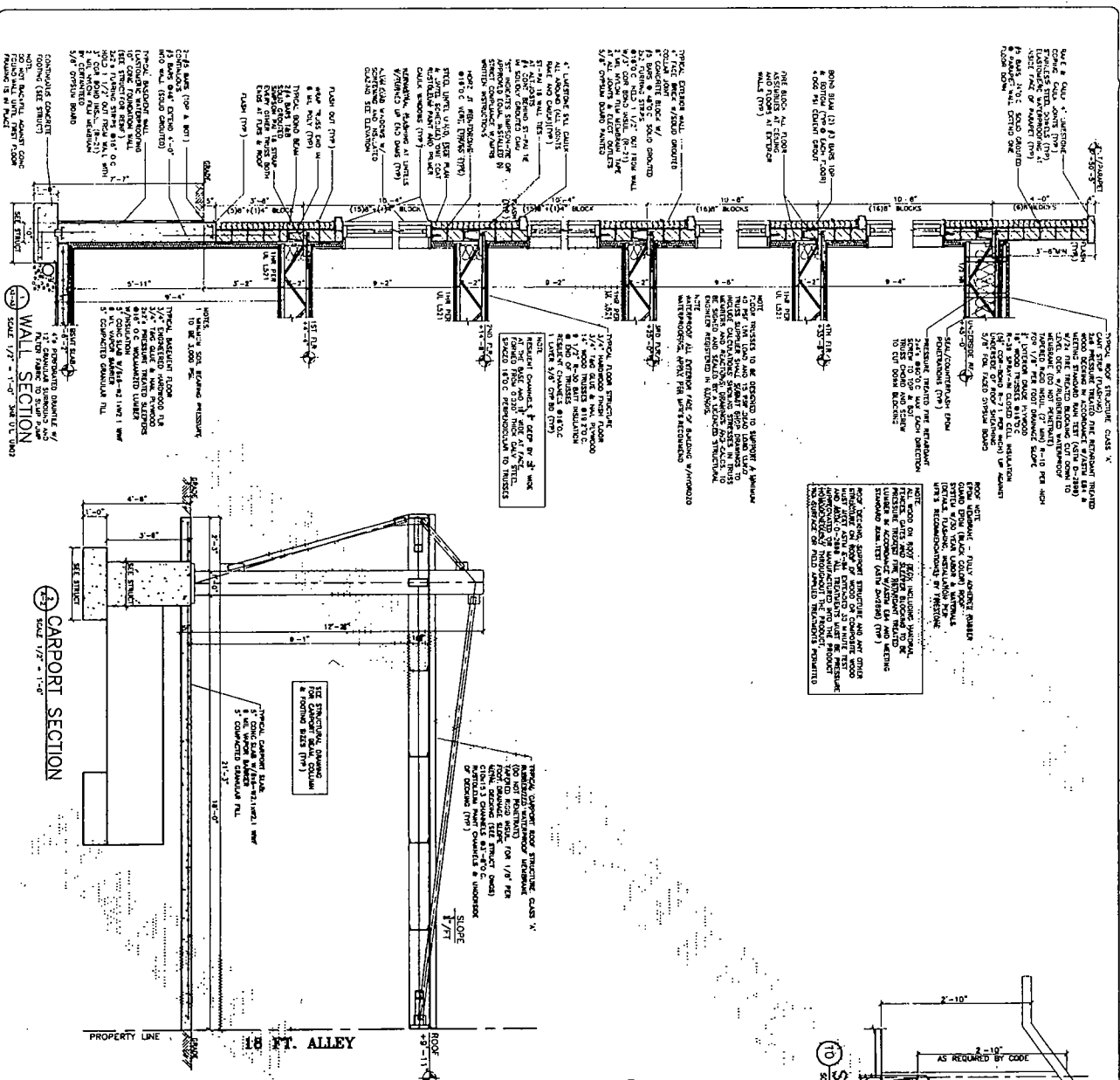
HANNA ARCHITECTS, INC.

PROFESSIONAL DESIGNER

HANNA ARCHITECTS, INC.

DATE

11/13/2018



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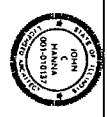
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PROJECT NUMBER: A-4

TITLE: WALL SECTION & DETAILS

CLIENT: 2016 WEST WESSLER AVENUE & STORY 2 UNIT APART BLDG W/RES CHICAGO, ILLINOIS

PRODUCT NAME & ADDRESS: 2016 WEST WESSLER AVENUE & STORY 2 UNIT APART BLDG W/RES CHICAGO, ILLINOIS



DATE: 10/10/17

BY: [Signature]

FOR: [Signature]

PROJECT INFORMATION:

2016 WEST WESSLER AVENUE & STORY 2 UNIT APART BLDG W/RES CHICAGO, ILLINOIS

CLIENT: [Name]

ARCHITECT: HANNA ARCHITECTS, INC.

DATE: 10/10/17

BY: [Signature]

FOR: [Signature]

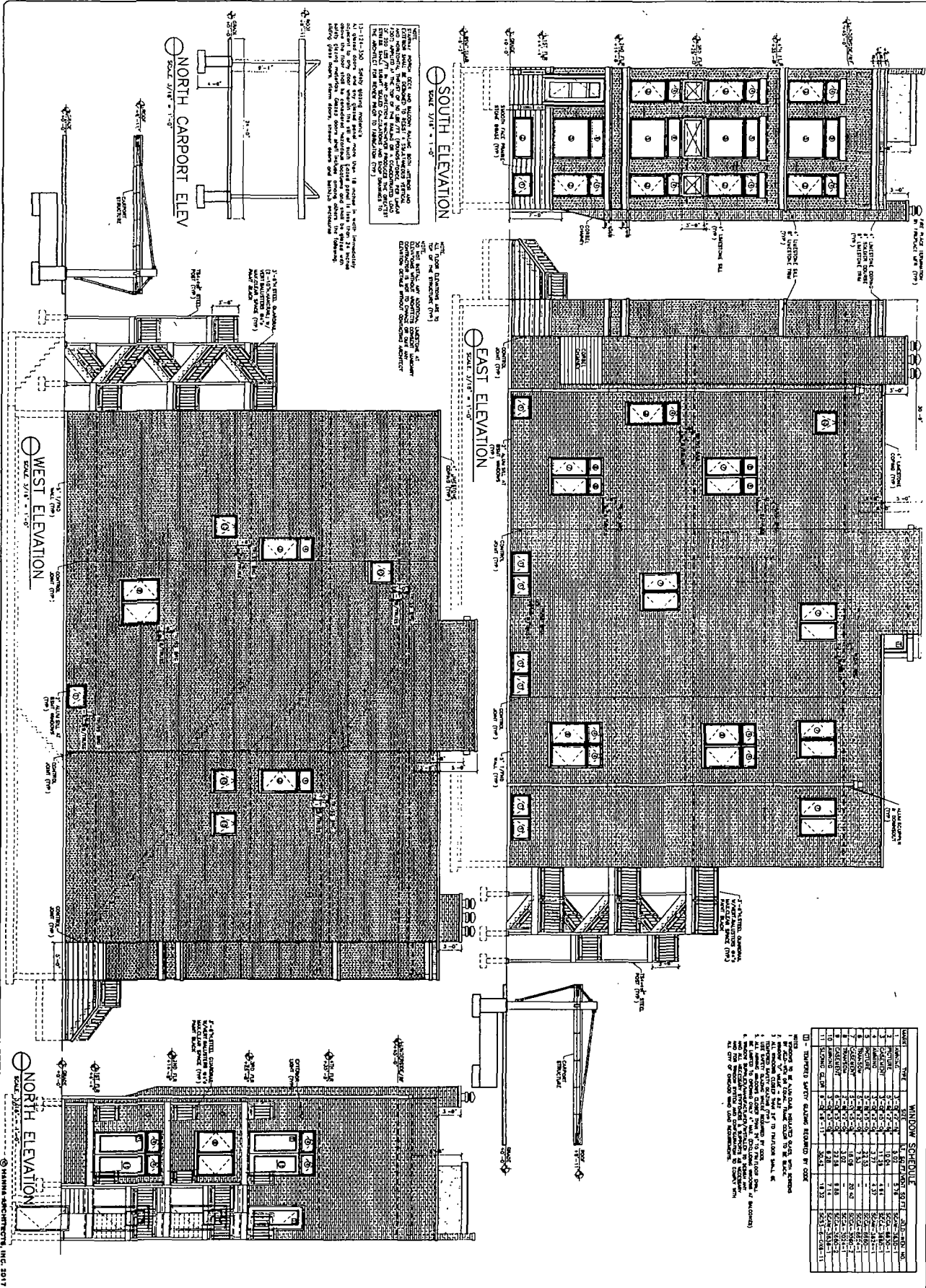
HANNA ARCHITECTS, INC.

1000 N. LAKE ST. CHICAGO, IL 60610

TEL: (773) 763-1111

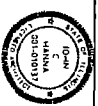
WWW.HANNAARCHITECTS.COM

PROFESSIONAL DESIGN TEAM LICENSE NUMBER: [Number]



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PROJECT NAME & ADDRESS
2018 WEST
WABSTER AVENUE
STANDARD UNIT
CHICAGO, ILLINOIS



HANNAN ARCHITECTS, INC.
180 N. WASHINGTON
CHICAGO, ILLINOIS 60601
PROFESSIONAL DESIGNER
ARCHITECT FOR CHICAGO VISION
LICENSED PROFESSIONAL ARCHITECT

PROJECT NUMBER
A-5