



# City of Chicago



O2017-7049

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	10/11/2017
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 5-G at 1462-1470 W Webster Ave - App No. 19396T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

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 M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 5-G in the area bounded by

A line 140 feet north of and parallel to West Webster Avenue; The public alley next and northeast of West Webster Avenue; West Webster Avenue; A line 100 feet east of and parallel to North Dominick Street

to those of a B1-3 Neighborhood Shopping District.

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

Common Address of Property: 1462-1470 West Webster Avenue

FINAL FOR PUBLICATION

**PROJECT NARRATIVE AND PLANS**  
**TYPE 1 ZONING AMENDMENT**  
**1462-1470 WEST WEBSTER**

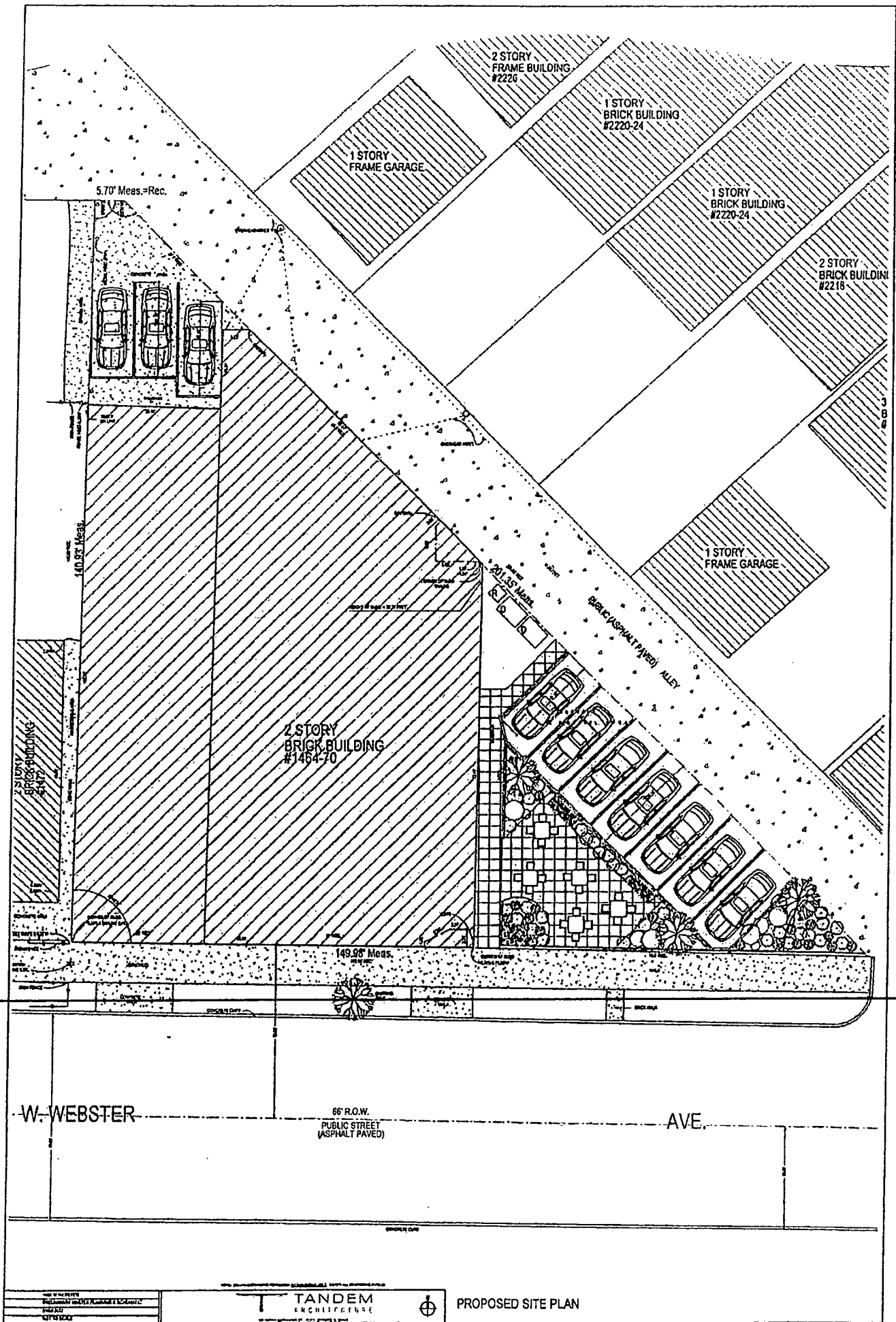
B1-3, Neighborhood Shopping District

The applicant is requesting a zoning amendment from a M1-2 Limited Manufacturing/Business Park District to a B1-3 Neighborhood Shopping District to allow for the rehabbing of an existing 2 story building with a basement. Rehab will consist of approximately 5,768 square feet of retail and office on the first floor; approximately 2,358 square feet of office space in the basement and 8 residential dwelling units on the 2<sup>nd</sup> floor with 10 parking spaces. There will be no change to the existing building height of 32 feet 3 inches. The building will include a roof top deck that is available to the residential dwelling units.

Lot Area	10,970 square feet
Parking	10
Building Area	Approximately 15,000 square feet
Rear Setback	0 Existing
Front Setback	0 Existing
East Setback	0 Existing
West Setback	0 Existing
FAR	1.37
MLA	1,371 square feet
Building Height	32 feet 3 inches

FINAL FOR PUBLICATION

PLAN FOR PUBLICATION



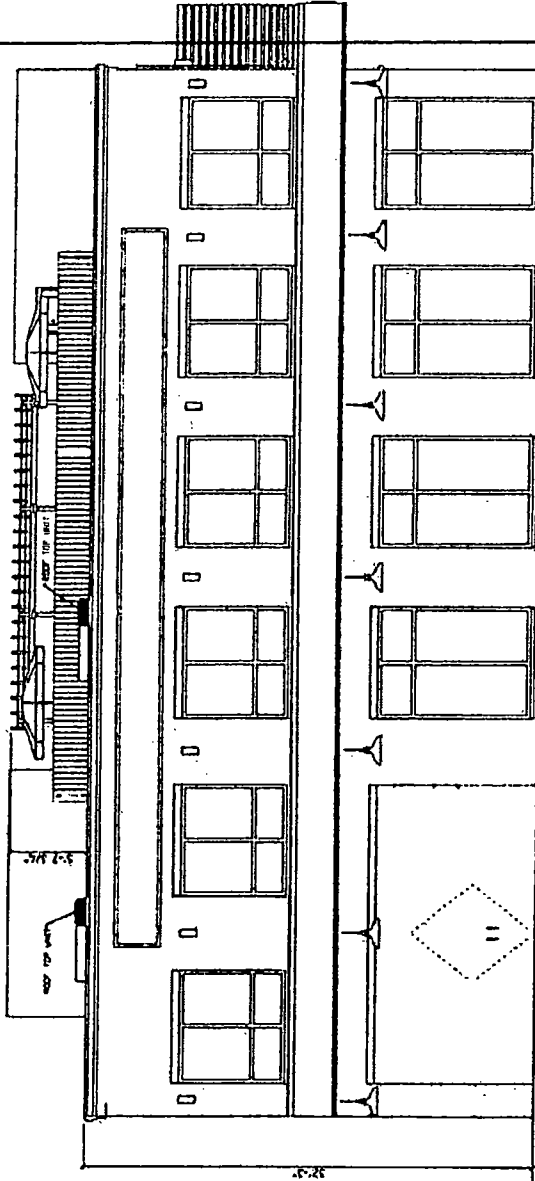
DATE	DESCRIPTION

TANDEM ENGINEERS

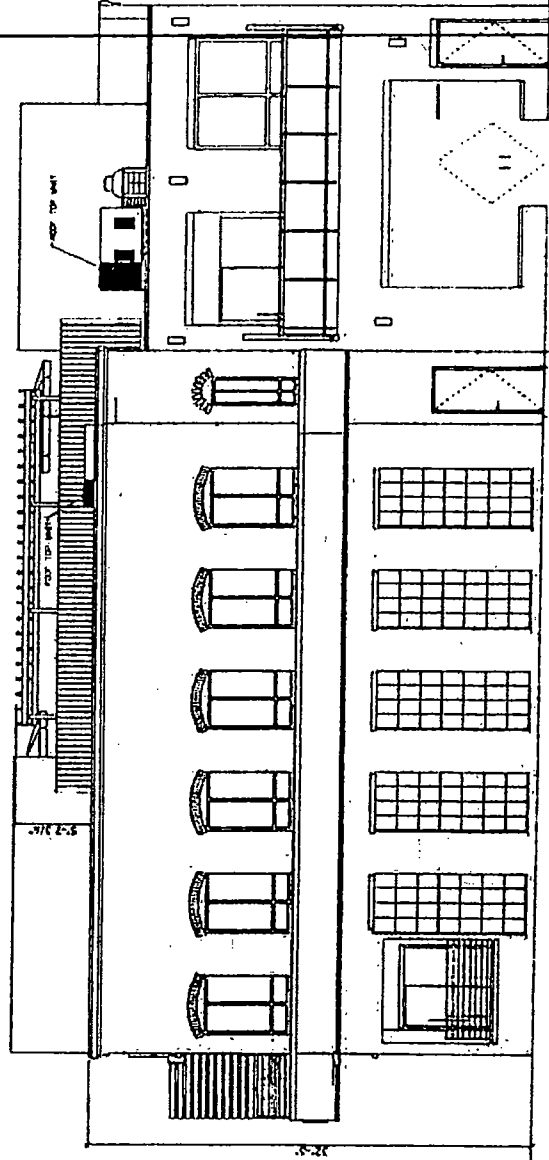
PROPOSED SITE PLAN



FINAL FOR PERMITS



PROPOSED SOUTH (FRONT) ELEVATION



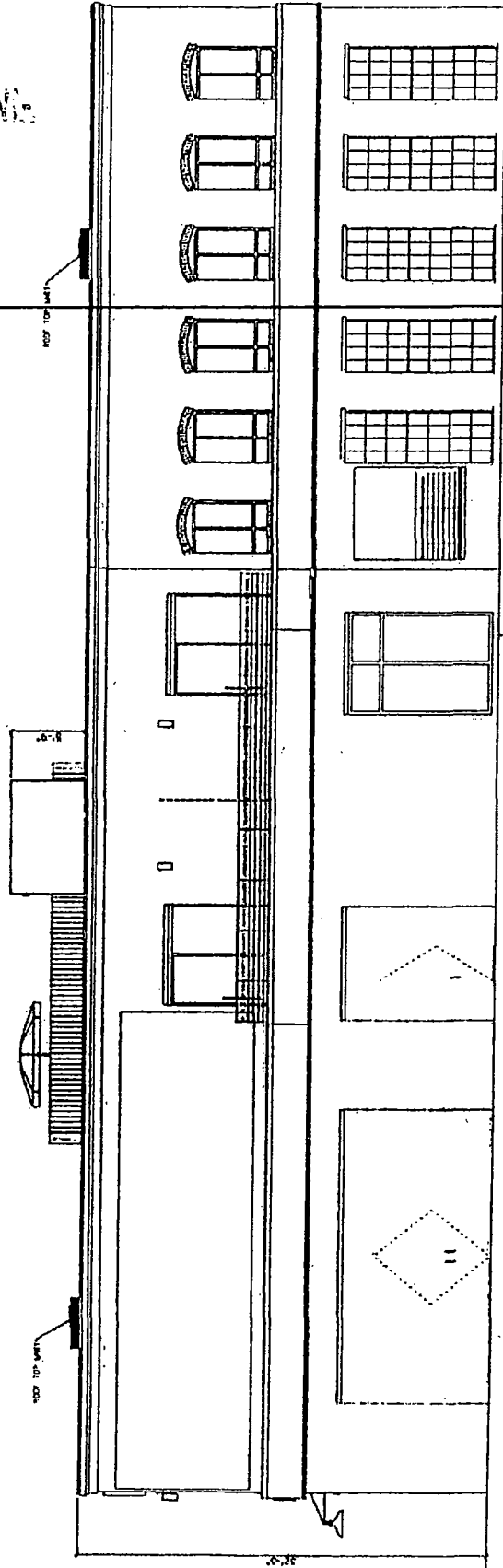
PROPOSED NORTH (REAR) ELEVATION



TANDEM  
ARCHITECT, LP

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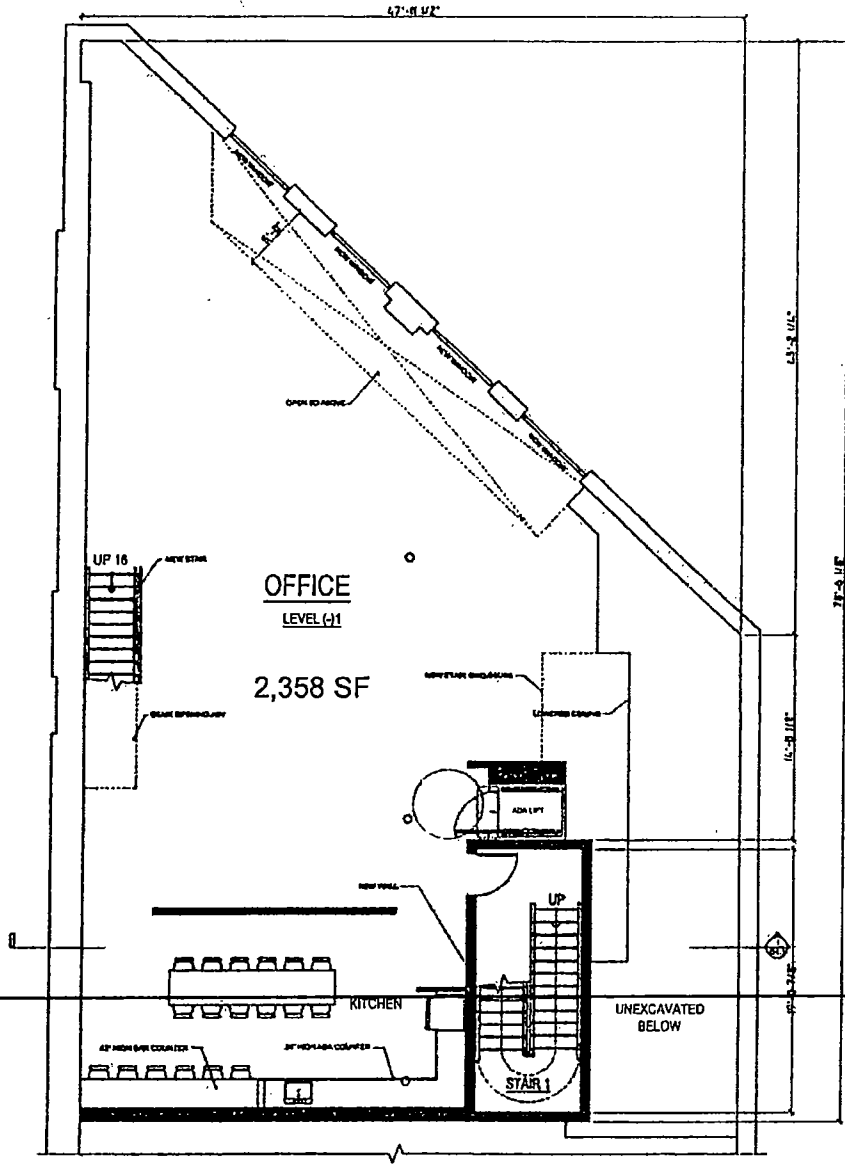
FINAL FOR PERMITS



PROPOSED EAST (SIDE) ELEVATION

TANDEM ARCHITECTURE	
1111 11th Street, Suite 100	San Francisco, CA 94103
Phone: 415.774.1111	www.tandemarchitect.com

FINAL FOR PUBLICATION



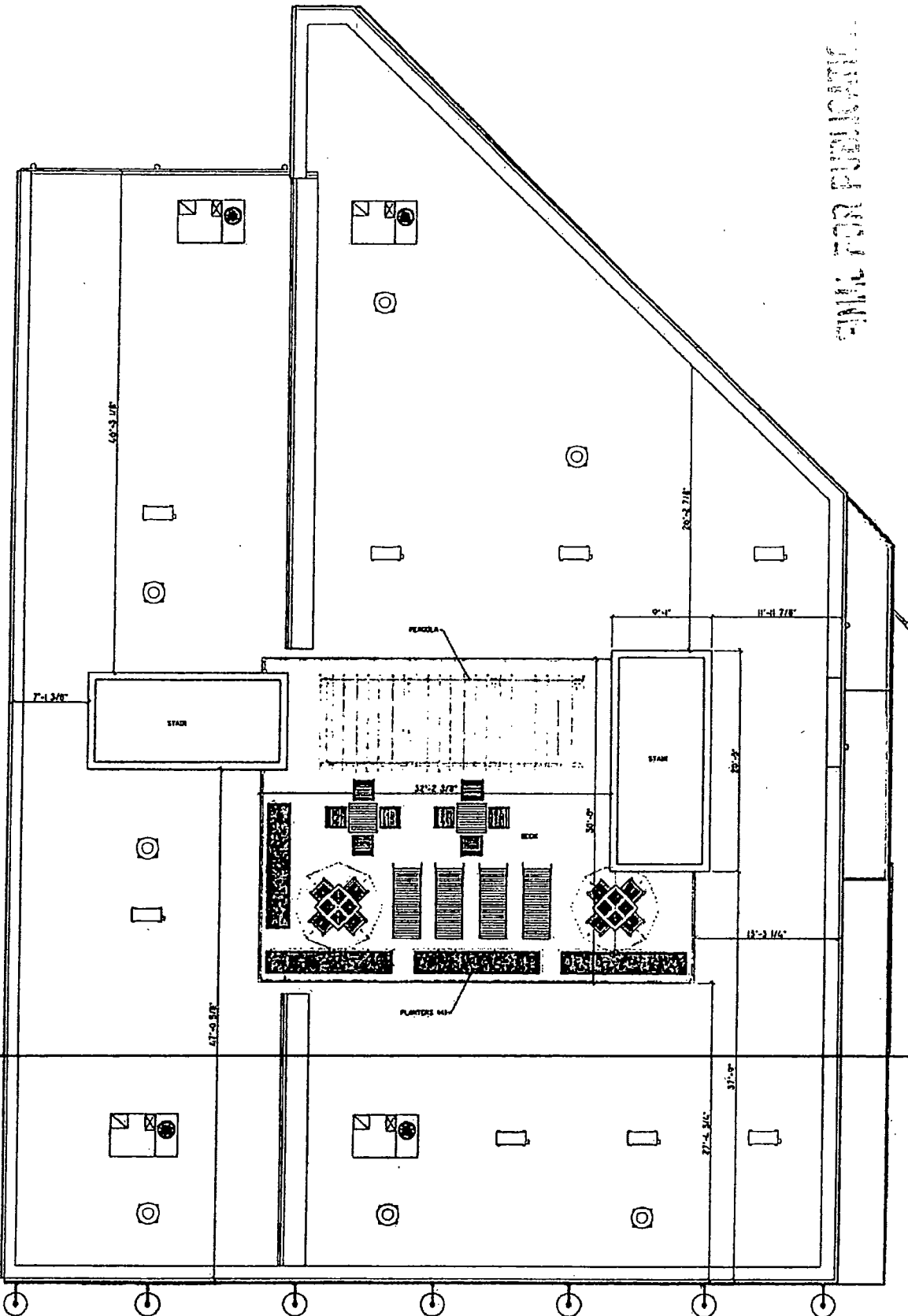
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NO. OF SHEETS USED	11
NO. OF SHEETS	11

TANDEM ARCHITECTURE

PROPOSED BASEMENT FLOOR PLAN



CALL FOR PUBLICATION

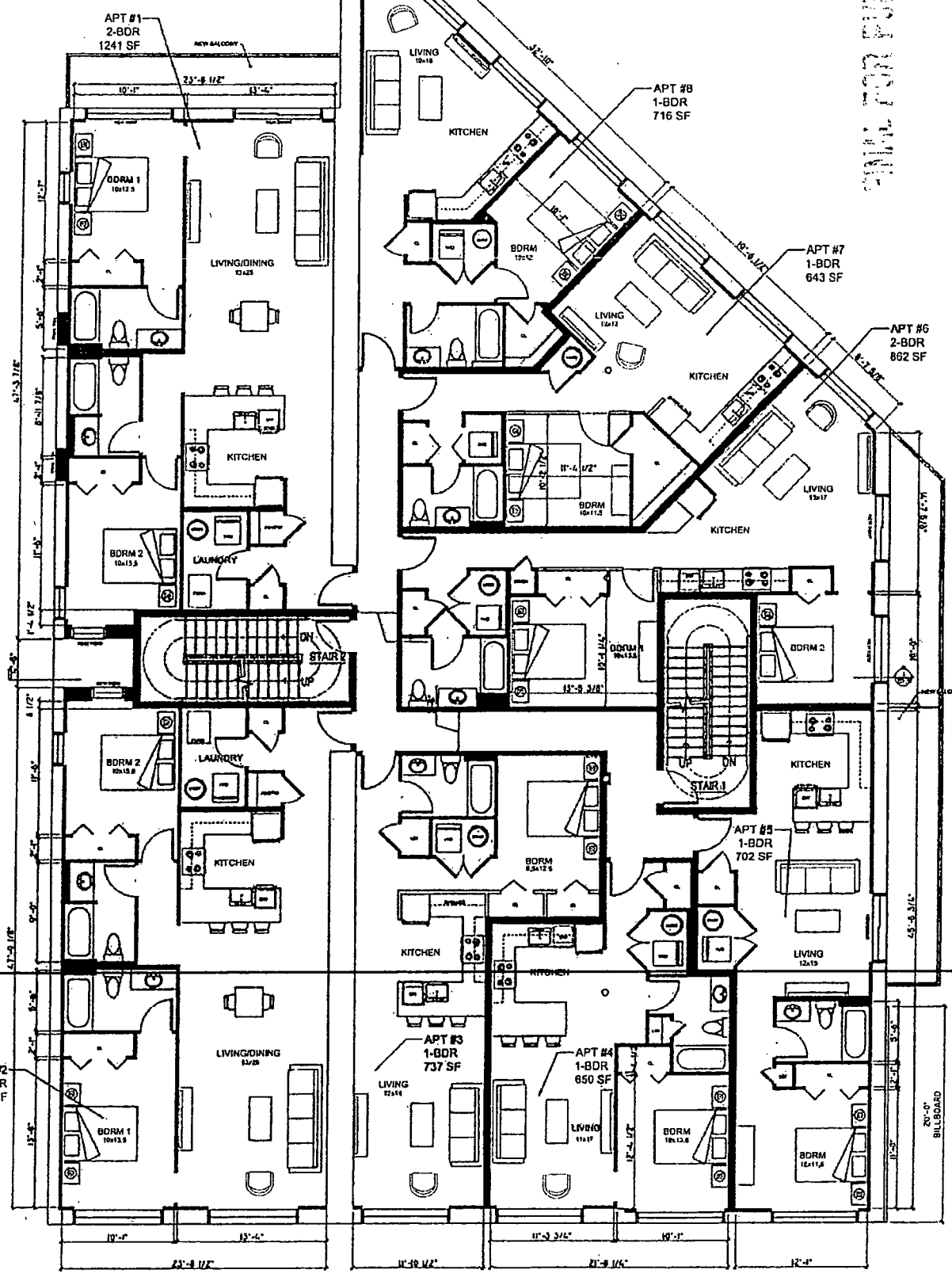


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DATE: 01/15/2010  
BY: [Signature]  
NOT TO SCALE

Architectural logo for **TANDEM ARCHITECTURE** featuring a stylized 'T' symbol.

PROPOSED ROOF DECK PLAN

APR 2007 REVISED



NO. 8 4/11/07  
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TANDEM ARCHITECTURE

PROPOSED 2ND FLOOR PLAN