



City of Chicago



SO2019-5564

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/24/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-H at 2016 W Webster Ave - App No. 20123T1
Committee(s) Assignment:	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 B2-2 Neighborhood Mixed-Use 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 next North of and parallel to West Webster Street; and a line 125 feet East of North Seeley Avenue.

To those of **B2-3 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 Avenue, Chicago, IL

Application No. 20123-T1

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

The Application is to change zoning for 2016 West Webster Avenue from B2-2 Neighborhood Mixed-Use District to B2-3 Neighborhood Mixed-Use District. This zoning change is for purposes to allow Applicant to construct a four-story, three dwelling unit building with a basement. There will be a three-car garage at the rear of the property. The footprint of the building shall be approximately be 20 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: 2.09

BUILDING AREA: 5,698.50 SQUARE FEET

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

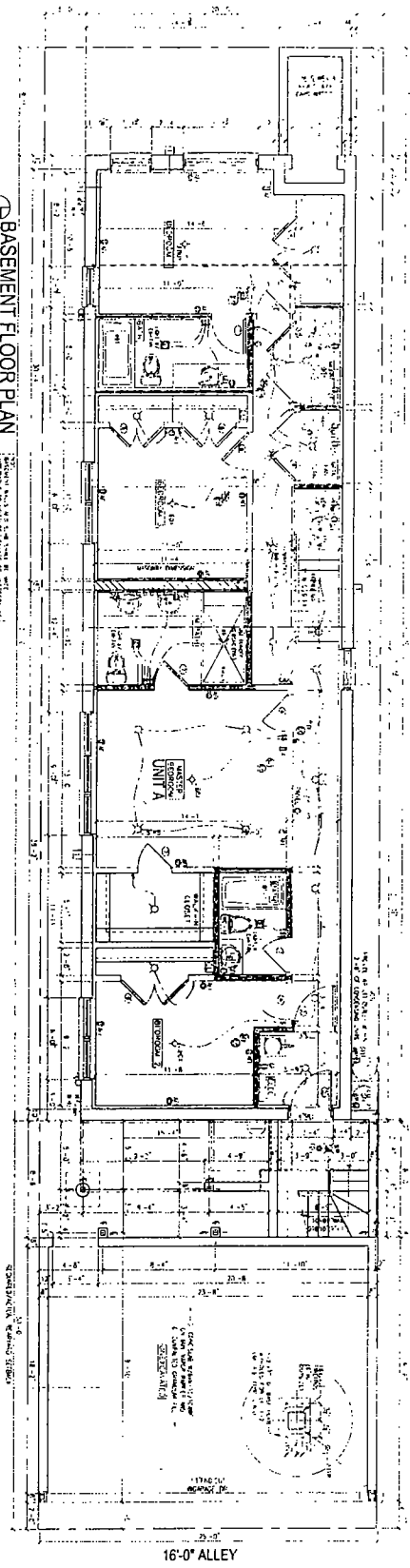
OFF-STREET PARKING: THERE WILL BE THREE OFF-STREET, GARAGE PARKING SPACES PROVIDED.

FRONT SETBACK: 8 FEET

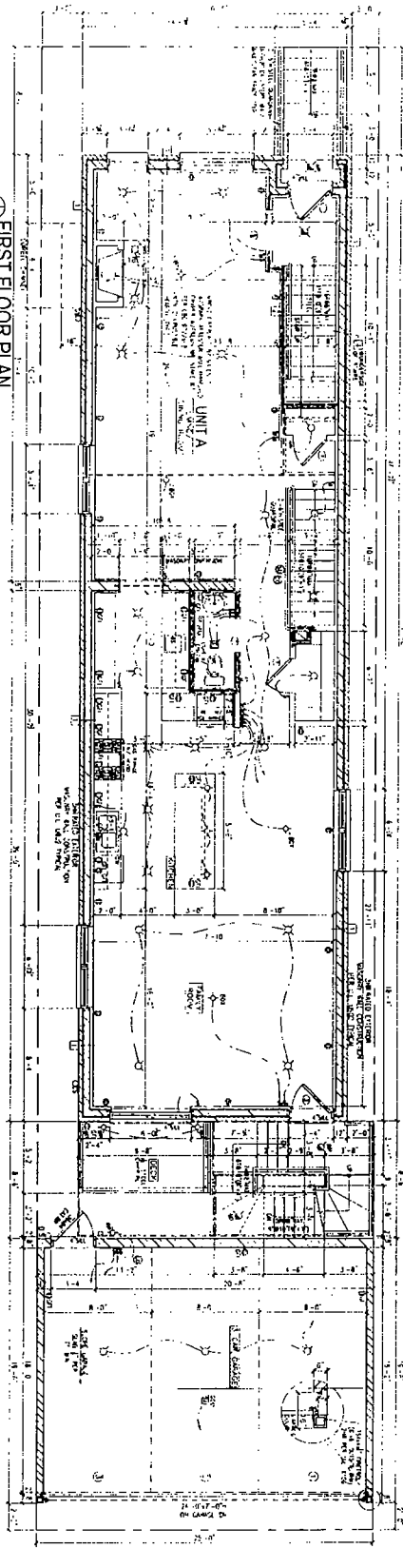
REAR SETBACK: 30 FEET

SIDE SETBACK: 2 FEET (WEST) 3 FEET (EAST)

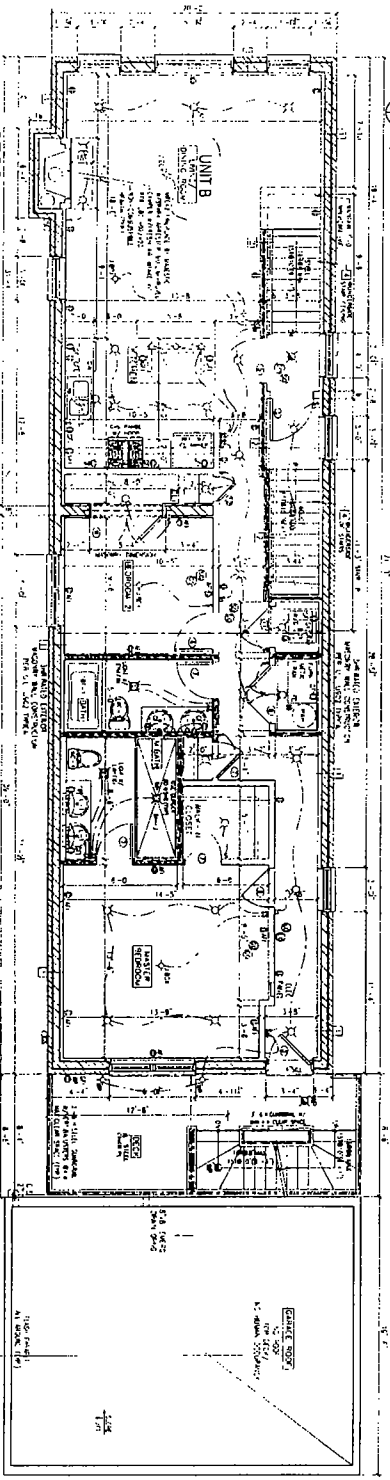
BUILDING HEIGHT: 45 FEET



⊕ BASEMENT FLOOR PLAN



⊕ FIRST FLOOR PLAN



⊕ SECOND FLOOR PLAN

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HANNA
 ARCHITECTS, INC.
 1312 N. LAUREL
 CHICAGO, ILLINOIS 60610
 TEL: (312) 329-1800
 FAX: (312) 329-1801
 PROFESSIONAL DESIGNER
 ARCHITECT COMMUNICATION
 LICENSE NUMBER 1M 001485

NOTES:
 1. THE PROJECT OWNER HAS REVIEWED AND APPROVED THE CONCEPT AND DESIGN OF THIS PROJECT.
 2. THE ARCHITECT HAS CONDUCTED VISUAL AND MEASUREMENT SURVEYS OF THE SITE AND HAS FOUND THE INFORMATION TO BE SUFFICIENT FOR THE PRELIMINARY DESIGN.
 3. THE ARCHITECT HAS CONDUCTED VISUAL AND MEASUREMENT SURVEYS OF THE SITE AND HAS FOUND THE INFORMATION TO BE SUFFICIENT FOR THE PRELIMINARY DESIGN.
 4. THE ARCHITECT HAS CONDUCTED VISUAL AND MEASUREMENT SURVEYS OF THE SITE AND HAS FOUND THE INFORMATION TO BE SUFFICIENT FOR THE PRELIMINARY DESIGN.

DESIGNED BY: HANNA ARCHITECTS, INC.
 DRAWN BY: HANNA ARCHITECTS, INC.
 CHECKED BY: HANNA ARCHITECTS, INC.
 DATE: 01/20/19

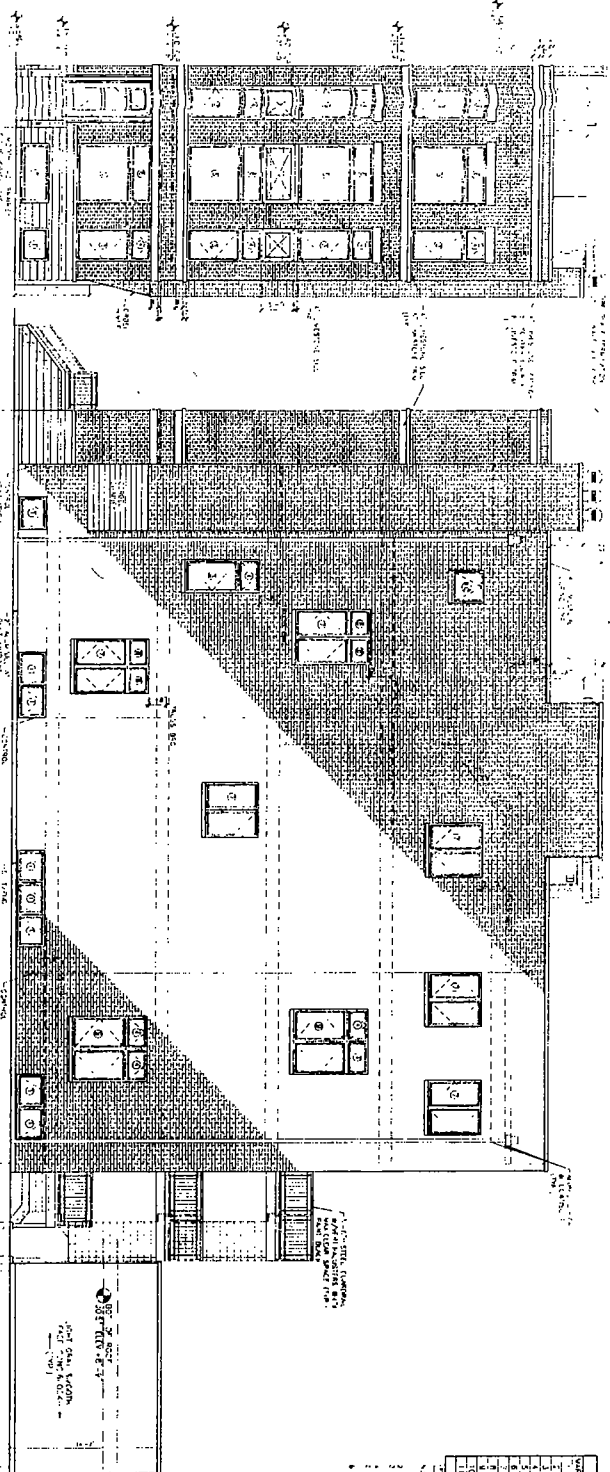


PROJECT NAME & ADDRESS:
 2016 WEST
 WASHINGTON AVENUE
 4 STORY 3 UNIT
 APART BLDG W/BSMT
 CHICAGO, ILLINOIS

SHEET TITLE:
 BASEMENT
 THRU SECOND
 FLOOR PLANS

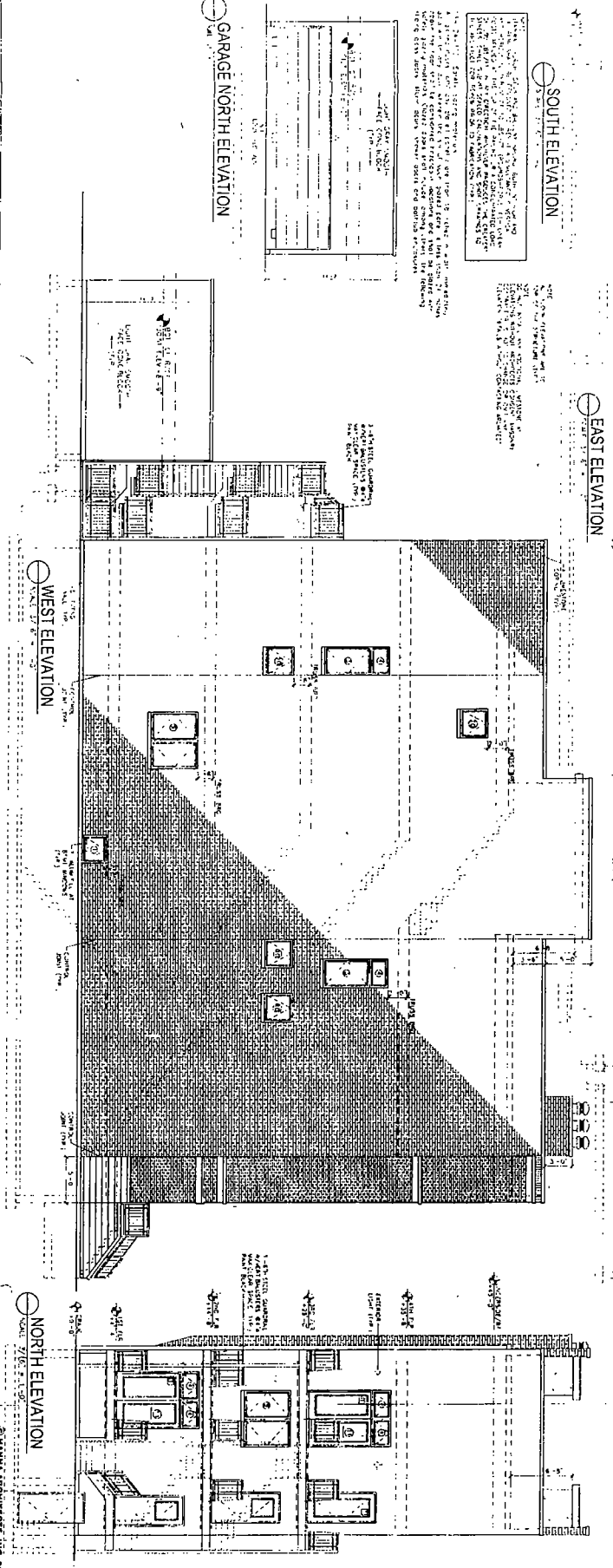
DATE:
 01/20/19

SHEET NUMBER:
 A-2



WINDOW SCHEDULE

NO.	TYPE	FINISH	GLASS	UNIT	ST. - FT.	FIN.
1	DOUBLE HUNG	6-8	6-8	6-8	6-8	6-8
2	DOUBLE HUNG	6-8	6-8	6-8	6-8	6-8
3	DOUBLE HUNG	6-8	6-8	6-8	6-8	6-8
4	DOUBLE HUNG	6-8	6-8	6-8	6-8	6-8
5	DOUBLE HUNG	6-8	6-8	6-8	6-8	6-8
6	DOUBLE HUNG	6-8	6-8	6-8	6-8	6-8
7	DOUBLE HUNG	6-8	6-8	6-8	6-8	6-8
8	DOUBLE HUNG	6-8	6-8	6-8	6-8	6-8
9	DOUBLE HUNG	6-8	6-8	6-8	6-8	6-8
10	DOUBLE HUNG	6-8	6-8	6-8	6-8	6-8
11	DOUBLE HUNG	6-8	6-8	6-8	6-8	6-8
12	DOUBLE HUNG	6-8	6-8	6-8	6-8	6-8
13	DOUBLE HUNG	6-8	6-8	6-8	6-8	6-8
14	DOUBLE HUNG	6-8	6-8	6-8	6-8	6-8
15	DOUBLE HUNG	6-8	6-8	6-8	6-8	6-8
16	DOUBLE HUNG	6-8	6-8	6-8	6-8	6-8
17	DOUBLE HUNG	6-8	6-8	6-8	6-8	6-8
18	DOUBLE HUNG	6-8	6-8	6-8	6-8	6-8
19	DOUBLE HUNG	6-8	6-8	6-8	6-8	6-8
20	DOUBLE HUNG	6-8	6-8	6-8	6-8	6-8
21	DOUBLE HUNG	6-8	6-8	6-8	6-8	6-8
22	DOUBLE HUNG	6-8	6-8	6-8	6-8	6-8
23	DOUBLE HUNG	6-8	6-8	6-8	6-8	6-8
24	DOUBLE HUNG	6-8	6-8	6-8	6-8	6-8
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26	DOUBLE HUNG	6-8	6-8	6-8	6-8	6-8
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40	DOUBLE HUNG	6-8	6-8	6-8	6-8	6-8
41	DOUBLE HUNG	6-8	6-8	6-8	6-8	6-8
42	DOUBLE HUNG	6-8	6-8	6-8	6-8	6-8
43	DOUBLE HUNG	6-8	6-8	6-8	6-8	6-8
44	DOUBLE HUNG	6-8	6-8	6-8	6-8	6-8
45	DOUBLE HUNG	6-8	6-8	6-8	6-8	6-8
46	DOUBLE HUNG	6-8	6-8	6-8	6-8	6-8
47	DOUBLE HUNG	6-8	6-8	6-8	6-8	6-8
48	DOUBLE HUNG	6-8	6-8	6-8	6-8	6-8
49	DOUBLE HUNG	6-8	6-8	6-8	6-8	6-8
50	DOUBLE HUNG	6-8	6-8	6-8	6-8	6-8



PROJECT NAME & ADDRESS
2018 WEST
WENSTER AVENUE
4 STORY 3 UNIT
APART BLDG W/BSMT
CHICAGO, ILLINOIS

DESIGNED BY: JOHN HANNA
DATE: 01/11/2018
SCALE: AS SHOWN

PROFESSIONAL DESIGNER
ARCHITECT CORPORATION
LICENSE NUMBER 184 001143

11 HANNA
(312) 758-7880
140 W. WASHINGTON
CHICAGO, ILLINOIS 60604
FAX (312) 758-1801

SHEET NUMBER
A-5

TITLE NAME
BUILDING
ELEVATIONS