



City of Chicago



SO2017-9005

Office of the City Clerk

Document Tracking Sheet

| | |
|---------------------------------|---|
| Meeting Date: | 12/13/2017 |
| Sponsor(s): | Misc. Transmittal |
| Type: | Ordinance |
| Title: | Zoning Reclassification Map No. 5-H at 2016 W Webster Ave - App 19484T1 |
| Committee(s) Assignment: | Committee on Zoning, Landmarks and Building Standards |

SUBSTITUTE 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 South and parallel to West Webster Avenue and a line 125 feet West 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

FINAL FOR PUBLICATION

**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 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.

FINAL FOR PUBLICATION

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ENERGY CONSERVATION CODE COMPLIANCE STATEMENT

THIS STATEMENT IS A REQUIRED PART OF THE ENERGY CONSERVATION CODE COMPLIANCE STATEMENT FOR THE PROJECT DESCRIBED ABOVE. IT IS THE RESPONSIBILITY OF THE DESIGNER TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED AND TO SIGN THIS STATEMENT. THE DESIGNER'S SIGNATURE AND SEAL ARE REQUIRED FOR THIS STATEMENT TO BE VALID.

DATE: JANUARY 18, 2017
 PROJECT: 001-01013



SEMPER CALCULATION COMPLIANCE STATEMENT FOR THE PROJECT DESCRIBED ABOVE. IT IS THE RESPONSIBILITY OF THE DESIGNER TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED AND TO SIGN THIS STATEMENT. THE DESIGNER'S SIGNATURE AND SEAL ARE REQUIRED FOR THIS STATEMENT TO BE VALID.

| | |
|---------------------|----------|
| NO. OF SUBSTITUTION | COMMENTS |
| | |

NOTE: REFER TO SHEET S-1 FOR ALL STRUCTURAL REQUIREMENTS. NOTES ON THIS SHEET ARE FOR INFORMATION ONLY.

ELECTRICAL NOTES

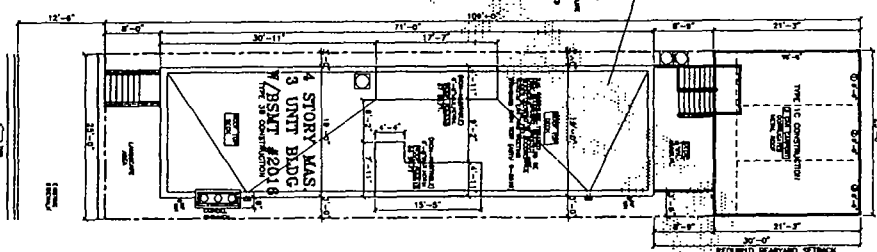
1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL CODES.
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NOTES:
 1. THE CONTRACTOR SHALL VERIFY THE ACCURACY OF THE INFORMATION PROVIDED AND TO SIGN THIS STATEMENT. THE CONTRACTOR'S SIGNATURE AND SEAL ARE REQUIRED FOR THIS STATEMENT TO BE VALID.
 2. ALL ELECTRICAL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL APPLICABLE LOCAL CODES.
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M. WEBSTER AVE
 16 FT. ALLEY
 4 STORY MASS
 3 UNIT BLDG
 W/RSMT #2016
 16 FT. ALLEY



PROJECT TITLE
 4 STORY MASS
 3 UNIT BLDG
 W/RSMT #2016
 16 FT. ALLEY

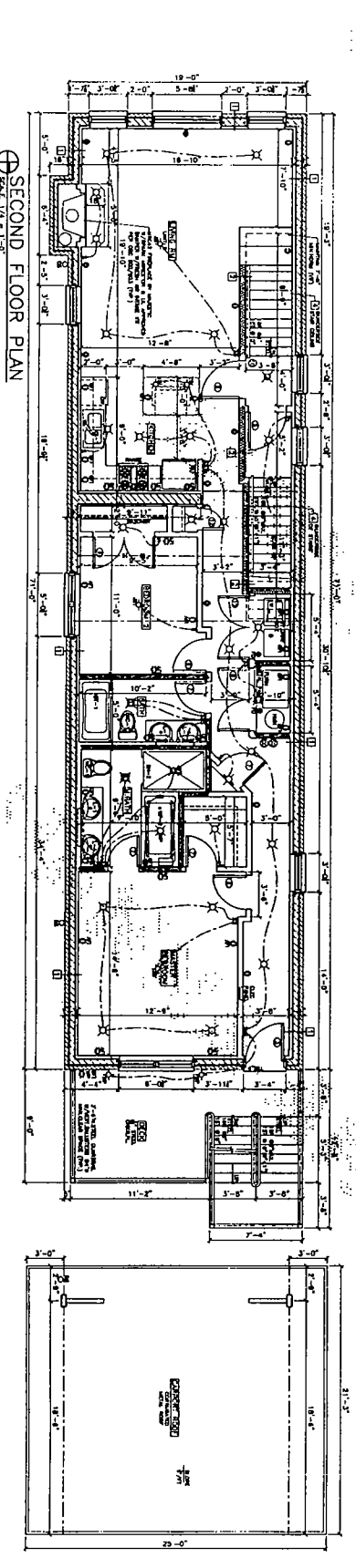
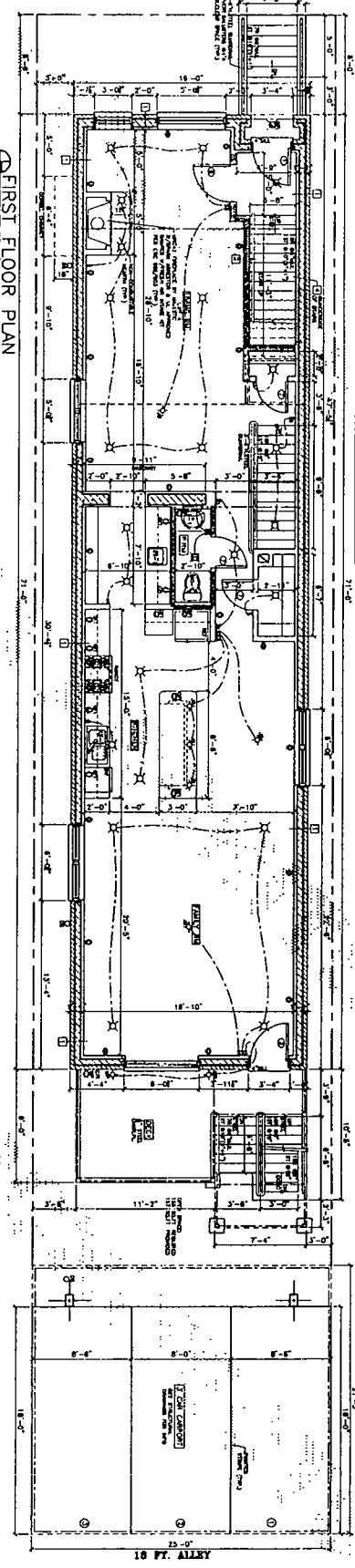
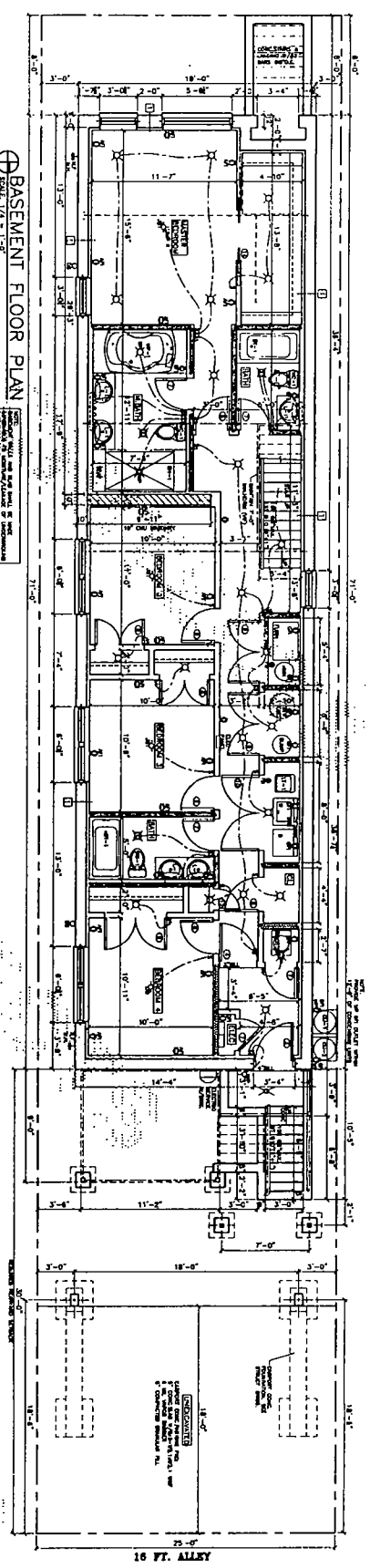
PROJECT OWNER
 M. WEBSTER AVE
 16 FT. ALLEY

DESIGNER
 HANNA ARCHITECTS, INC. 2017

DATE
 JANUARY 18, 2017

SCALE
 AS SHOWN

FINAL FOR PUBLICATION



HANNA
180 W. WASHINGTON
CHICAGO, ILLINOIS 60607
FAX (312) 363-1801
PROFESSIONAL DESIGN FIRM
ARCHITECT CORP.
LICENSE NUMBER 144 - 04440

DATE: 08/14/17
DRAWN BY: J. B. BROWN
CHECKED BY: J. B. BROWN
DATE: 08/14/17

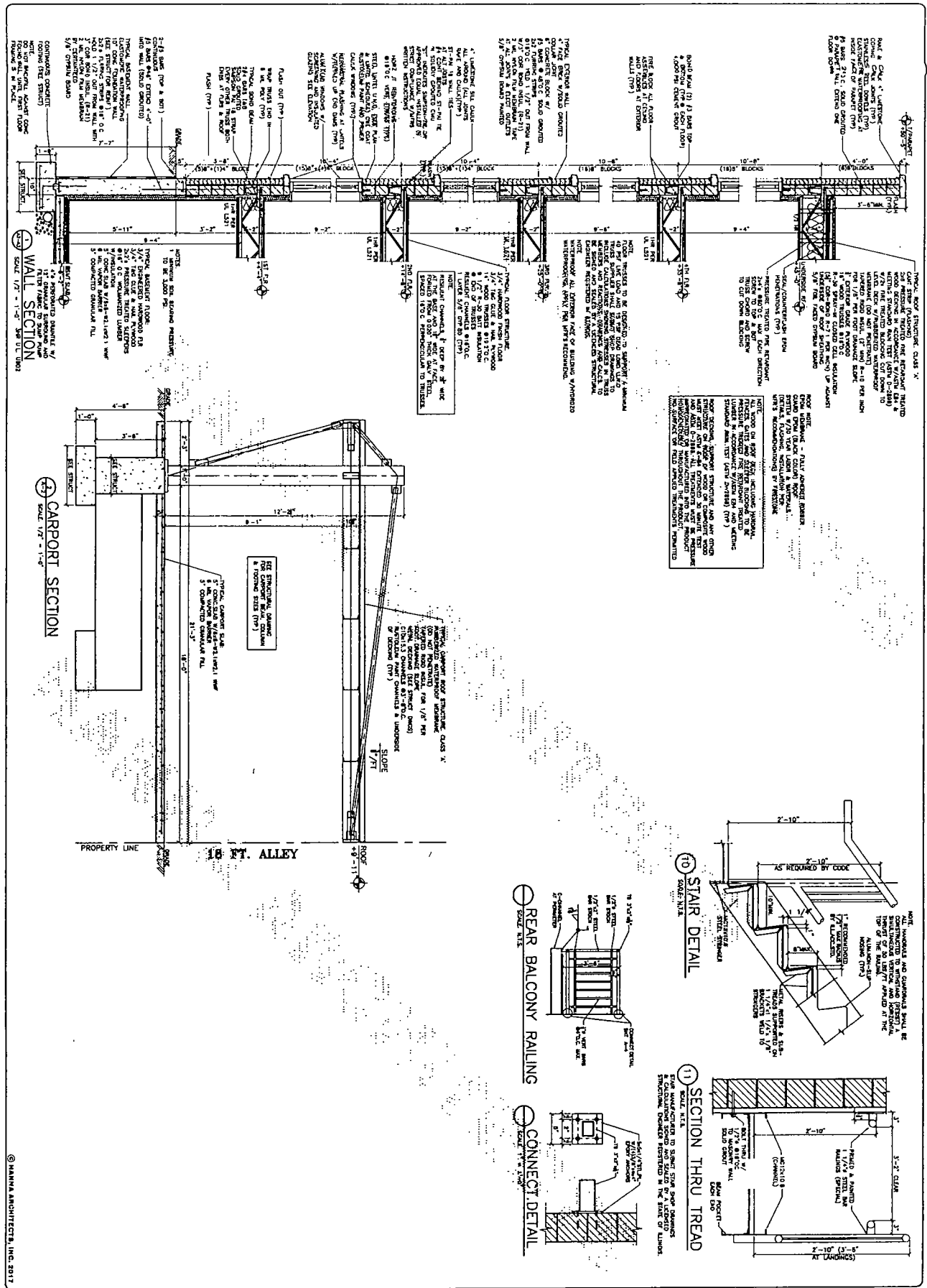


PROJECT NAME & ADDRESS
2018 WEST
7th Street & 1st
Apt. Bldg. W/SSMT
Chicago, Illinois

SHEET TITLE
BASEMENT
THRU SECOND
FLOOR PLANS

SHEET NUMBER
A-2

© HANNA ARCHITECTS, INC. 2017



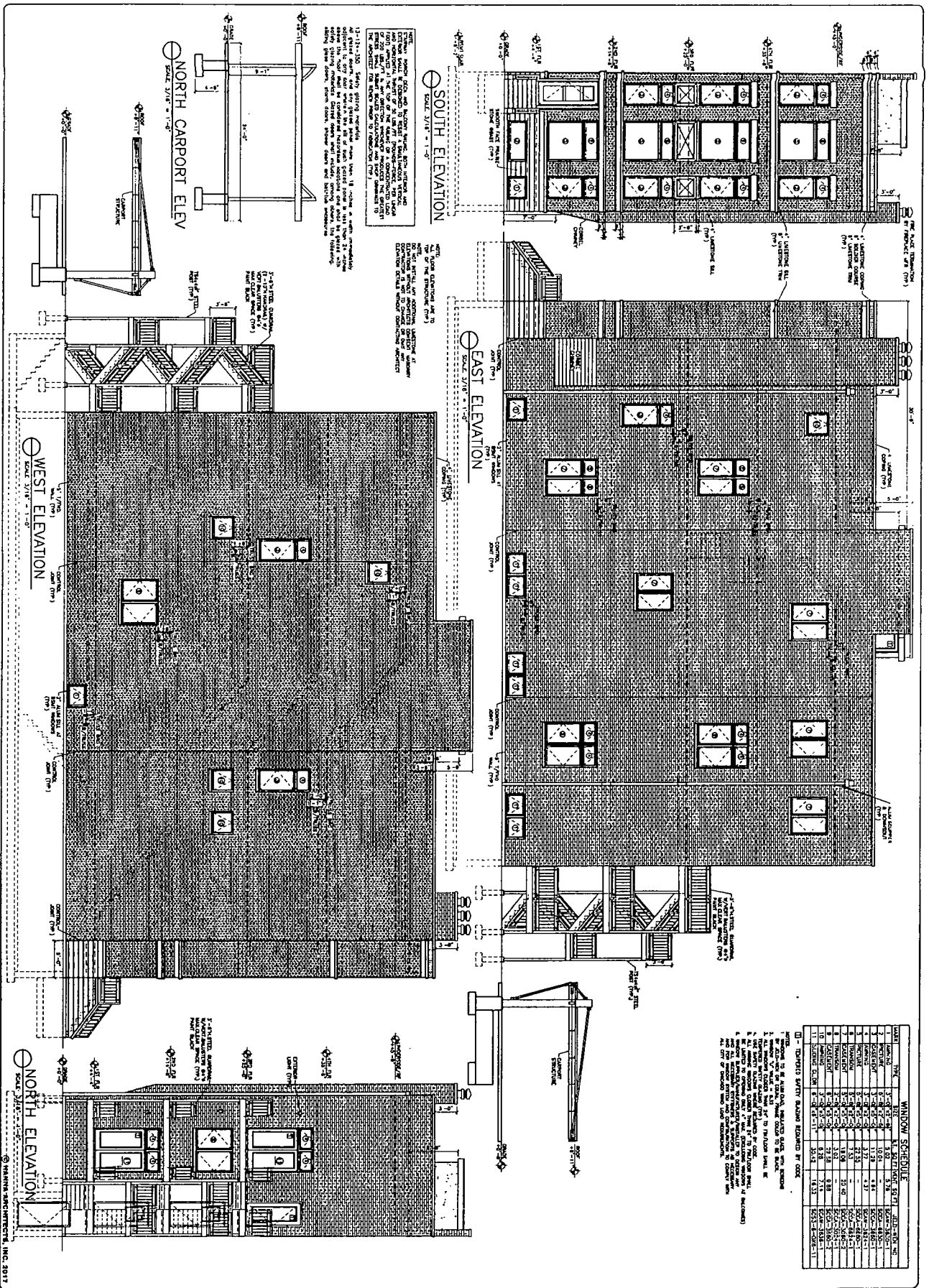
PROJECT NAME & ADDRESS
2016 WEST WEBSTER AVENUE
4 STORY 3 UNIT APART BLDG. W/ YESSIT CHICAGO, ILLINOIS

PROJECT TITLE
WALL SECTION & DETAILS

DATE
A-4

MANNA ARCHITECTS, INC. 2017

MANNA ARCHITECTS, INC.
1120 BELLEFLORE
N.W. WASHINGTON
CIRCLE, WASHINGTON
DC 20007-1201
PROFESSIONAL DESIGN SEAL
LICENSE NUMBER: 11416010



PROJECT NAME & ADDRESS
5016 WEST
4TH STREET
4th FLOOR
CHICAGO, ILLINOIS

CLIENT TITLE
BUILDING
ELEVATIONS

DATE
A-5

ARCHITECT
J. HANNA & ASSOCIATES
180 N. WASHINGTON
CHICAGO, ILLINOIS 60601
(312) 784-1800

PROFESSIONAL DESIGNER
J. HANNA & ASSOCIATES
180 N. WASHINGTON
CHICAGO, ILLINOIS 60601
(312) 784-1800

SCALE
1/8" = 1'-0"

NOTES
1. SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONS AND FINISHES.
2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
3. ALL WALLS ARE BRICK UNLESS OTHERWISE NOTED.
4. ALL WINDOWS ARE ALUMINUM UNLESS OTHERWISE NOTED.
5. ALL DOORS ARE WOOD UNLESS OTHERWISE NOTED.
6. ALL ROOFS ARE FLAT UNLESS OTHERWISE NOTED.
7. ALL FLOORS ARE CONCRETE UNLESS OTHERWISE NOTED.
8. ALL CEILING ARE PLASTER UNLESS OTHERWISE NOTED.
9. ALL LIGHTING IS TO BE PROVIDED BY THE OWNER.
10. ALL MECHANICAL AND ELECTRICAL SYSTEMS ARE TO BE PROVIDED BY THE OWNER.
11. ALL MATERIALS AND METHODS OF CONSTRUCTION ARE TO BE APPROVED BY THE ARCHITECT.
12. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE CITY OF CHICAGO CODES AND ORDINANCES.