



# City of Chicago



SO2015-4633

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 6/17/2015

**Sponsor(s):** Misc. Transmittal

**Type:** Ordinance

**Title:** Zoning Reclassification Map No. 5-H at 1819 W Webster Ave, 1823-1855 W Webster Ave and 2134 N Wood St - App No. 18413T1

**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 M3-3 Heavy Industry District symbols and indications as shown on Map No. 5-H in the area bounded by

West Webster Avenue; A line 96 feet west of and parallel to North Wood Street; a line 125.73 feet south of and parallel to West Webster Avenue; the north south public alley west of and parallel to North Wood Street; A line 190.6 feet (as measured along west line of North Wood Street) south of and parallel to West Webster Avenue; North Wood Street; the public alley running northwesterly next northeast of and parallel to the Chicago and Northwestern Railroad Right of Way; the public alley next west of and parallel to North Wood Street; the Chicago and Northwestern Railroad Right of Way;

to those of a C1-3 Neighborhood Commercial District

SECTION 2. This ordinance takes effect after its passage and approval.

Common Address of Property: 1819 West Webster/1823-1855 West Webster Avenue

2134 North Wood Street

**SUBSTITUTE**

**PROJECT NARRATIVE AND PLANS**

**TYPE 1 ZONING AMENDMENT**

**1819 West Webster/1823-1855 West Webster**

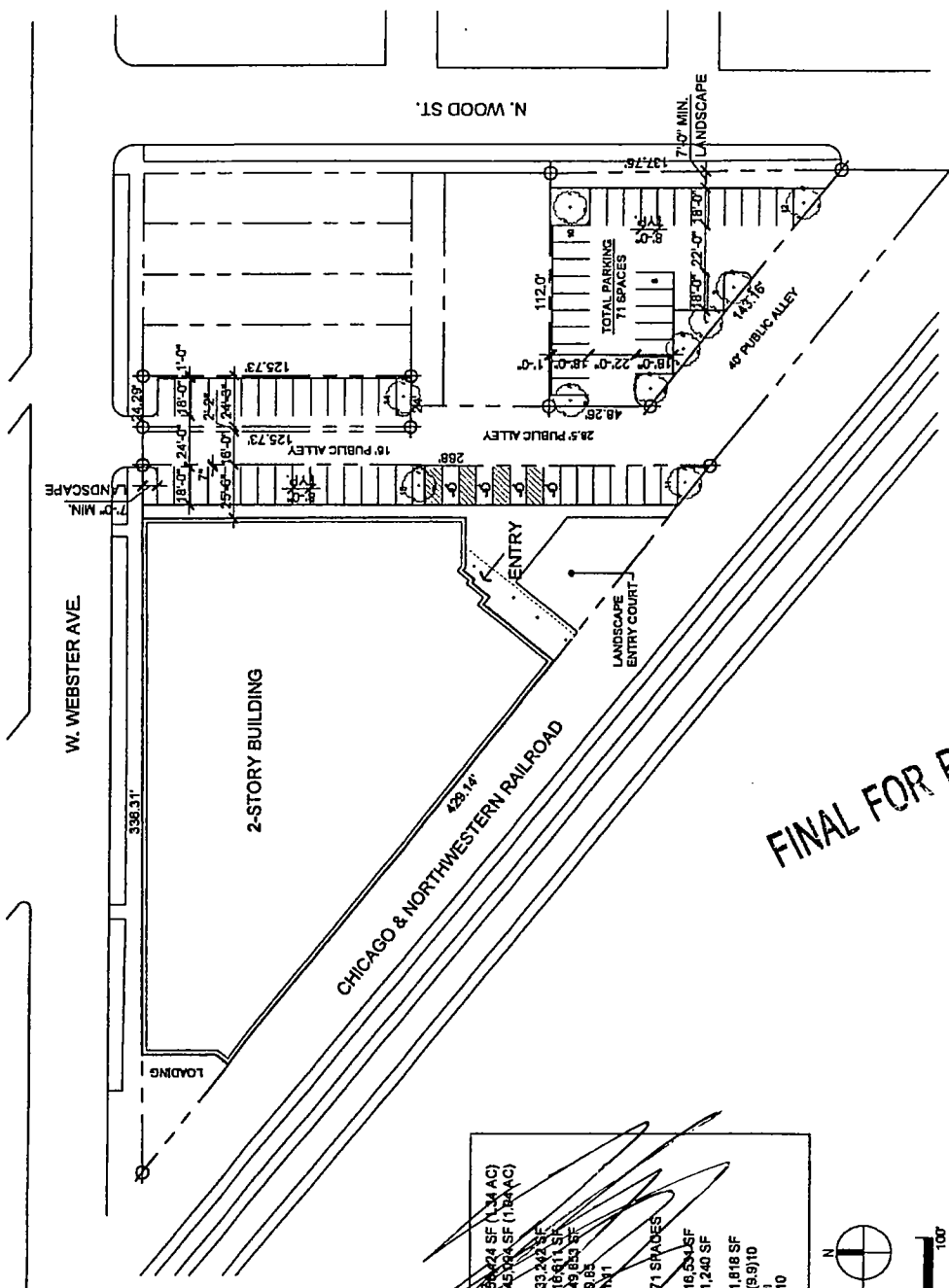
**2134 North Wood Street**

Proposed Zoning Change      C1-3 Neighborhood Commercial District

The applicant is requesting a zoning amendment from a M3-3 Heavy Industry District to a C1-3 Neighborhood Commercial District to allow for a second story outdoor patio at an existing indoor amusement facility with offsite parking lots totaling 69 spaces. The building is existing and there will be no change to the building.

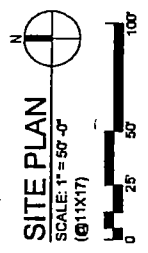
Lot Area 1(parking lot)	3,017 sf
Lot Area 2 (parking lot)	10,262
Lot Area 3 (building)	90,215
Total Lot Area	103,494
Parking	69 Spaces
Front Setback	0
Rear Yard	0 feet
Side Setback	0
FAR	1.1 for building only
Building Square Footage	48,853 sf

**FINAL FOR PUBLICATION**



**SITE SUMMARY**

TOTAL SITE AREA:	58,224 SF (1.34 AC)
BUILDING SITE AREA:	45,764 SF (1.04 AC)
FIRST FLOOR AREA:	33,240 SF
SECOND FLOOR AREA:	16,811 SF
TOTAL BUILDING AREA:	49,850 SF
PER TOTAL SITE:	0.85
PER BUILDING SITE:	1.11
PARKING REQUIRED:	71 SHADES
PARKING PROVIDED:	71
VEHICLE USE AREA:	16,234 SF
LANDSCAPE REQUIRED:	1,240 SF
LANDSCAPE PROVIDED:	1,818 SF
TRADES REQUIRED:	(8.9)10
TRADES PROVIDED:	10



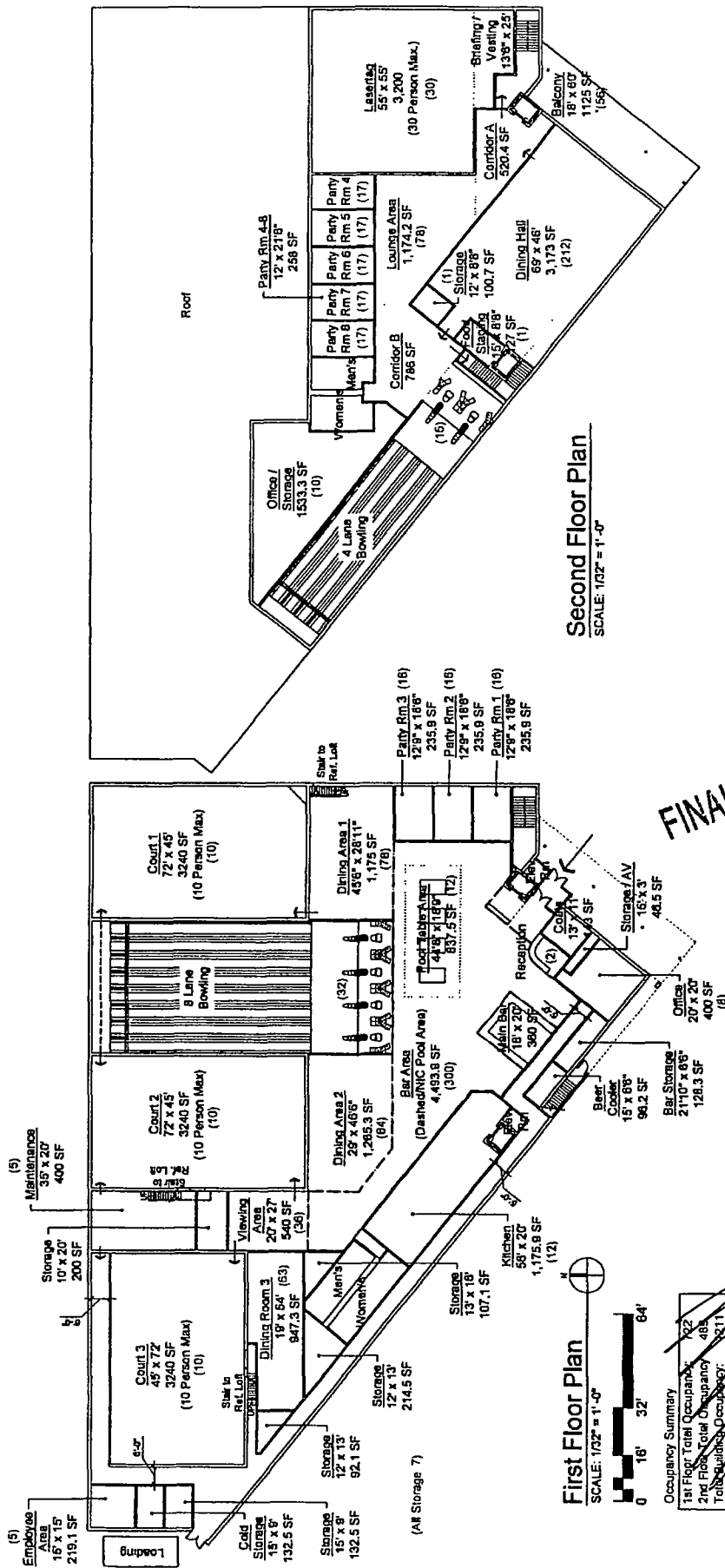
**FINAL FOR PUBLICATION**

**WhirlyBall**  
 1825-1855 West Webster  
 Chicago, Illinois



OKW Architects  
 PROJECT NUMBER: 13371

DATE: February 21, 2013



**First Floor Plan**  
SCALE: 1/32" = 1'-0"

**Second Floor Plan**  
SCALE: 1/32" = 1'-0"

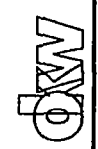
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Occupancy Summary

1st Floor Total Occupancy:	72
2nd Floor Total Occupancy:	485
Total Building Occupancy:	557
Permitted Occupancy:	121
1st Floor Public Occupancy:	685
2nd Floor Public Occupancy:	477
Public Building Occupancy:	160
Parking Spaces Required:	116

**Whirly Ball**

Chicago, IL



OKW Architects  
PROJECT NUMBER: 1801

DATE: February 21, 2013