



City of Chicago



O2017-8411

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	11/21/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 5-G at 1211 W Webster Ave - App No. 19455T1
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 the B2-3 Neighborhood Mixed-Use District symbols and indications as shown on Map No.5-G in the area bounded by

West Webster Avenue; a line 80.07 feet west of and parallel to North Racine Avenue; a line 50 feet south of and parallel to West Webster Avenue; and the alley next west of and parallel to North Racine Avenue,

to those of a B2-3 Neighborhood Mixed-Use District and a corresponding uses district is hereby established in the area above described.

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

Common addresses of property: 1211 West Webster Avenue

FINAL FOR PUBLICATION

17-13-0303-C (1) Narrative Zoning Analysis – 1211 W. Webster Avenue

Proposed Zoning: B2-3

Lot Area: 2,246.5 square feet

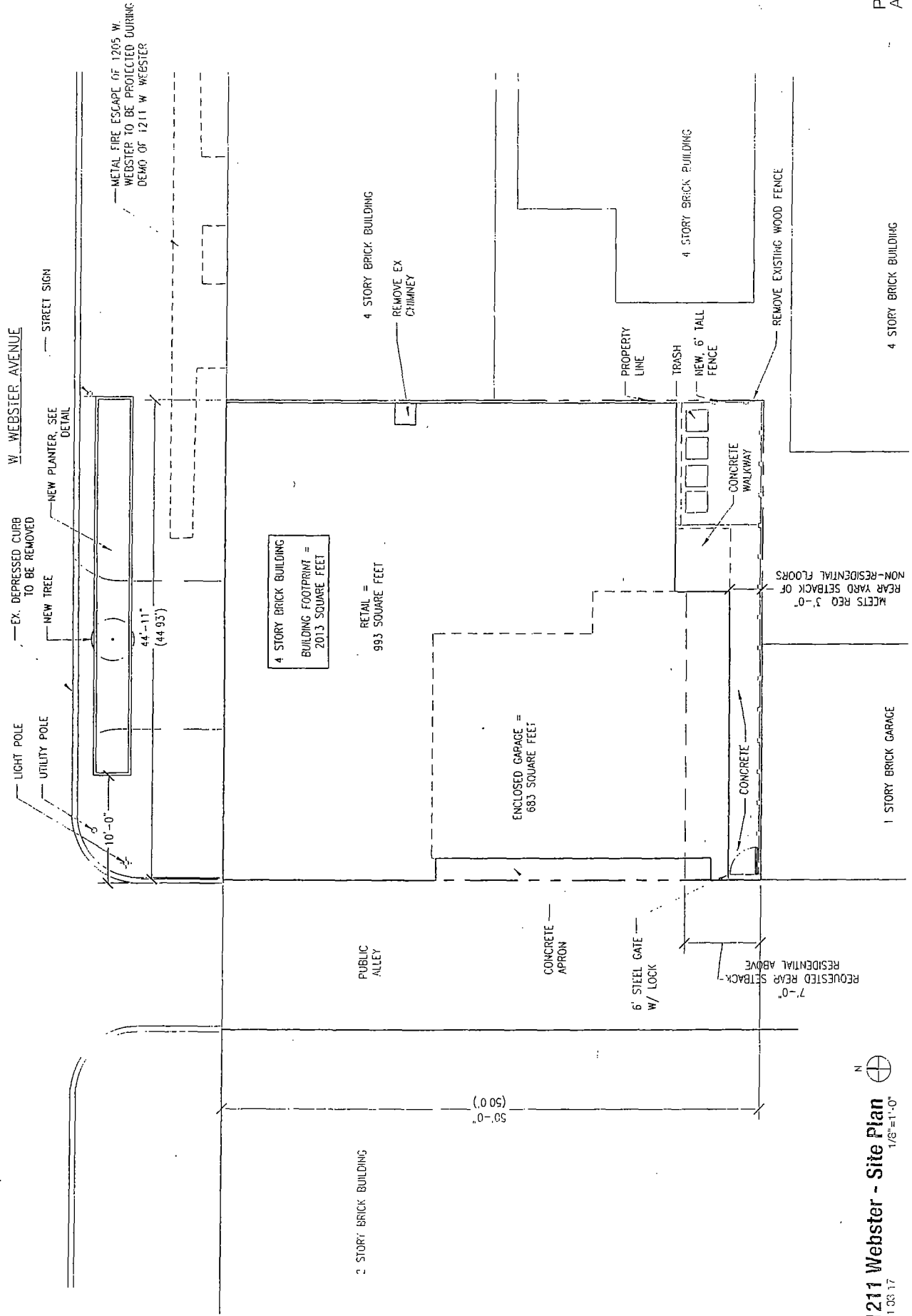
Proposed Land Use: The Applicant is proposing to develop the subject property with a four-story mixed-use building that will contain a retail unit at grade and three (3) residential units above. The proposed building will be masonry construction. The proposed building will be 2,246.5 square feet and 43 feet in height. Onsite garage parking for three (3) cars will be located within the rear of the proposed building.

- (a) The Project's Floor Area Ratio: 2.9
- (b) The project's density (Lot Area per Dwelling Unit): 748.8 square feet
- (c) The amount of off-street parking: 3 parking spaces
- (d) Setbacks:
 - a. Front Setback: 0 feet
 - b. Rear Setback: 3 feet
 - c. Side Setbacks: East side – 0 feet / West side – 0 feet
 - d. Rear Yard Open Space: N/A
- (e) Building Height: 43 feet

*17-10-0207-A

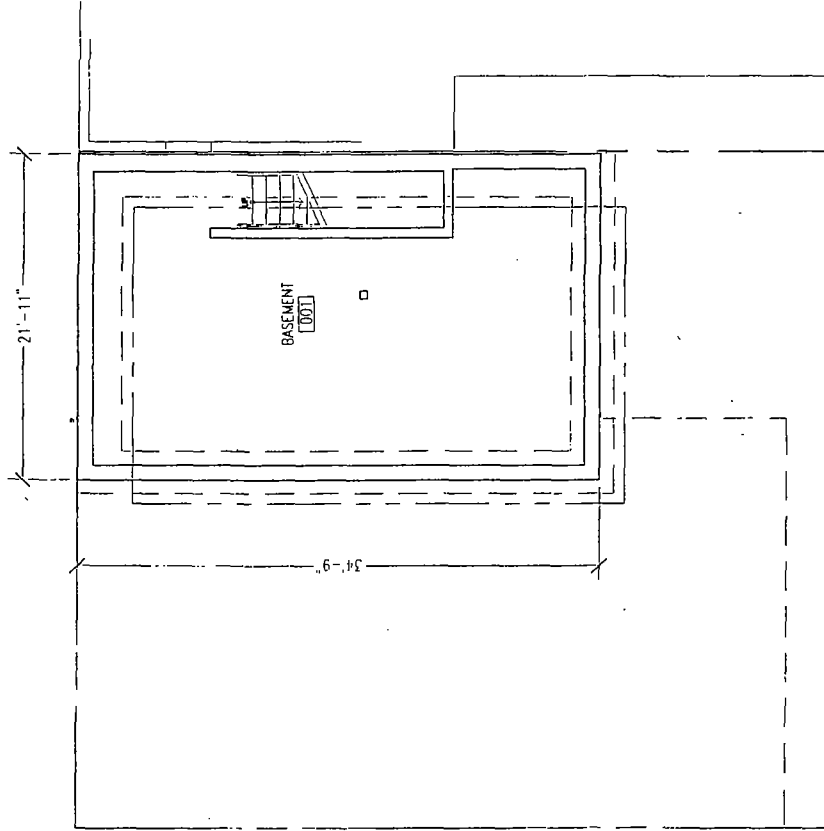
*17-13-0303-C(2) – Plans Attached.

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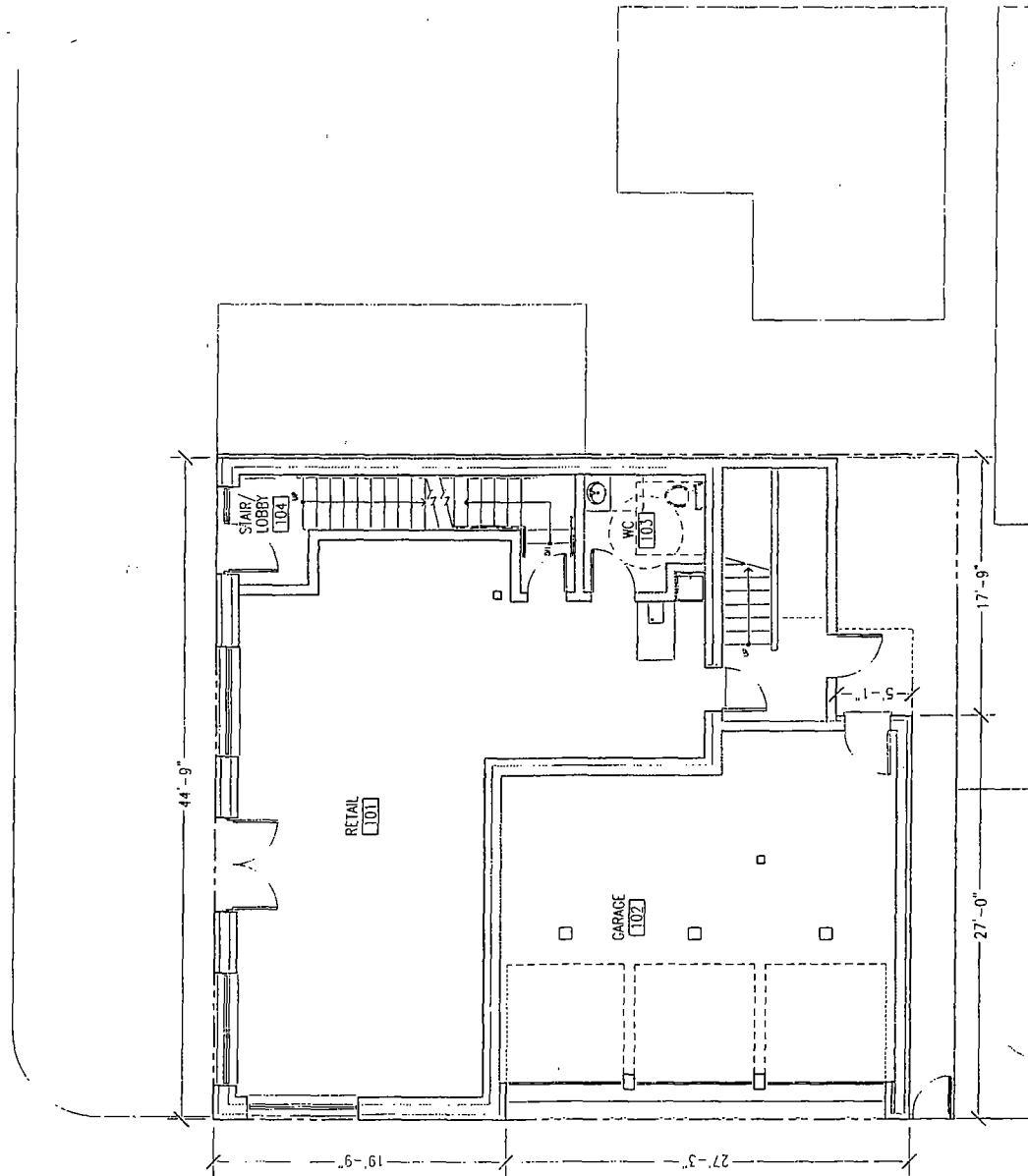


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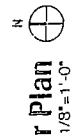


W. WEBSTER AVE



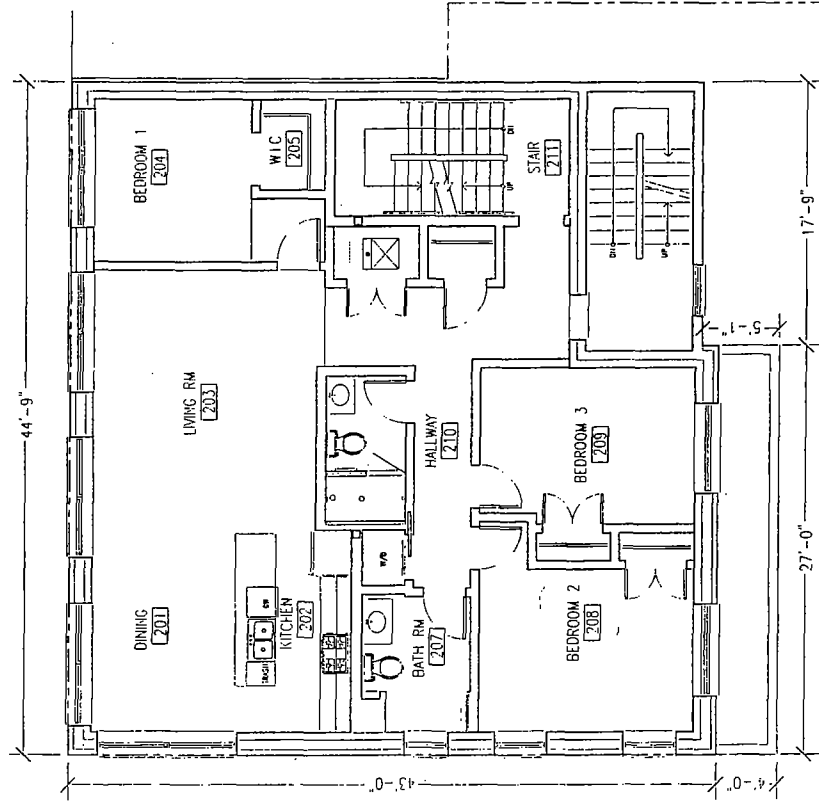
PUBLIC ALLEY

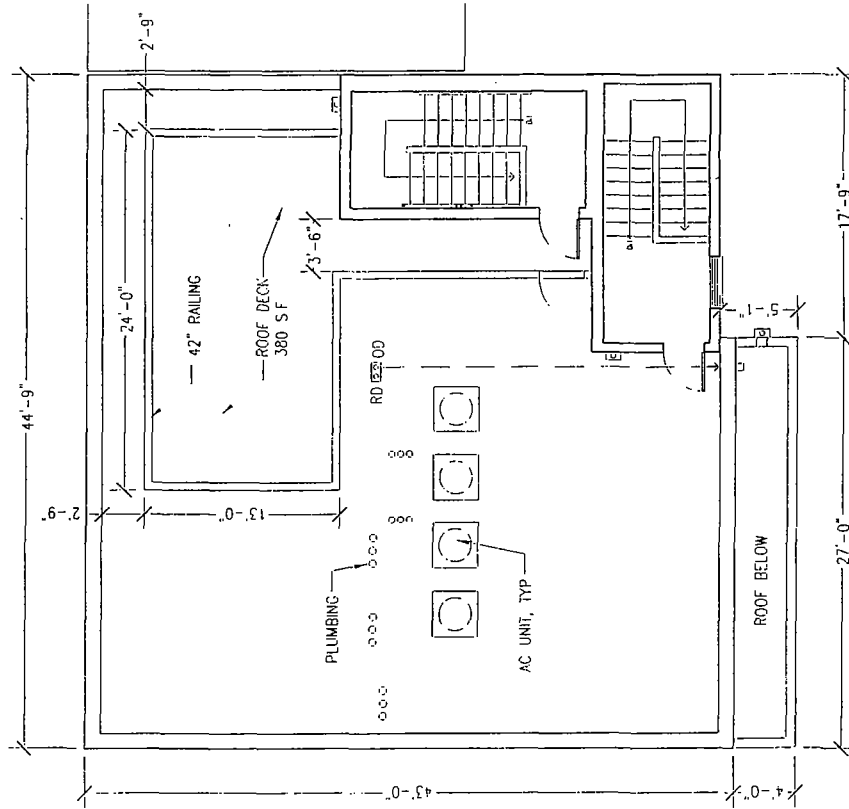
1211 Webster - First Floor Plan
11.03.17



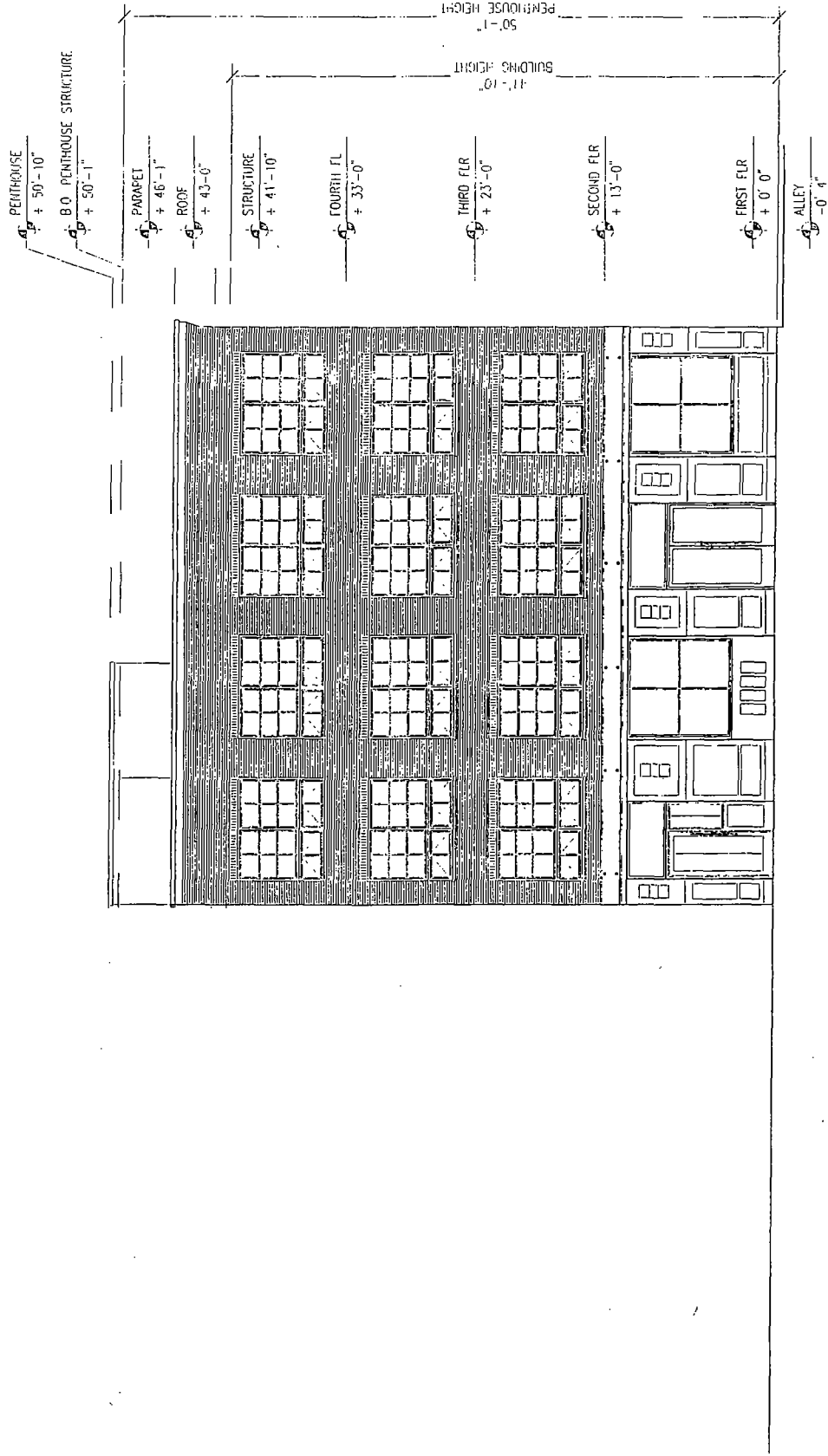
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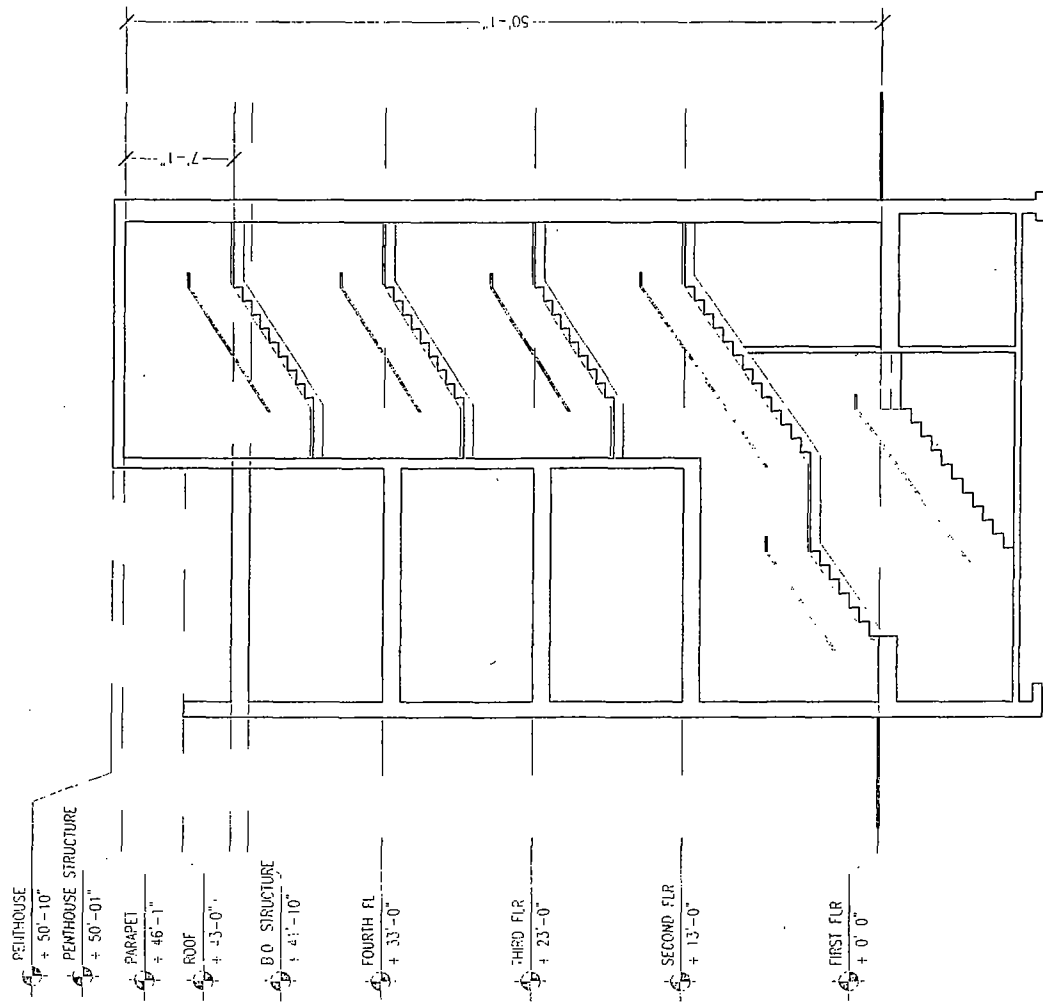




1211 Webster - West Elevation
1/8"=1'-0"

1211 Webster - South Elevation
1/8"=1'-0"

PERIMETER ARCHITECTS
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