

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

WEST WEBSTER AVENUE

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