



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** O2017-7049  
**Type:** Ordinance      **Status:** Passed  
**File created:** 10/11/2017      **In control:** City Council  
**Final action:** 11/21/2017  
**Title:** Zoning Reclassification Map No. 5-G at 1462-1470 W Webster Ave - App No. 19396T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 5-G  
**Attachments:** 1. O2017-7049.pdf, 2. O2017-7049 (V1).pdf

Date	Ver.	Action By	Action	Result
11/21/2017	1	City Council	Passed	Pass
11/20/2017	1	Committee on Zoning, Landmarks and Building Standards		
10/11/2017	1	City Council	Referred	

### ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

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SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the MI-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map No. 5-G in the area bounded by

A line 140 : feet north of and parallel to West Webster Avenue; The public alley next and northeast of West Webster Avenue; West Webster Avenue; A line 100 feet east of and parallel to North Dominick Street

to those of a BI-3 Neighborhood Shopping District.

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

1462-1470 West Webster Avenue

**PROJECT NARRATIVE AND PLANS**  
**TYPE 1 ZONING AMENDMENT 1462-1470**  
**WEST WEBSTER**

BI-3, Neighborhood Shopping District

The applicant is requesting a zoning amendment from a MI-2 Limited Manufacturing/Business Park District to a BI-3 Neighborhood Shopping District to allow for the rehabbing of an existing 2 story building with a basement. Rehab will consist of approximately 5,768 square feet of retail and office on the first floor; approximately 2,358 square feet of office space in the basement and 8 residential dwelling units on the 2<sup>nd</sup> floor with 10 parking spaces. There will be no change to the existing building height of 32 feet 3 inches. The building will include a roof top deck that is available to the residential dwelling units.

Lot Area	10,970 square feet
Parking	10

Building Area	Approximately 15,000 square feet
Rear Setback	0 Existing
Front Setback	0 Existing
East Setback	0 Existing
West Setback	0 Existing
FAR	1.37
MLA	1,371 square feet
Building Height	32 feet 3 inches

PROPOSED SITE PLAN

PROPOSED 1ST FLOOR PLAN

**r«-aB-wyi**  
**i**

PROPOSED 2ND FLOOR PLAN