



Office of the City Clerk

City Hall
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Legislation Text

File #: O2017-7049, **Version:** 1

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 M1-2 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 2nd 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.

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|-----------------|----------------------------------|
| 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

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PROPOSED 2ND FLOOR PLAN