



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
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## Legislation Text

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File #: O2016-6316, Version: 1

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### ORDINANCE

***/T 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 RT4 Two-Flat, Townhouse and Multi-Unit District and B2-1 Neighborhood Mixed-Use District symbols and indications as shown on Map No.5-G in the area bounded by

West Webster Avenue; a line 44.93 feet east of and parallel to the alley next west of and parallel to North Racine Avenue; a line 13.19 feet south of and parallel to West Webster Avenue; a line 43.47 feet east of and parallel to the alley next west of and parallel to North Racine Avenue; a line 15.71 feet south of and parallel to West Webster Avenue; a line 44.93 feet east of and parallel to the alley next west of and parallel to North Racine Avenue; a line 25 feet south of and parallel to West Webster Avenue; a line 50 feet east of and parallel to the alley next 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 off 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 address of property: 1211 West Webster Avenue

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

Proposed Zoning: B2-3 Lot Area: 2,370

sq. ft.

Proposed Land Use: The Applicant is proposing to develop the subject property with a new four-story building containing a retail unit at grade and three (3) dwelling units above. The proposed building will be masonry construction. The proposed building will be 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: 2.75
- b) The project's density (Lot Area per Dwelling Unit): 790 sq. ft.
- 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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## 1211 Webster - Site Plan ©

08.31.16

1/16"=1'-0" N

### PERIMETER

## ARCHITECTS

### 1211 Webster - First Floor Plan ©

08.31.16

1/16"=1'-0" N

**PERIMETER  
ARCHITECTS**

### 1211 Webster - 2nd - 4th Floor Plan©

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1/16"=1'-0" N

**PERIMETER  
ARCHITECTS**

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1211 Webster - North Elevation

1/8"=1'-0"

South Elevation

1211 Webster - Elevations

8.31.16 /cc

**PERIMETER  
ARCHITECTS**

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CP