



# Office of the City Clerk

City Hall  
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## Legislation Text

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File #: O2018-4932, Version: 1

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### 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 of the B3-2 Community Shopping District, as shown on Map 5-H in the area bounded by:

**West Webster Avenue, a line 100 feet East of North Scelcy Avenue, the alley North of and parallel to West Webster Avenue; and a line 125 feet East of North Seeley Avenue.**

To those of B2-2 Neighborhood Mixed-Use District

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

Common Address of Property: 2016 West Webster Ave., Chicago, IL

### **NARRATIVE AND PLANS FOR THE PROPOSED REZONING AT 2016 WEST WEBSTER AVENUE**

The Application is to change zoning for 2016 West Webster Avenue from B3-2 Community Shopping District to B2-2, Neighborhood Mixed-Use District. The Applicant intends to construct a four-story, three (3) dwelling unit building with basement. The footprint of the building will be 19 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: 2.13

BUILDING AREA: 5,806 SQUARE FEET

DENSITY, per DWELLING UNIT: 908.33 SQUARE FEET PER DWELLING UNIT

OFF-STREET PARKING: THERE WILL BE THREE OFF-STREET PARKING SPACES PROVIDED.

FRONT SETBACK: 8 FEET REAR SETBACK: 17 FEET 3

INCHES SIDE SETBACK: 3 FEET (East) 3 FEET (West) \*REAR

YARD OPEN SPACE: ZERO BUILDING HEIGHT: 45 FEET

\* Applicant will seek a variation for the rear yard setback.