



Office of the City Clerk

City Hall
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Legislation Text

File #: SO2019-5564, Version: 1

Final for Publication

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 B2-2 Neighborhood Mixed-Use District, as shown on Map 5-H in the area bounded by:

West Webster Avenue; a line 100 feet East of North Seeley Avenue; the alley next North of and parallel to West Webster Street; and a line 125 feet East of North Seeley Avenue.

To those of B2-3 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 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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16'-0" ASPHALT PUBLIC ALLEY

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