

## City of Chicago

## Office of the City Clerk Document Tracking Sheet



SO2018-6959

**Meeting Date:** 

Sponsor(s):

Type:

Title:

Committee(s) Assignment:

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9/20/2018

Misc. Transmittal

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Ordinance

Zoning Reclassification Map No. 3-H at 1613-1617 W Beach Ave - App No. 19792T1 Committee on Zoning, Landmarks and Building Standards

## **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 RT4, Residential Two-Flat, Townhouse and Multi-Unit District symbols as shown on Map No. 3-H in the area bounded by:

West Beach Street; the public alley next west of and parallel to North Ashland Avenue; the public alley next south of and parallel to West Beach Street; and a line 153.75 feet west of and parallel to North Ashland Avenue.

To those of an RM4.5, Residential Multi-Unit District

SECTION 2. This Ordinance takes effect after its passage and due publication.

Common address of property: 1613-17 West Beach Avenue, Chicago

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## NARRATIVE AND PLANS AMENDED TO BE A TYPE 1 FOR 1613-17 WEST BEACH AVENUE, CHICAGO, IL

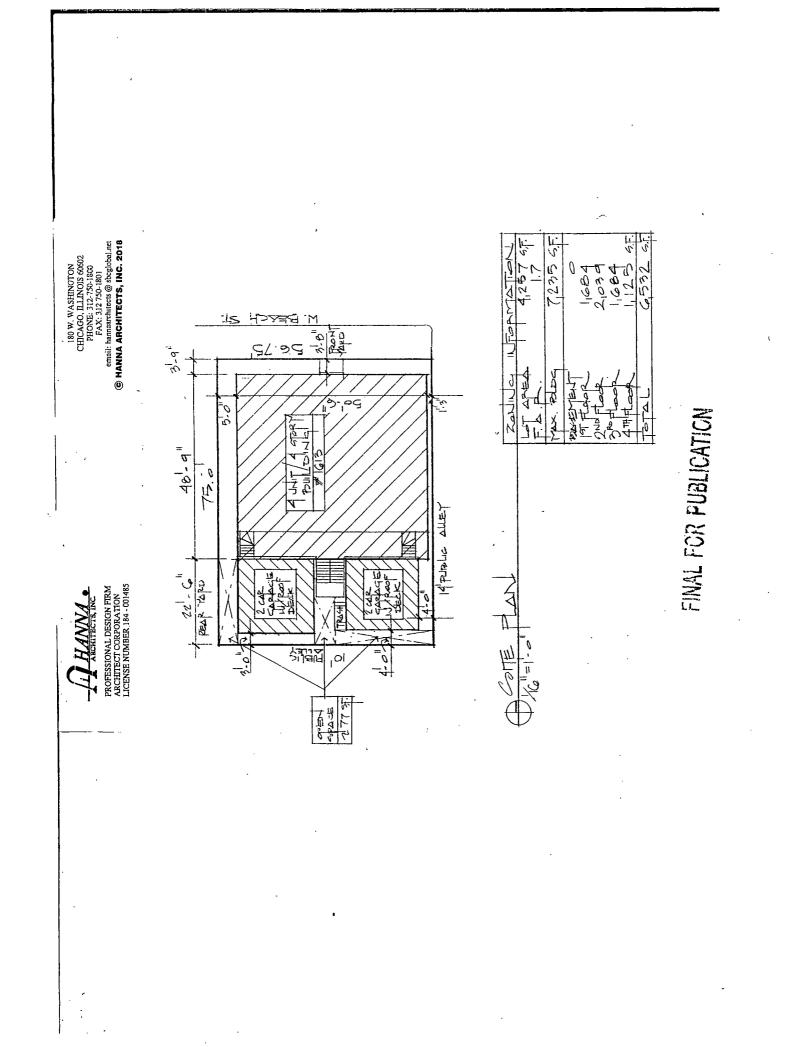
The Applicant needs a zoning change in order to comply with the maximum floor area requirements of the Zoning Ordinance to build a new four story residential building with 4 dwelling units.

| Project Description: | Zoning Change from an RT4 to an RM4.5   |
|----------------------|---|
| Use:                 | Residential Building with 4 Dwelling Units  |
| Floor Area Ratio:    | 1.54  |
| Lot Area:            | 4,256 Square Feet   |
| Building Floor Area: | 6,532 Square Feet   |
| Density:             | 1,064 Square Feet per Dwelling Unit   |
| Off- Street parking: | Parking spaces: 4   |
| Set Backs:           | Front: 3 Feet 8 Inches<br>East Side: 1 Foot 3 Inches / West Side: 5 Feet<br>Rear: 22 Feet 6 Inches *<br>Rear Yard Open space: 277 Square Feet |
| Building height:     | 46 Feet 10 Inches   |

\* will file for variation if needed

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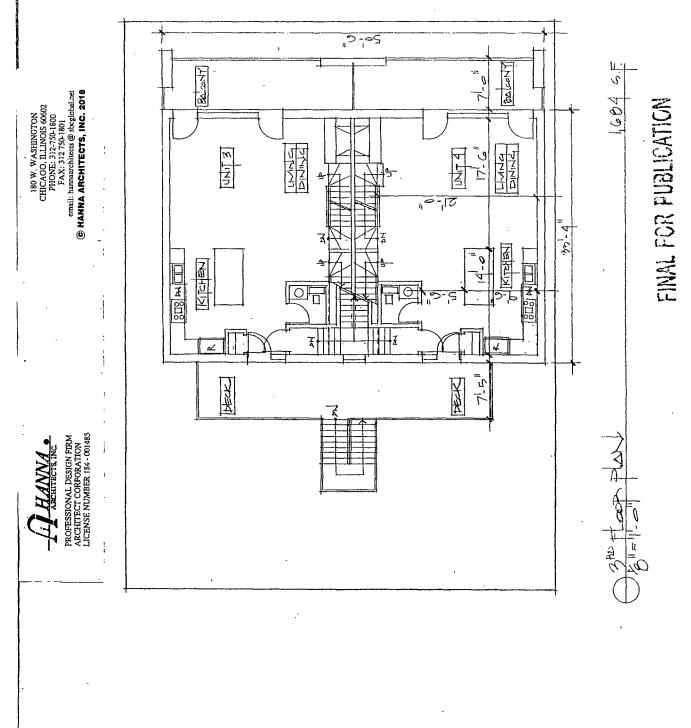
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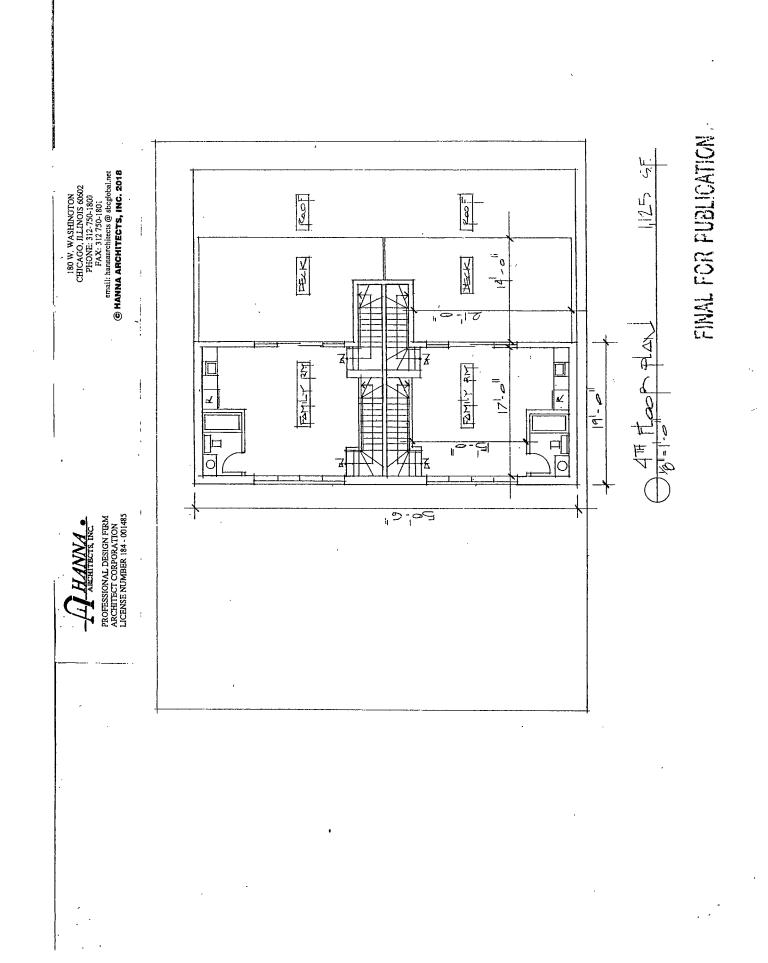


FINAL FOR FUBLICATION \_\_\_\_ Carry Mark LI CATO TOM 180 W. WASHINGTON 180 W. WASHINGTON CHICAGO, ILLINOIS 60602 PHONE: 312-750-1800 FAX: 312 750-1801 FAX: 312 750-1801 email: hannarchitets @ sbeglobal.net @ HANNA ARCHITECTS, INC. 2018 -2 UNT A UNSTR BERROOM UNIT B MOON | <u>|</u> 10 01 l Þ 9-6 2 10- U DDROOM 2 -0 4-.6 1-1-1 je T I \_\_\_\_\_\_ \_\_\_\_\_ ....C...C 12'-er 1 3'-er 3--2 ņ Lance Comp 6'-CI 2'-E E HOOM 3 θ E MOONULA 10.21 7-7 THE REAL PROPERTY. 9 1-1-Ŷ æ l¢\_ \$ PROFESSIONAL DESIGN FIRM ARCHITECT CORPORATION LICENSE NUMBER 184 - 001485 ANNA . 立ち 10111 10111 10111 T S نہ۔ رب i:

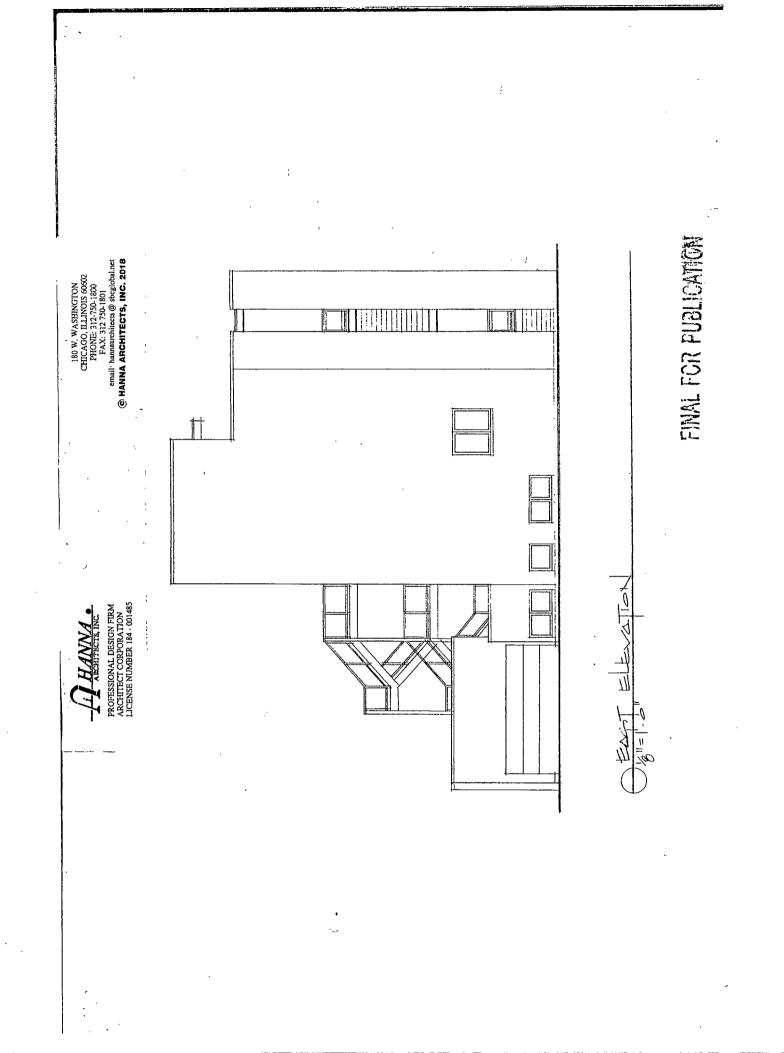
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