



# City of Chicago



SO2018-6959

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	9/20/2018
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 3-H at 1613-1617 W Beach Ave - App No. 19792T1
<b>Committee(s) Assignment:</b>	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**

**FINAL FOR PUBLICATION**

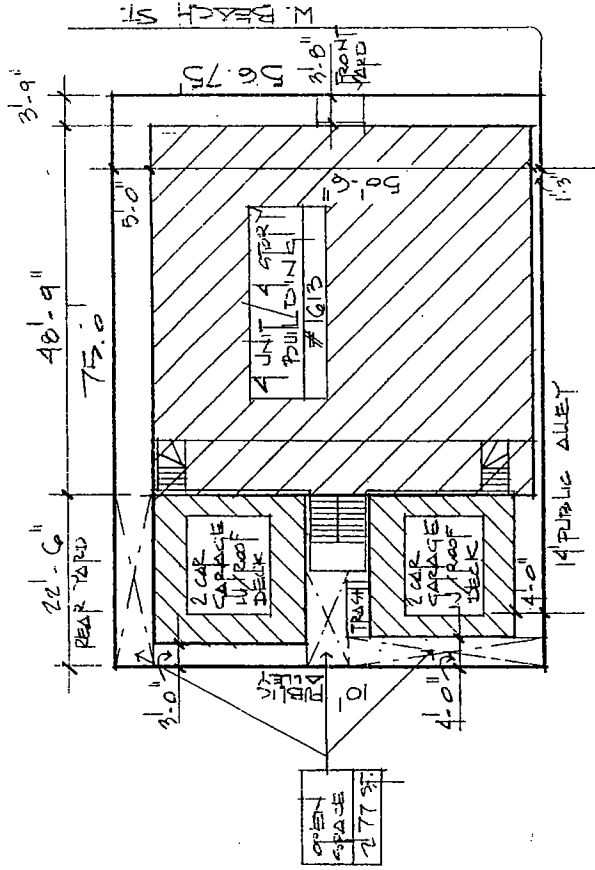
**NARRATIVE AND PLANS AMENDED TO BE A TYPE 1 FOR  
1613-17 WEST BEACH AVENUE, CHICAGO, IL**

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 East Side: 1 Foot 3 Inches / West Side: 5 Feet Rear: 22 Feet 6 Inches * Rear Yard Open space: 277 Square Feet
Building height:	46 Feet 10 Inches

\* will file for variation if needed

FINAL FOR PUBLICATION



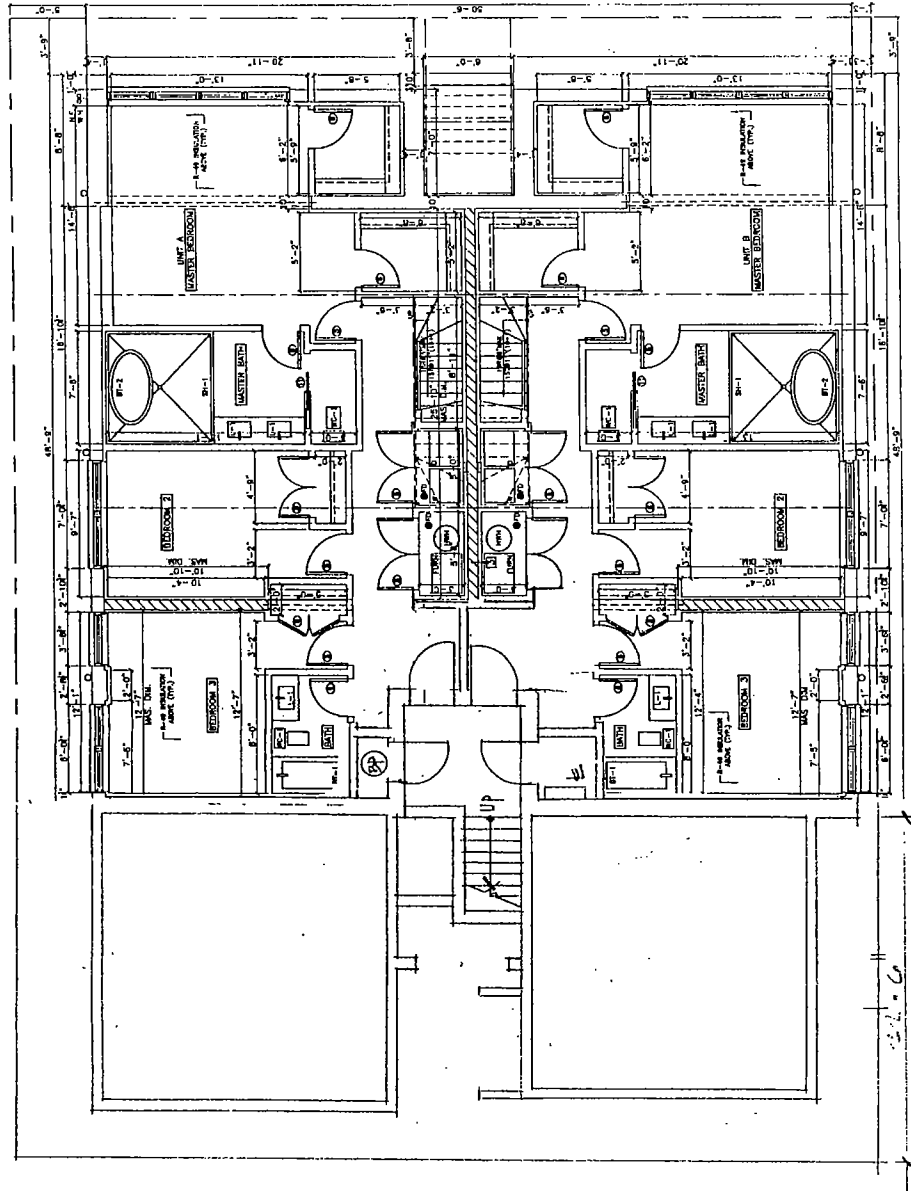
⊙ SITE PLAN  
1/8" = 1'-0"

ZONING INFORMATION	
LOT AREA	4,257 SF
F.D.P.	1.7
MAX. BLDG	7,235 SF
BASEMENT	0
1ST Floor	1,684
2ND Floor	2,034
3RD Floor	1,684
4TH Floor	1,125 SF
TOTAL	6,532 SF

FINAL FOR PUBLICATION

**HANNA**  
ARCHITECTS, INC.  
PROFESSIONAL DESIGN FIRM  
ARCHITECT CORPORATION  
LICENSE NUMBER 184 - 001485

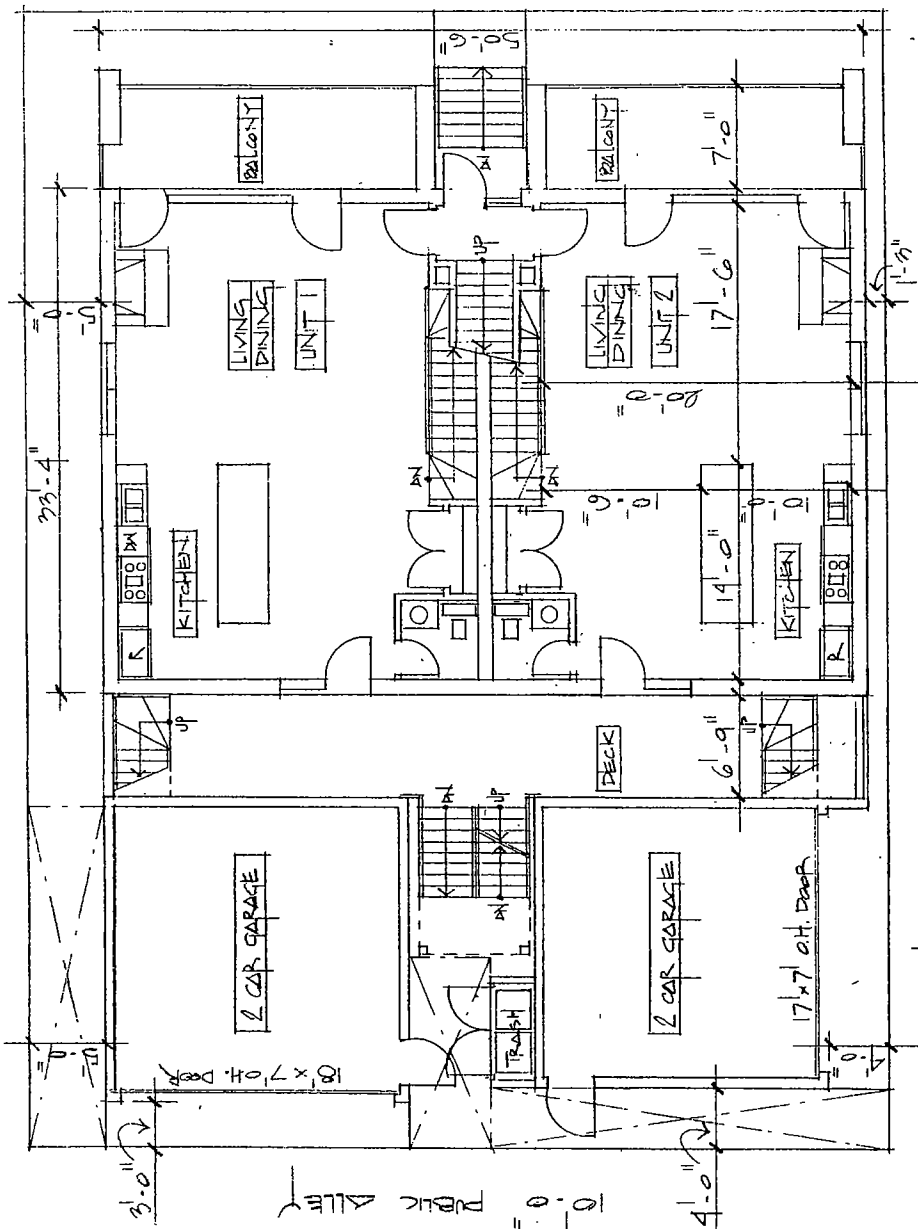
180 W. WASHINGTON  
CHICAGO, ILLINOIS 60602  
PHONE: 312-750-1800  
FAX: 312-750-1801  
email: hannaarchitects@sbcglobal.net  
© **HANNA ARCHITECTS, INC. 2018**



Basement Floor Plan  
1/8" = 1'-0"  
FINAL FOR PUBLICATION

**LI HANNA •**  
ARCHITECTS, INC.

email: [hannaarchitects@sbcglobal.net](mailto:hannaarchitects@sbcglobal.net)  
**© HANNA ARCHITECTS, INC. 2018**



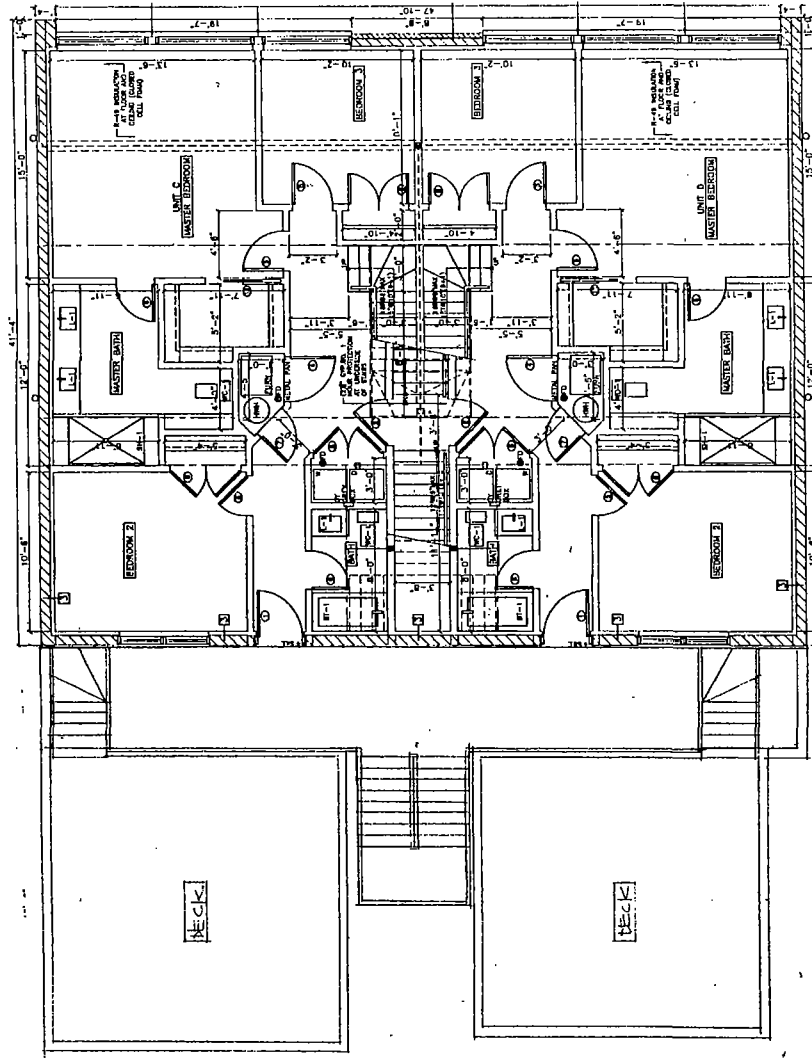
4-0 PUBLIC ALLEY

1,684 67.1

FINAL FOR PUBLICATION

**HANNA**  
ARCHITECTS, INC.  
PROFESSIONAL DESIGN FIRM  
ARCHITECT CORPORATION  
LICENSE NUMBER 184 - 001485

180 W. WASHINGTON  
CHICAGO, ILLINOIS 60602  
PHONE: 312-750-1800  
FAX: 312-750-1801  
email: hannaarchitects@sbcglobal.net  
© HANNA ARCHITECTS, INC. 2018

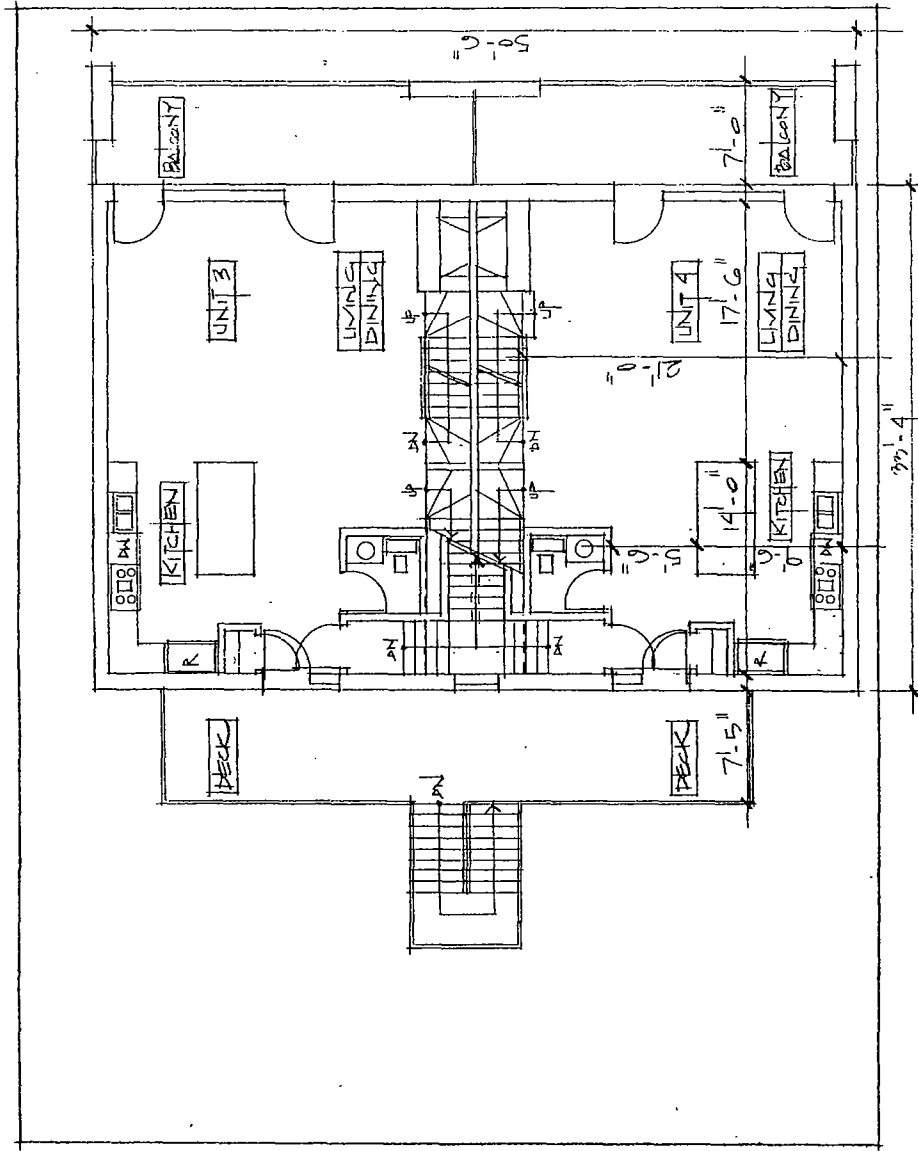


2nd Floor Plan  
1/8" = 1'-0"

FINAL FOR PUBLICATION

**HANNA**  
ARCHITECTS, INC.  
PROFESSIONAL DESIGN FIRM  
ARCHITECT CORPORATION  
LICENSE NUMBER 184-001485

180 W. WASHINGTON  
CHICAGO, ILLINOIS 60602  
PHONE: 312-750-1800  
FAX: 312-750-1801  
email: hannaarchitects@sbcglobal.net  
© HANNA ARCHITECTS, INC. 2018

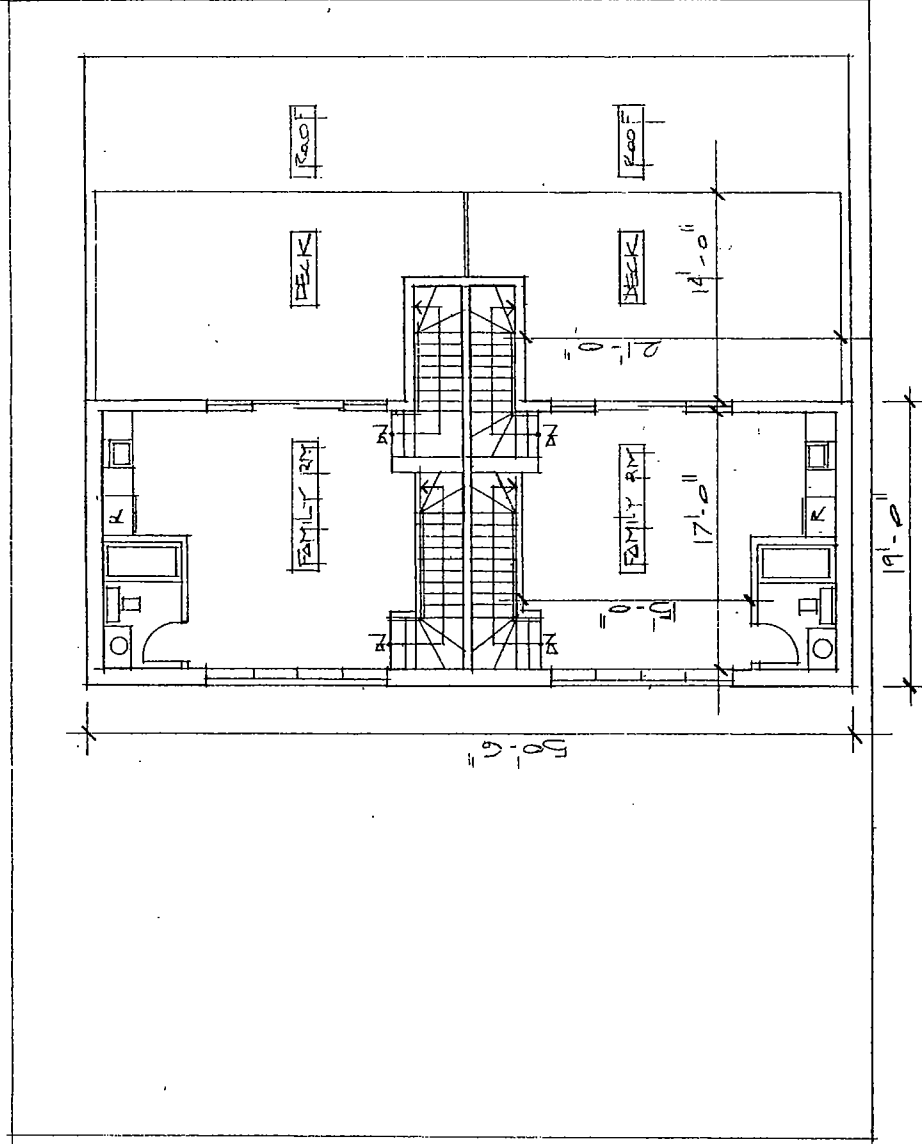


3<sup>RD</sup> Floor Plan  
1/8" = 1'-0"

1,684 S.F.

FINAL FOR PUBLICATION



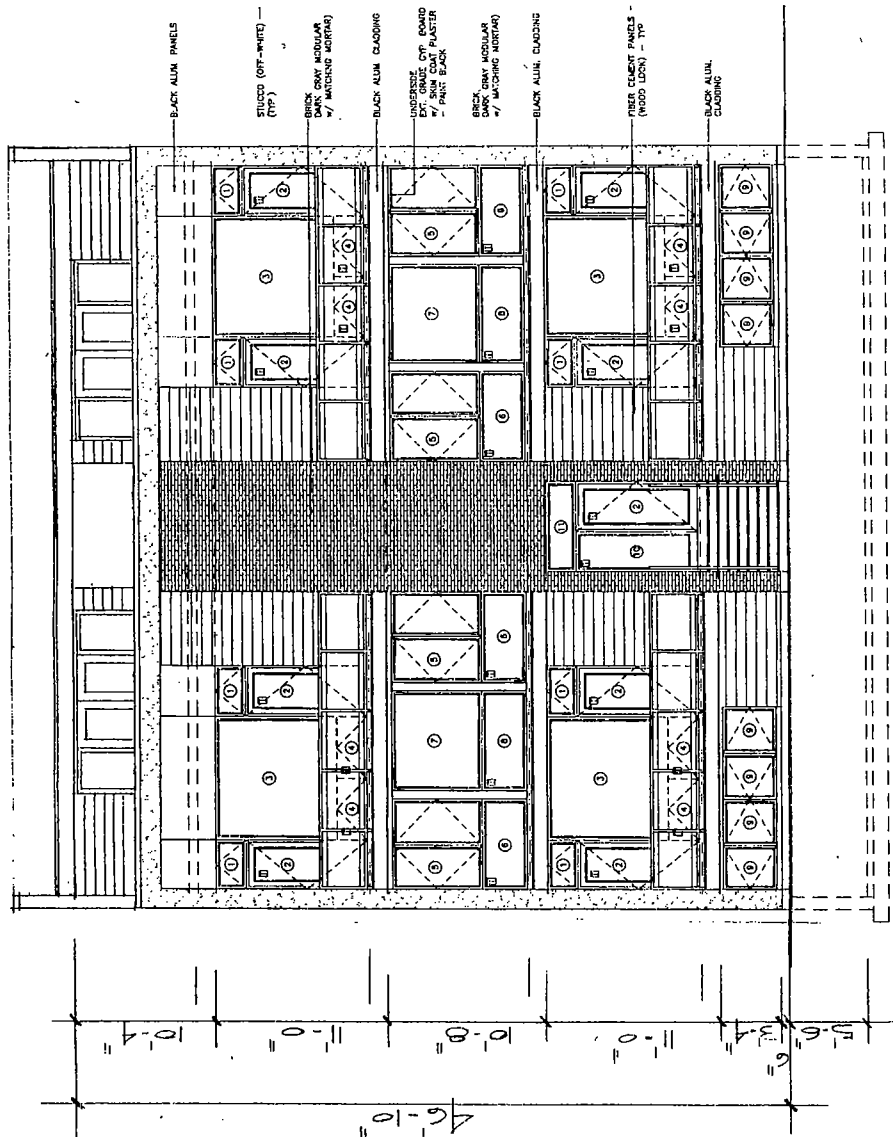


4TH Floor Plan 1125 GF  
1/8" = 1'-0"

FINAL FOR PUBLICATION

**HANNA**  
ARCHITECTS, INC.  
PROFESSIONAL DESIGN FIRM  
ARCHITECT CORPORATION  
LICENSE NUMBER 184 - 001485

180 W. WASHINGTON  
CHICAGO, ILLINOIS 60602  
PHONE: 312-750-1800  
FAX: 312-750-1801  
email: hannaarchitects@sbeglobal.net  
© **HANNA ARCHITECTS, INC. 2018**



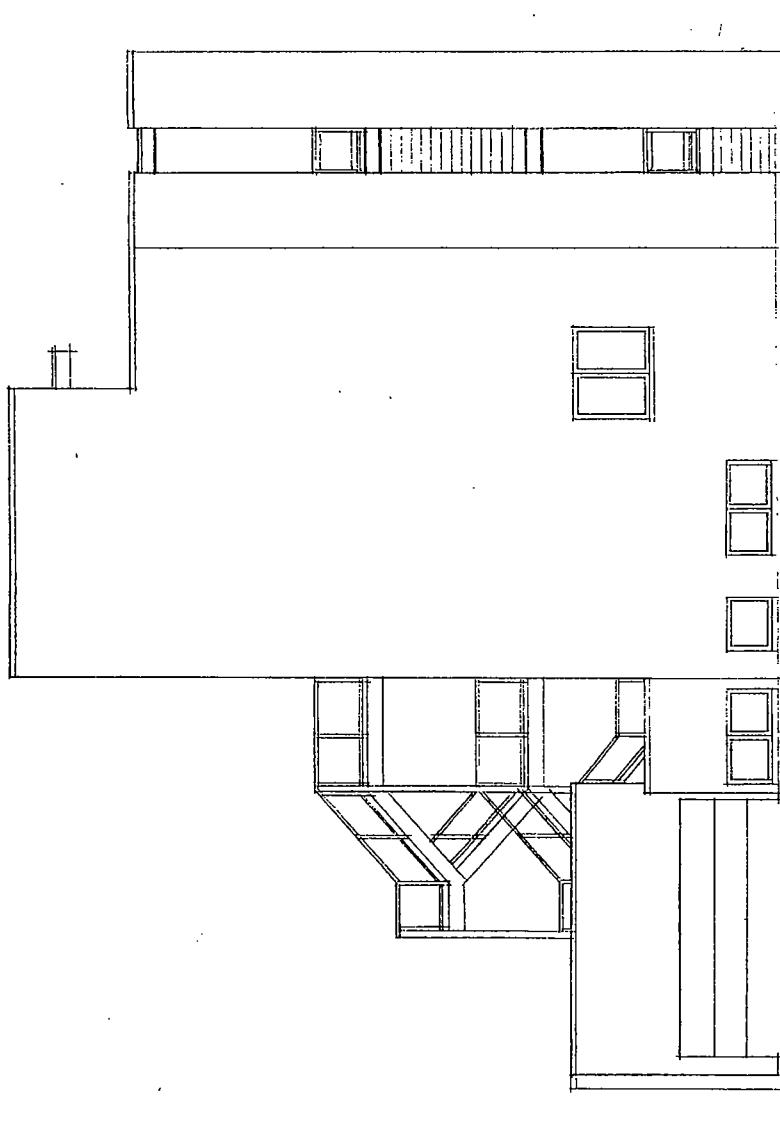
○ FRONT ELEVATION  
1/8" = 1'-0"

FINAL FOR PUBLICATION



PROFESSIONAL DESIGN FIRM  
ARCHITECT CORPORATION  
LICENSE NUMBER 184-001485

180 W. WASHINGTON  
CHICAGO, ILLINOIS 60602  
PHONE: 312-750-1800  
FAX: 312-750-1801  
email: hannaarchitects@sbglobal.net  
© HANNA ARCHITECTS, INC. 2018



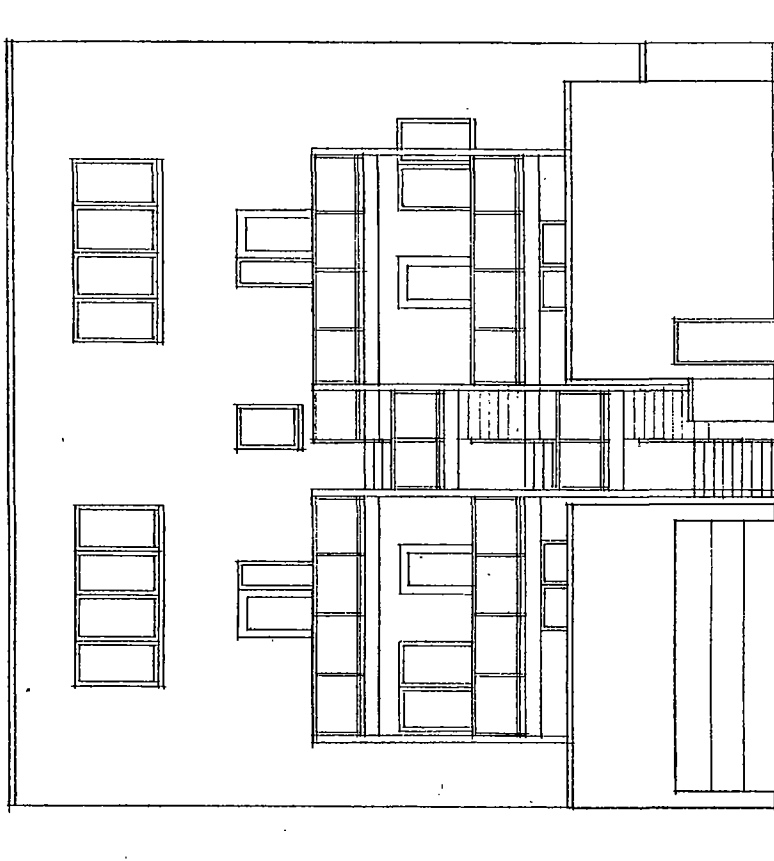
East Elevation  
 $\frac{1}{8}" = 1'-0"$

FINAL FOR PUBLICATION



PROFESSIONAL DESIGN FIRM  
ARCHITECT CORPORATION  
LICENSE NUMBER 184 - 007485

180 W. WASHINGTON  
CHICAGO, ILLINOIS 60602  
PHONE: 312-750-1800  
FAX: 312-750-1801  
email: hannaarchitects@sb-global.net  
© HANNA ARCHITECTS, INC. 2018

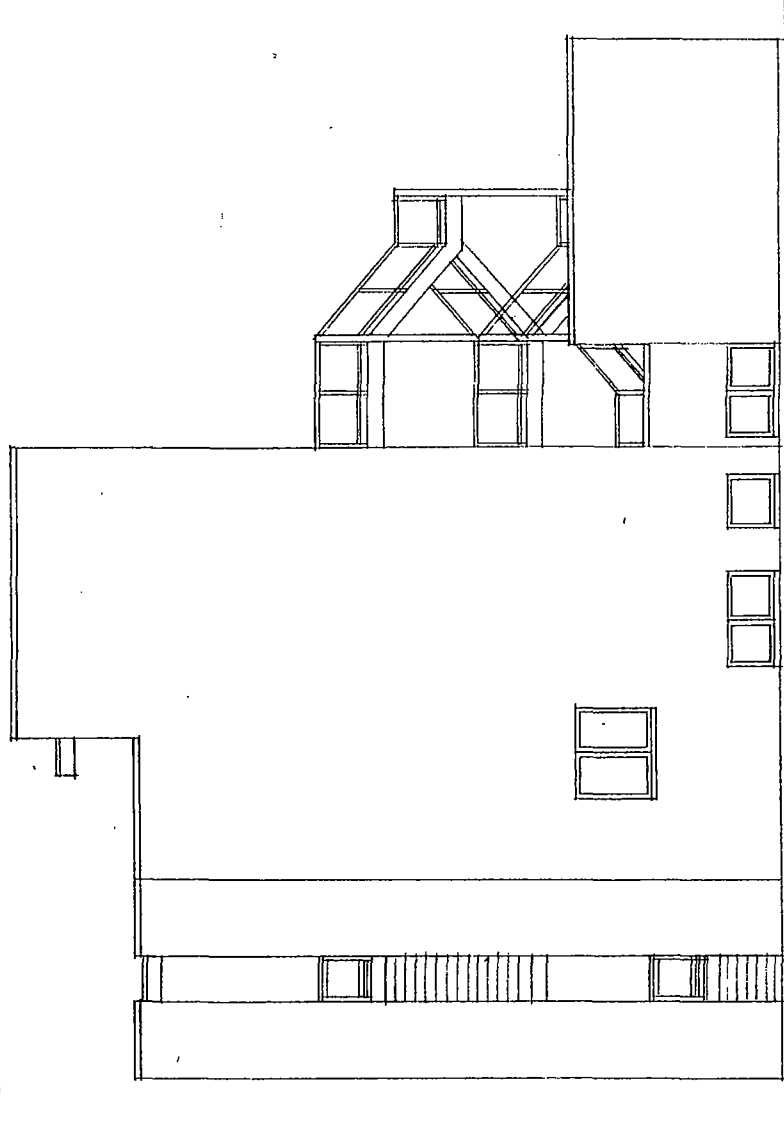


REAR ELEVATION  
1/8" = 1'-0"

FINAL FOR PUBLICATION

**HANNA**  
ARCHITECTS, INC.  
PROFESSIONAL DESIGN FIRM  
ARCHITECT CORPORATION  
LICENSE NUMBER 184 - 001495

180 W. WASHINGTON  
CHICAGO, ILLINOIS 60602  
PHONE: 312-750-1800  
FAX: 312-750-1801  
email: hannaarchitects@sbcglobal.net  
© HANNA ARCHITECTS, INC. 2018



WEST ELEVATION  
1/8" = 1'-0"

FINAL FOR PUBLICATION