

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

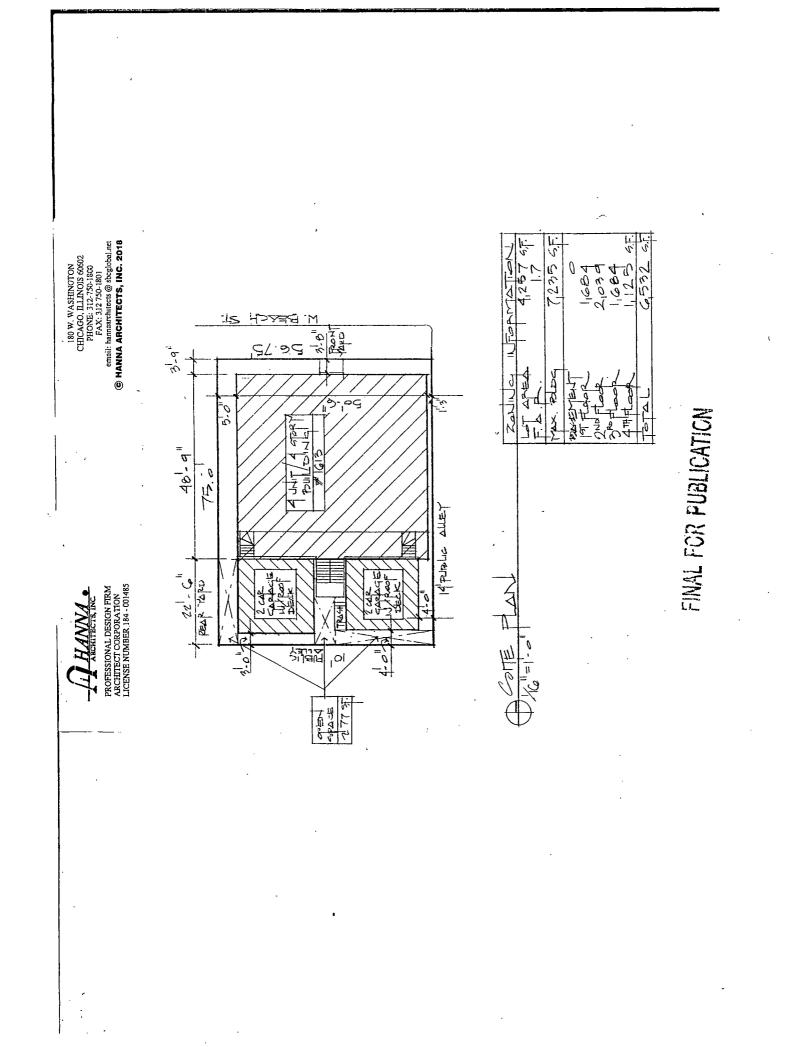
The Applicant needs a zoning change in order to comply with the maximum floor area requirements of the Zoning Ordinance to build a new four story residential building with 4 dwelling units.

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 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

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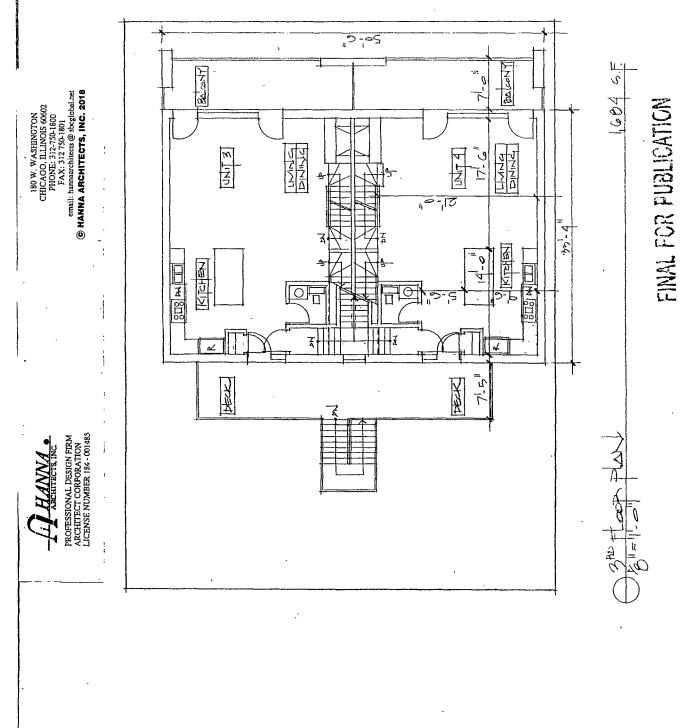
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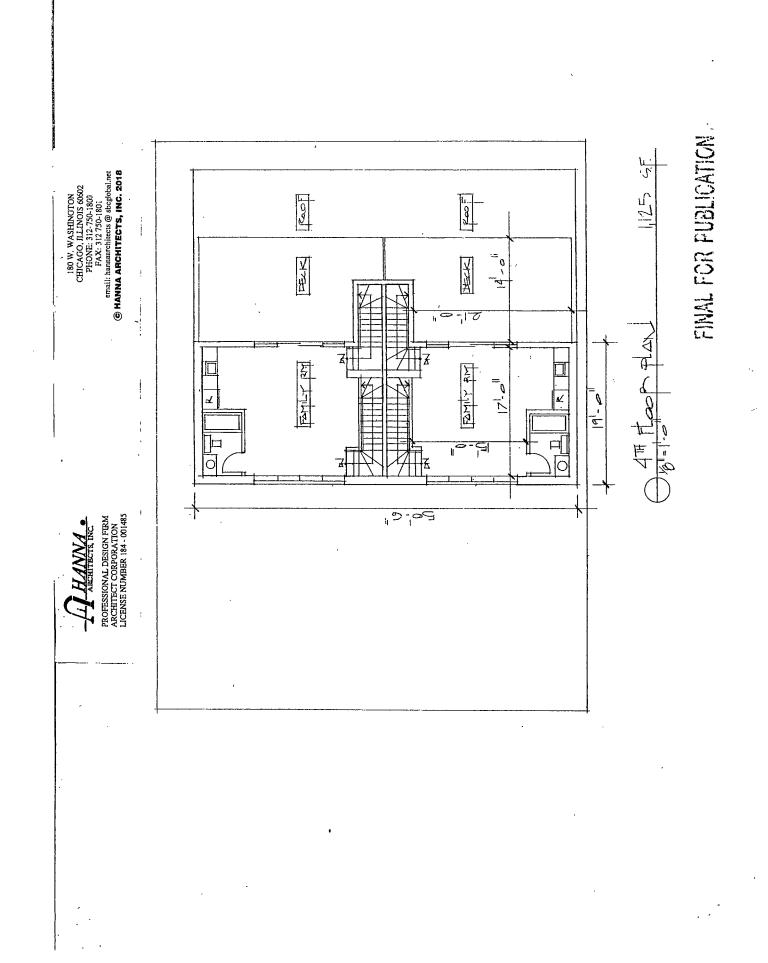


FINAL FOR FUBLICATION ____ Carry Mark LI CATO TOM 180 W. WASHINGTON 180 W. WASHINGTON CHICAGO, ILLINOIS 60602 PHONE: 312-750-1800 FAX: 312 750-1801 FAX: 312 750-1801 email: hannarchitets @ sbeglobal.net @ HANNA ARCHITECTS, INC. 2018 -2 UNT A UNSTR BERROOM UNIT B MOON | <u>|</u> 10 01 l Þ 9-6 2 10- U 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:

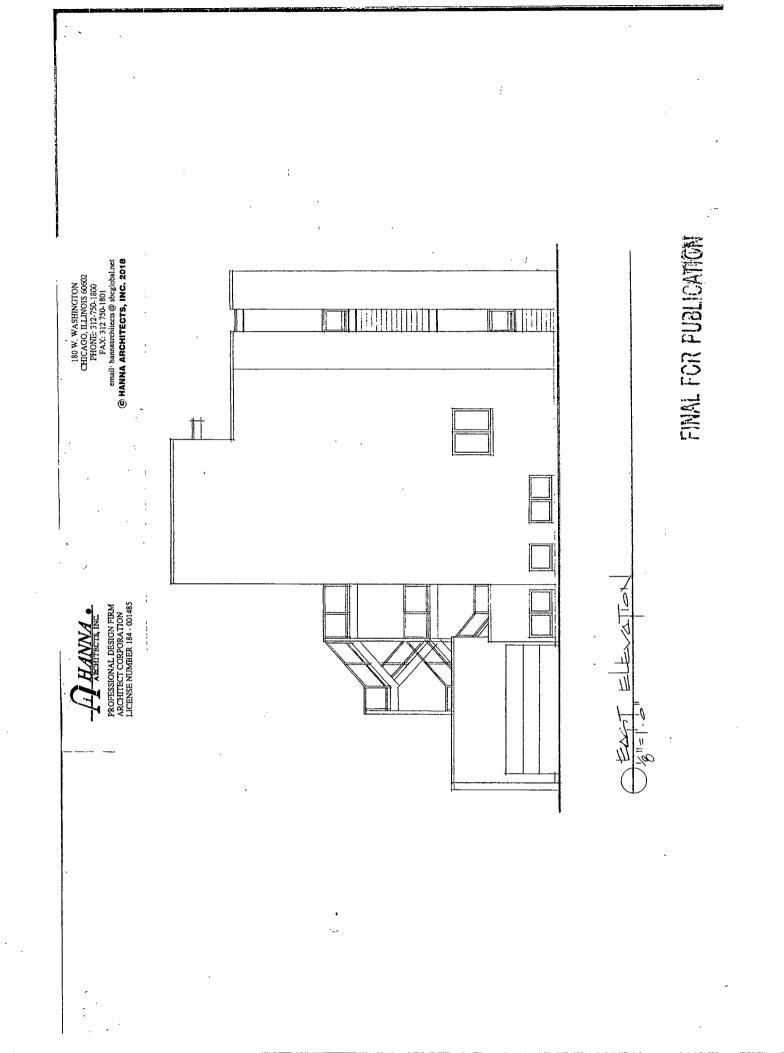
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