



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

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

**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

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