



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
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Chicago, IL 60602  
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## Legislation Text

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File #: SO2018-6959, Version: 1

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### 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**

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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