



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2018-6959
Type: Ordinance **Status:** Passed
File created: 9/20/2018 **In control:** City Council
Final action: 10/31/2018
Title: Zoning Reclassification Map No. 3-H at 1613-1617 W Beach Ave - App No. 19792T1
Sponsors: Misc. Transmittal
Indexes: Map No. 3-H
Attachments: 1. O2018-6959.pdf, 2. SO2018-6959.pdf

Date	Ver.	Action By	Action	Result
10/31/2018	1	City Council	Passed as Substitute	Pass
10/22/2018	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
9/20/2018	1	City Council	Referred	

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 pyBLICATiCM

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