



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
[www.chicityclerk.com](http://www.chicityclerk.com)

## Legislation Text

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**File #:** SO2015-7681, **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 and indications as shown on Map No. 9-G in the area bounded by

The public alley next north of and parallel to West Newport Avenue; the public alley next east of and parallel to North Seminary Avenue; West Newport Avenue; a line 68.50 feet east of and parallel to North Seminary Avenue,

to those of an RM4.5 Residential Multi-Unit District.

**SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.**

Common Address of Property :

1044 West Newport Avenue

**Narrative**

Applicant proposes rezoning the property at 1044 West Newport Avenue from the current RT-4 zoning to RM-4.5 to permit the redevelopment of an existing structure into a two-story plus basement, nine-unit, multi-family development with nine off-street parking spaces and a rear addition. The following describes the features of the proposed development as they are depicted in the attached plans.

	<b>Proposed</b>
<b>FAR</b>	1.2
<b>Minimum Lot Area per Dwelling Unit</b>	786.9 square feet
<b>Maximum Number of Units</b>	9
<b>Off-street Parking</b>	9 spaces or 1:1
<b>Bicycle Parking</b>	5 spaces
<b>Setbacks</b>	
<i>Front</i>	Existing Setback of 0 feet
<i>Side (cumulative) (ft)</i>	, 1.62 feet at existing building 6.5 feet at addition
<i>Side (minimum on each side) (ft)</i>	East side: Existing - 0 feet West Side: 1.62 feet at existing portion 6.5 feet at addition
<i>Rear (ft)</i>	42.4 feet
<b>Building Height (ft)</b>	Existing height of 29.58 feet

SITE PLAN SCHEME A.I 0

SULLIVAN:

JAB REAL ESTATE, INC

DEVELOPER SEPTEMBER 30, 2015

**1044 W NEWPORT AVE**

CHICAGO, ILLINOIS

JAB REAL ESTATE, INC

DEVELOPER SEPTEMBER 30, 2015

**BASEMENT FLOOR PLAN**

north ■ SCHEME A. 10

**1044 W NEWPORT AVE**

CHICAGO, ILLINOIS

SULLIVAN

\* :I S IS' N

FIRST  
FLOOR  
PLAN  
SCHEME  
A.10

I S U L L I V  
A N

JAB REAL ESTATE, INC

DEVELOPER SEPTEMBER 30, 2015

**1044 W NEWPORT AVE**

CHICAGO, ILLINOIS

SECOND FLOOR PLAN SCHEME A.I 0

SULLIVAN

JAB REAL ESTATE, INC

DEVELOPER SEPTEMBER 30, 2015

**1044 W NEWPORT AVE**

CHICAGO, ILLINOIS

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