



# Office of the City Clerk

City Hall  
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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 pyBLICATiCM

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