



# City of Chicago



SO2017-133

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	1/25/2017
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 1-G at 1448 W Erie St - App No. 19083T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

#19083T1  
INTRO DATE  
01-25-17

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 RS-3 Residential Single-Unit (Detached Housing) District, as shown on Map 1-G in the area bounded by:

**West Erie Street, a line 25 feet west of North Bishop Street, the alley north and parallel to West Erie Street and a line 50 feet west of North Bishop Street.**

To those of **RM-4.5** Residential Multi-Unit District

**SECTION 2.** This ordinance takes effect after its passage and approval.

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Common Address of Property: 1448 West Erie Street, Chicago, IL

**SUBSTITUTE  
NARRATIVE AND PLANS  
FOR THE PROPOSED REZONING  
AT  
1448 WEST ERIE STREET**

The Application to change zoning for 1448 West Erie Street from RS-3 Residential Single-Unit (Detached House) District to RM-4.5 Residential Multi-Unit District. The Applicant intends to use the subject property to construct a three story building with roof access, consisting of three residential dwelling units. There will also be three garage parking spaces. The footprint of the building shall be approximately 20 feet by 75 feet in size and the building shall be 37 feet 10 inches high, as defined by City Code

**LOT AREA:** 3,125 SQUARE FEET

**FLOOR AREA RATIO:** 1.32

**BUILDING AREA:** 4,147 SQUARE FEET

**DENSITY, LOT AREA PER DWELLING UNIT:** 1,382.33 SQUARE FEET

**OFF-STREET PARKING:** THE PROPERTY WILL HAVE A THREE CAR GARAGE.

**FRONT SETBACK:** 12 FEET 6 INCHES \* (APPLICANT WILL SEEK A VARIATION FOR YARD REDUCTION).

**REAR SETBACK:** 37 FEET 6 INCHES

**SIDE SETBACK:** 2 FEET (EAST) 3 FEET (WEST)

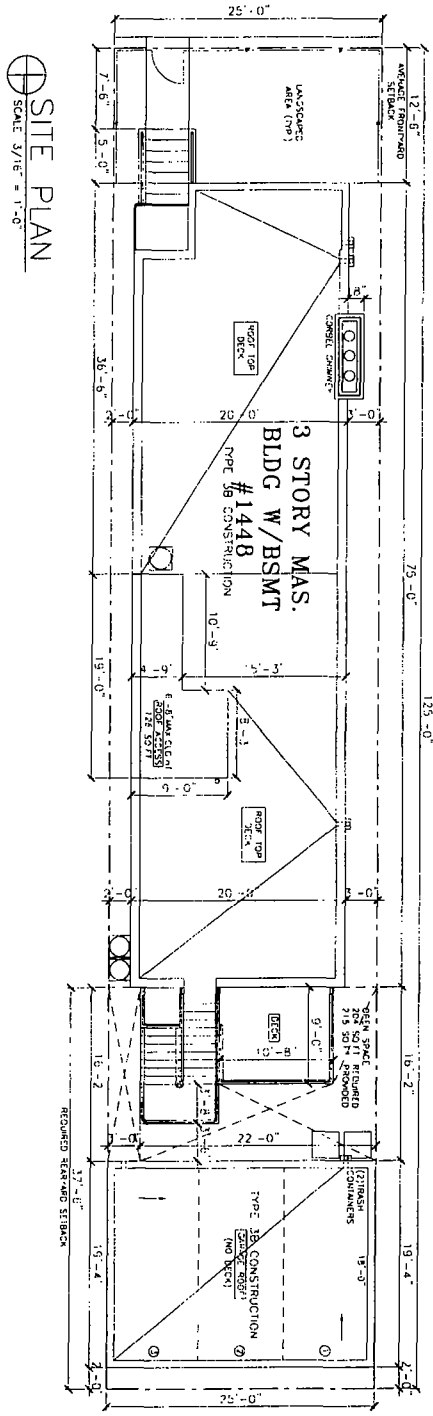
**REAR YARD OPEN SPACE:** 215 SQUARE FEET

**BUILDING HEIGHT:** 37 FEET 10 INCHES

**FINAL FOR PUBLICATION**

W. ERIE ST

SOFTWALK



⊕ SITE PLAN  
SCALE 3/16" = 1'-0"

ABSTRACT REARWARD SETBACK CALCULATION  
 125'-0" (TOTAL BUILDING LENGTH) - 19'-0" (FRONT SETBACK) - 19'-0" (REAR SETBACK) = 87'-0" (AVAILABLE REARWARD SETBACK)  
 87'-0" (AVAILABLE REARWARD SETBACK) - 19'-0" (REAR SETBACK) = 68'-0" (REARWARD SETBACK)  
 68'-0" (REARWARD SETBACK) > 19'-0" (REAR SETBACK) ✓

14 FT. ALLEY

FINAL FOR PUBLICATION

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PROJECT NAME & ADDRESS  
 1448 W. ERIE ST  
 3 STORY 3 UNIT  
 APART BLDG. W/BSMT  
 CHICAGO, ILLINOIS

SHEET TITLE  
 SITE PLAN

SHEET NUMBER  
 A-1



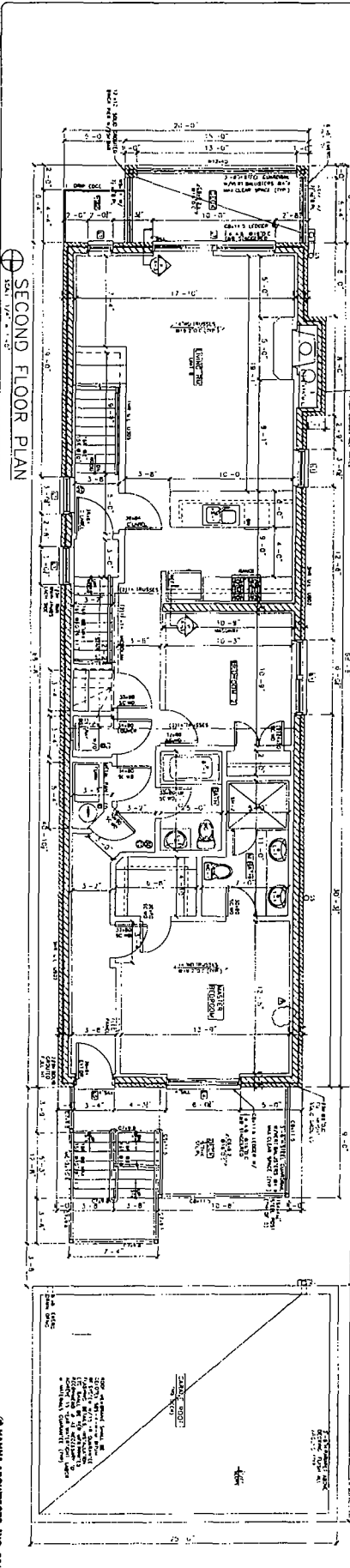
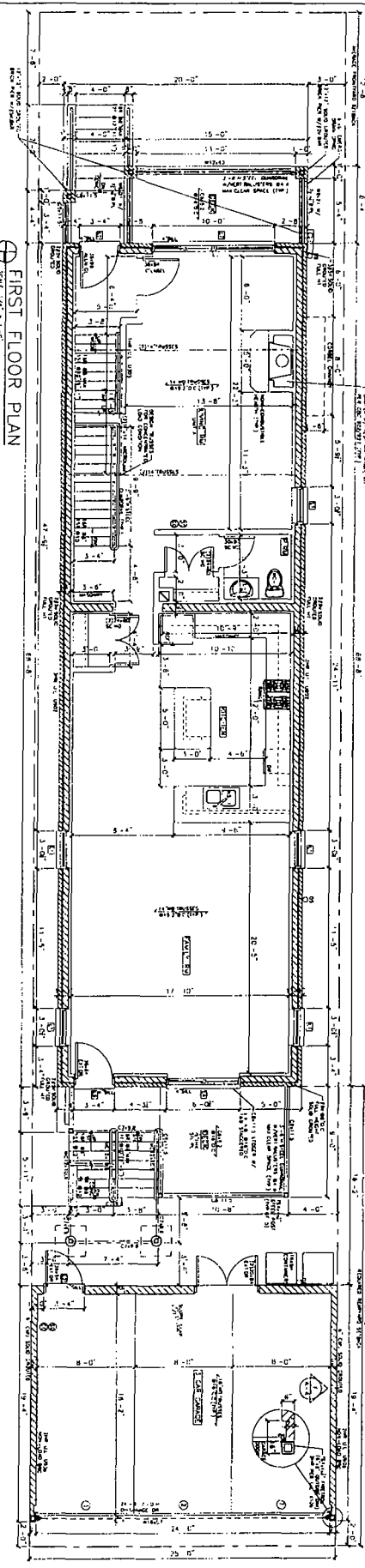
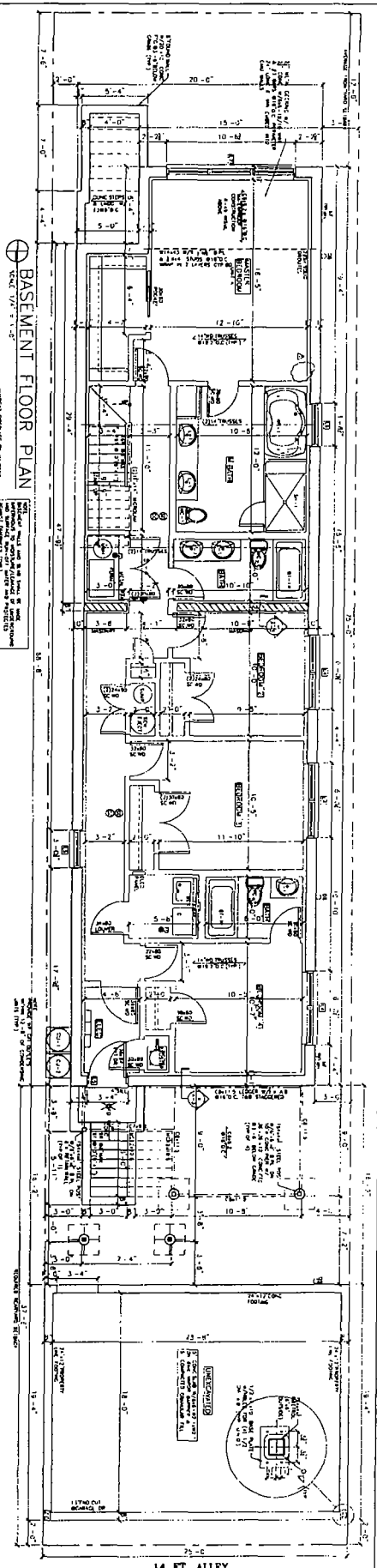
NOTICE TO THE PUBLIC: This drawing was prepared by the firm of HANNA ARCHITECTS, INC. under the supervision and seal of the Professional Engineer, JAMES HANNA, No. 001-030717, State of Illinois. The Engineer is responsible for the design and construction of the project. The Engineer is not responsible for the design and construction of the project if the project is not constructed in accordance with the design shown on this drawing.

DATE OF PREPARED: 11/11/17  
 DRAWN BY: JH  
 CHECKED BY: JH

**HANNA**  
 ARCHITECTS, INC.

110 W. WASHINGTON  
 CHICAGO, ILLINOIS 60601  
 TEL: (312) 756-1800  
 FAX: (312) 756-1801

PROFESSIONAL DESIGN FIRM  
 LICENSE NUMBER: 194-001490



**NOT FOR PUBLICATION**

**HANNA**  
1412 75th Ave  
14th W. WASHINGTON  
CHICAGO, ILLINOIS 60656  
PROFESSIONAL DESIGN FIRM  
ARCHITECT CORPORATION  
LICENSE NUMBER 144-00483

**CONSTRUCTION NOTES:**  
1. REFER TO ALL SHEETS FOR NOTES.  
2. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE.  
3. FINISHES AND MATERIALS TO BE AS SHOWN ON SCHEDULES.  
4. ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.  
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.  
6. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.  
7. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.  
8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY AND SECURITY AT ALL TIMES.  
9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL WORK.  
10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE COMMUNICATION WITH THE ARCHITECT AT ALL TIMES.

**PROJECT NAME & ADDRESS**  
1448 W. ENRIE ST  
3RD FLOOR, 3 UNIT  
CHICAGO, ILLINOIS

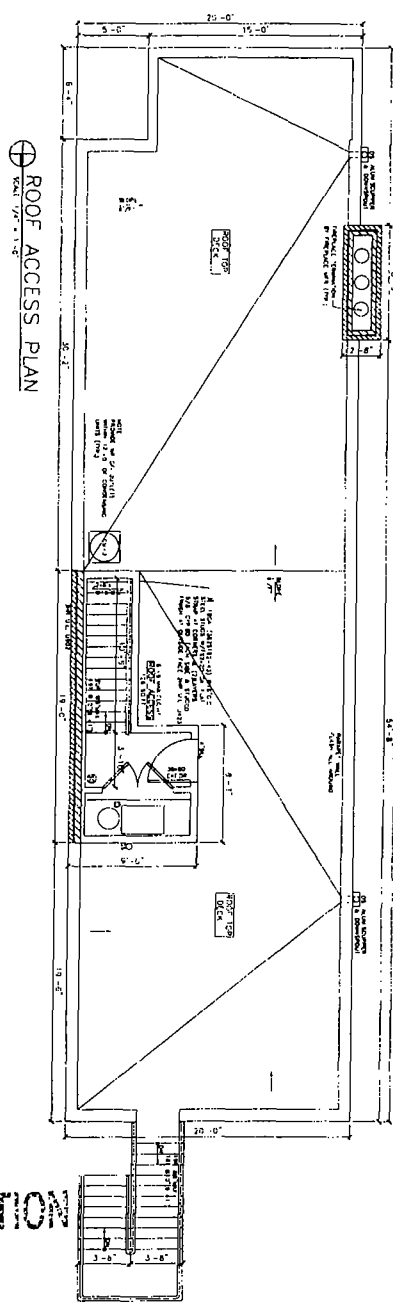
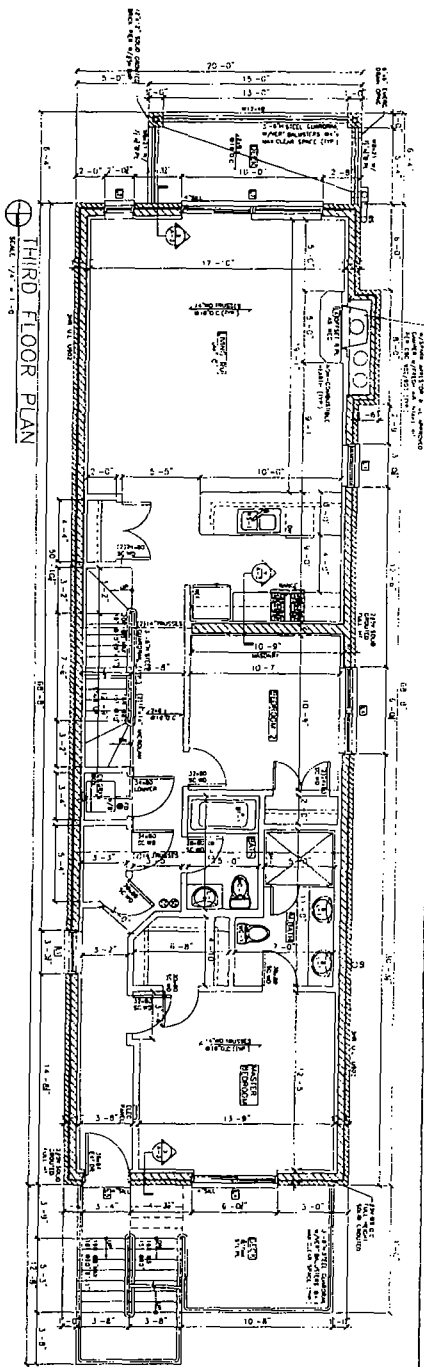
**SHEET TITLE**  
BASEMENT THRU  
SECOND FLOOR  
PLAN

**DATE**  
11/11/11

**SCALE**  
1/4" = 1'-0"

**PROJECT NUMBER**  
A-2

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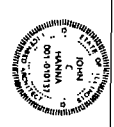
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PROJECT NAME & ADDRESS  
 1448 W. ERIE ST  
 3 STORY 3 UNIT  
 APART BLDG W/BSMT  
 CHICAGO, ILLINOIS

SHEET NUMBER  
 A-3

THIRD FLOOR & ROOF PLAN



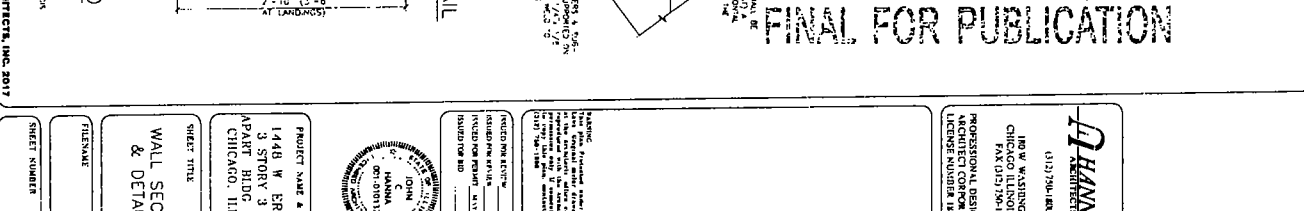
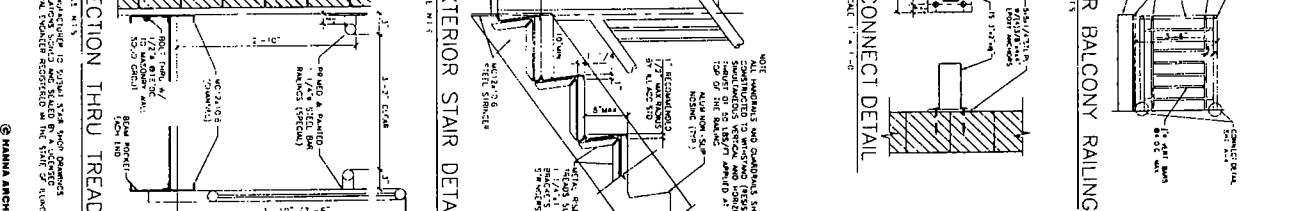
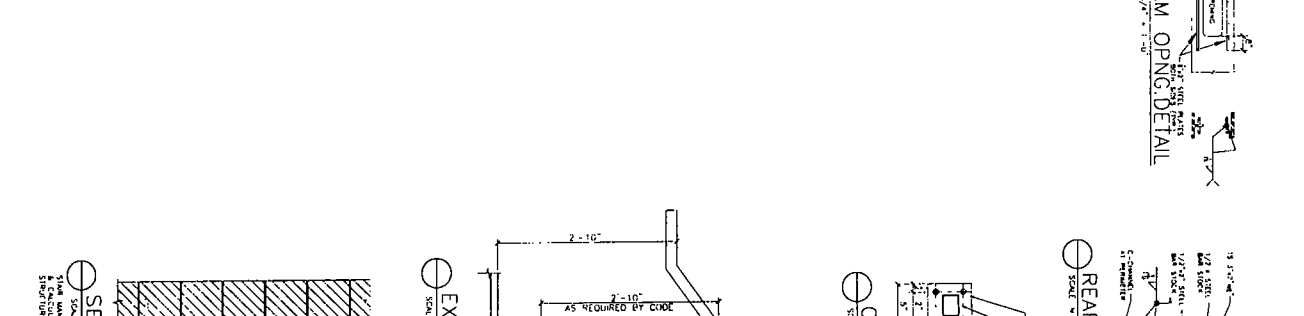
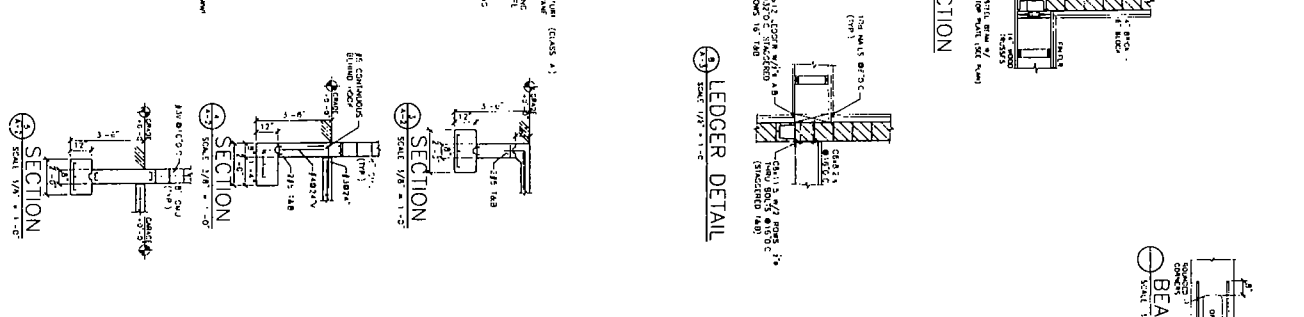
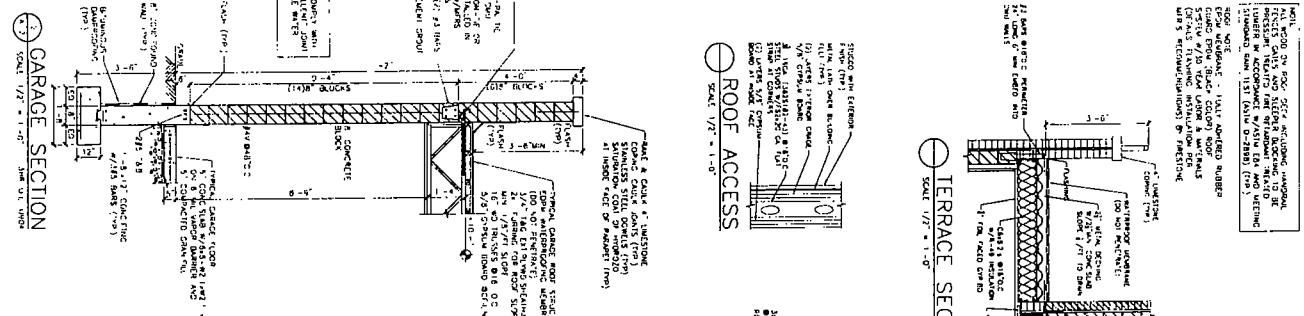
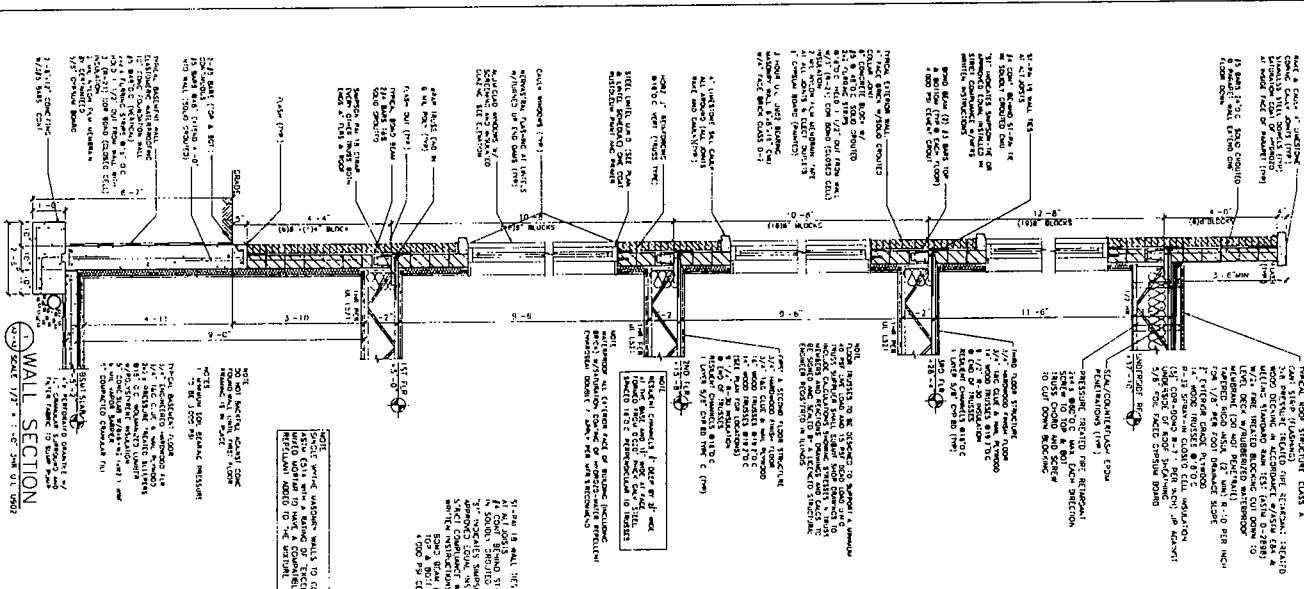
DESIGNED BY: HANNA ARCHITECTS, INC.  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 PROJECT NO: [Number]  
 SHEET NO: A-3

DATE: [Date]  
 SCALE: [Scale]  
 PROJECT: [Project Name]

**HANNA**  
 ARCHITECTS, INC.

1448 W. WASHINGTON  
 CHICAGO, ILLINOIS 60607  
 FAX (312) 755-1881

PROFESSIONAL DESIGN TEAM  
 ARCHITECT COMPANION  
 LICENSE NUMBER 194-001485



**FINAL FOR PUBLICATION**

PROJECT NAME & ADDRESS  
 1448 W ERIE ST  
 3 STORY 3 UNIT  
 APART BLDG W/BSMT  
 CHICAGO, ILLINOIS

ARCHITECT FIRM  
 PHANNA ARCHITECTS, INC.  
 CHICAGO, ILLINOIS

PROFESSIONAL DESIGN FIRM  
 LICENSE NUMBER 134-011474

DATE: 08/11/17

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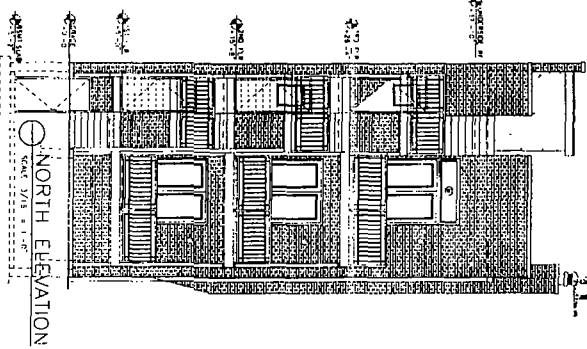
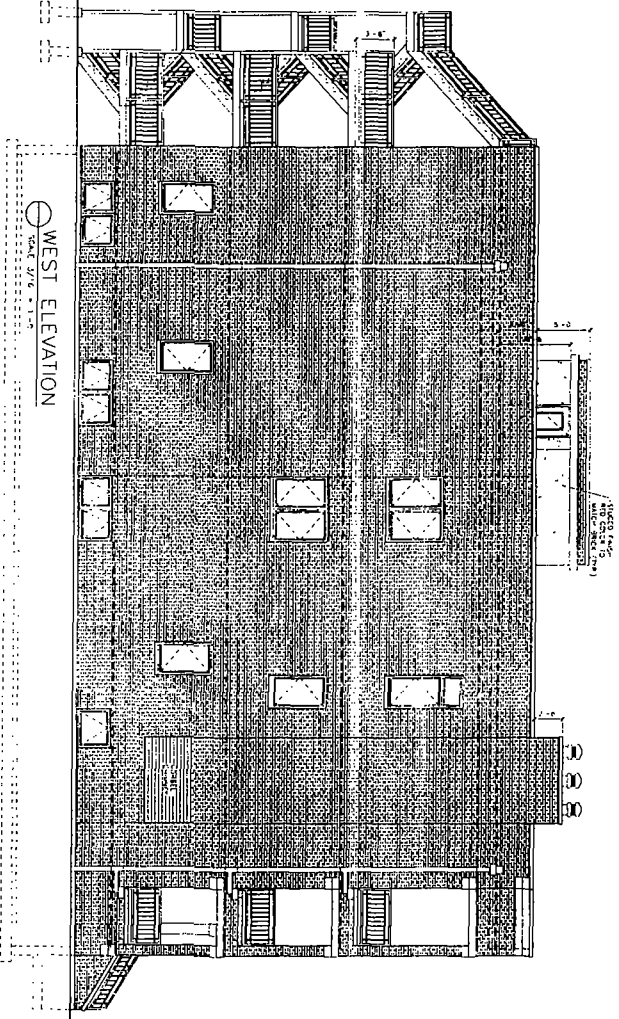
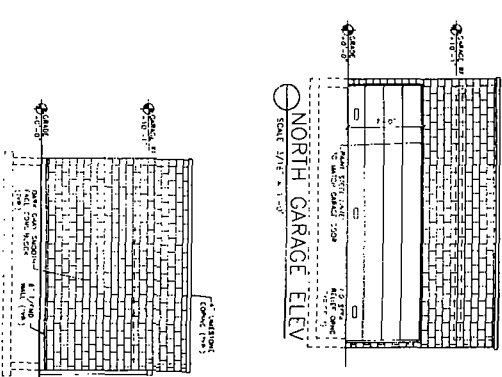
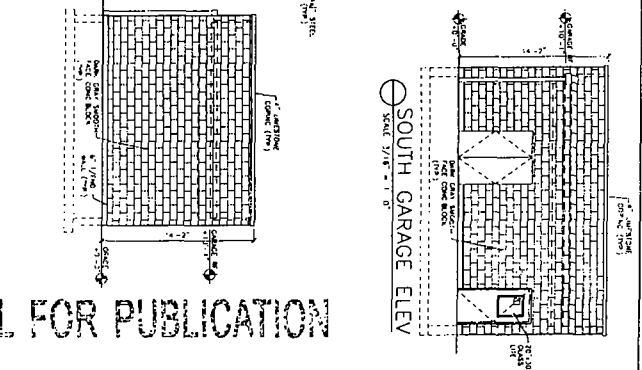
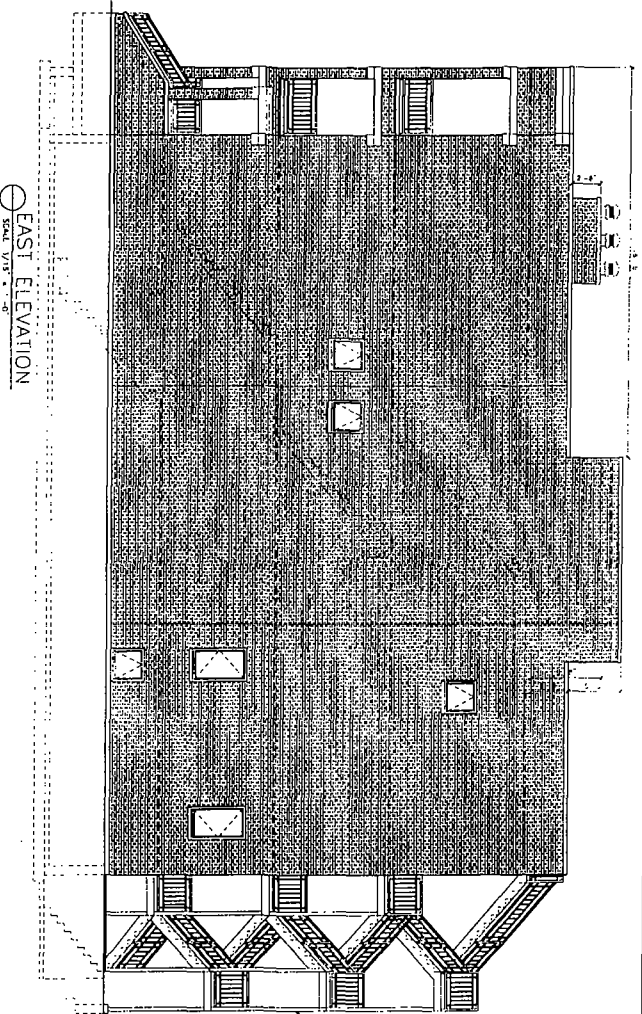
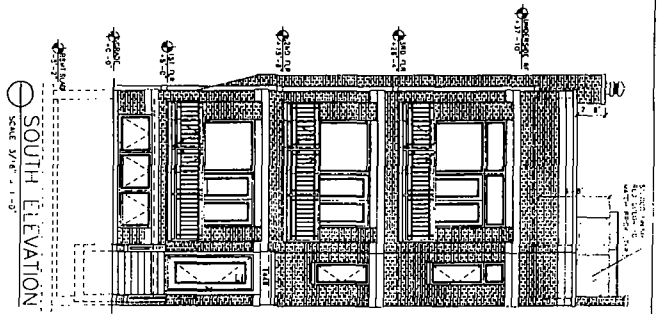
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	<p>180 W WASHINGTON CHICAGO ILLINOIS 60602 PH: (312) 559-1800 PROFESSIONAL DESIGN FIRM ARCHITECT LICENSE #144-001403</p>	<p>HANNA, Patricia, Licensed Architect 180 W WASHINGTON CHICAGO ILLINOIS 60602 PH: (312) 559-1800 PROFESSIONAL DESIGN FIRM ARCHITECT LICENSE #144-001403</p>	<p>ARCHITECTS IN CHARGE LINDSEY BISHOP LINDSEY@HANNA.COM LINDSEY.BISHOP@ILLINOIS.EDU</p>		<p>PROJECT NAME &amp; ADDRESS 1448 W ERIE ST 3 STORY 3 UNIT APT BLDG W/BIENET CHICAGO, ILLINOIS</p>	<p>SHEET TITLE BUILDING ELEVATIONS</p>	<p>SHEET NUMBER A-1-5</p>
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