



City of Chicago



SO2016-1600

Office of the City Clerk

Document Tracking Sheet

| | |
|---------------------------------|--|
| Meeting Date: | 3/16/2016 |
| Sponsor(s): | Misc. Transmittal |
| Type: | Ordinance |
| Title: | Zoning Reclassification Map No. 1-G at 1346 W Erie St - App No. 18675T1 |
| Committee(s) Assignment: | Committee on Zoning, Landmarks and Building Standards |

#18675 T1
INTRO DATE:
3-16-2016

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 RS3 Residential Single-Unit (Detached House) District symbols as shown on Map No. 1 - G in the area bounded by:

A line 59 feet North of and parallel to West Erie Street; a line 240 feet East of and parallel to North Noble Street; West Erie Street; a line 216 feet East of and parallel to North Noble Street.

To those of an RM5, Residential Multi-Unit District

SECTION 2. This Ordinance takes effect after its passage and approval.

Common address of property: 1346 West Erie Street, Chicago, IL

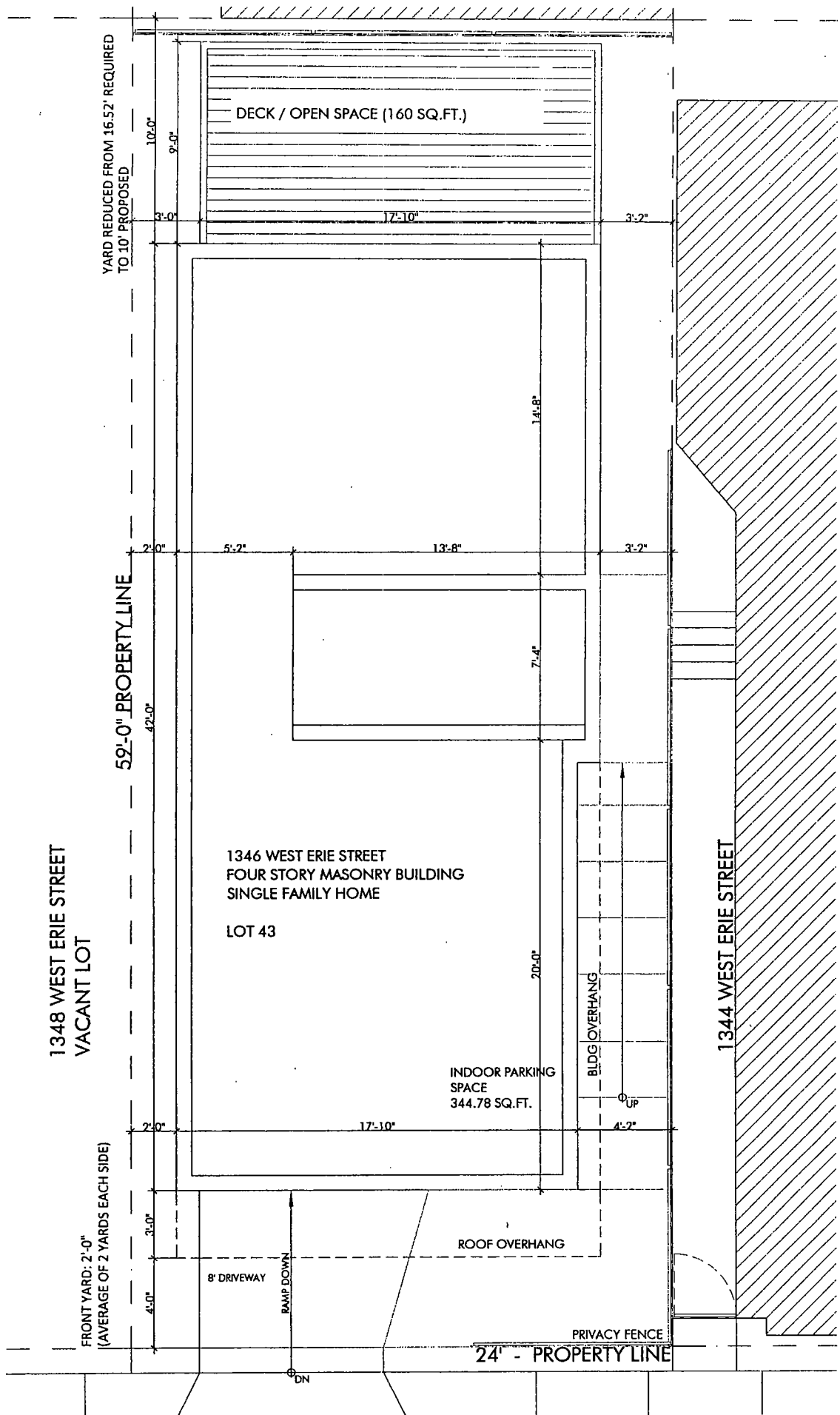
**SUBSTITUTE PLANS AND NARRATIVE FOR TYPE 1 REZONING FOR
1346 WEST ERIE STREET, CHICAGO, ILLINOIS**

The subject property is currently vacant. The Applicant needs a zoning change to be able to build a four-story single family house which exceeds the floor area ratio and height requirements of the RS3 Zoning District.

| | |
|----------------------|---|
| Project Description: | Zoning Change from RS3 to RM5 |
| Use: | Single Family House |
| Floor Area Ratio: | 2.0 |
| Lot Area: | 24 feet x 59 feet (1,416 square feet) |
| Building Floor Area: | 2,800.22 square feet |
| Density: | 1,416 square feet per dwelling unit |
| Off- Street parking: | Parking spaces: 1 |
| Set Backs: | Front: 4 feet * Side: west – 2 feet 0 inches / east - 3 feet 2 inches Rear: 10 feet * Rear Yard Open space: 160 square feet (located on the patio) |
| Building height: | 36 feet |

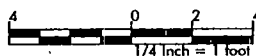
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* The Applicant will apply for variation if required.



1346 West Erie Street
Chicago, IL 60622
09.27.2015

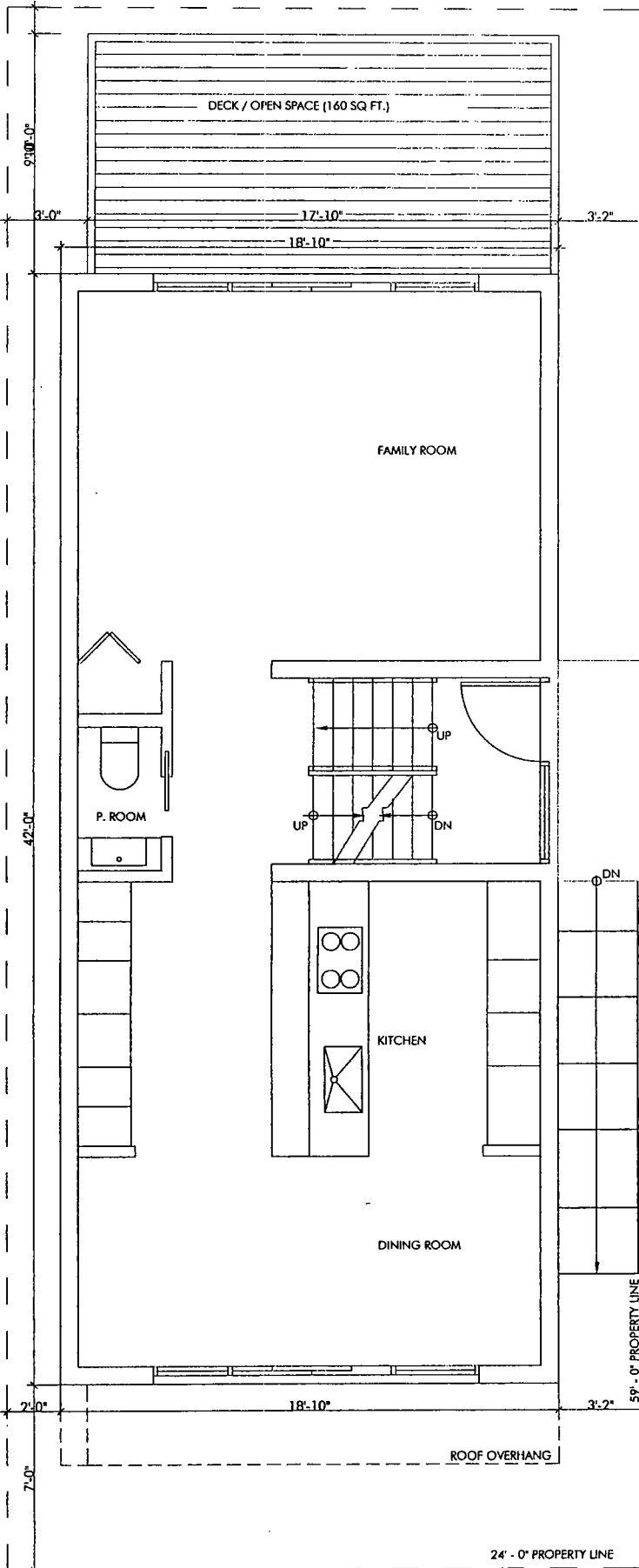
SITE PLAN
Scale: 1/4" = 1'-0"



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SP - 1

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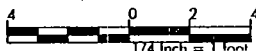
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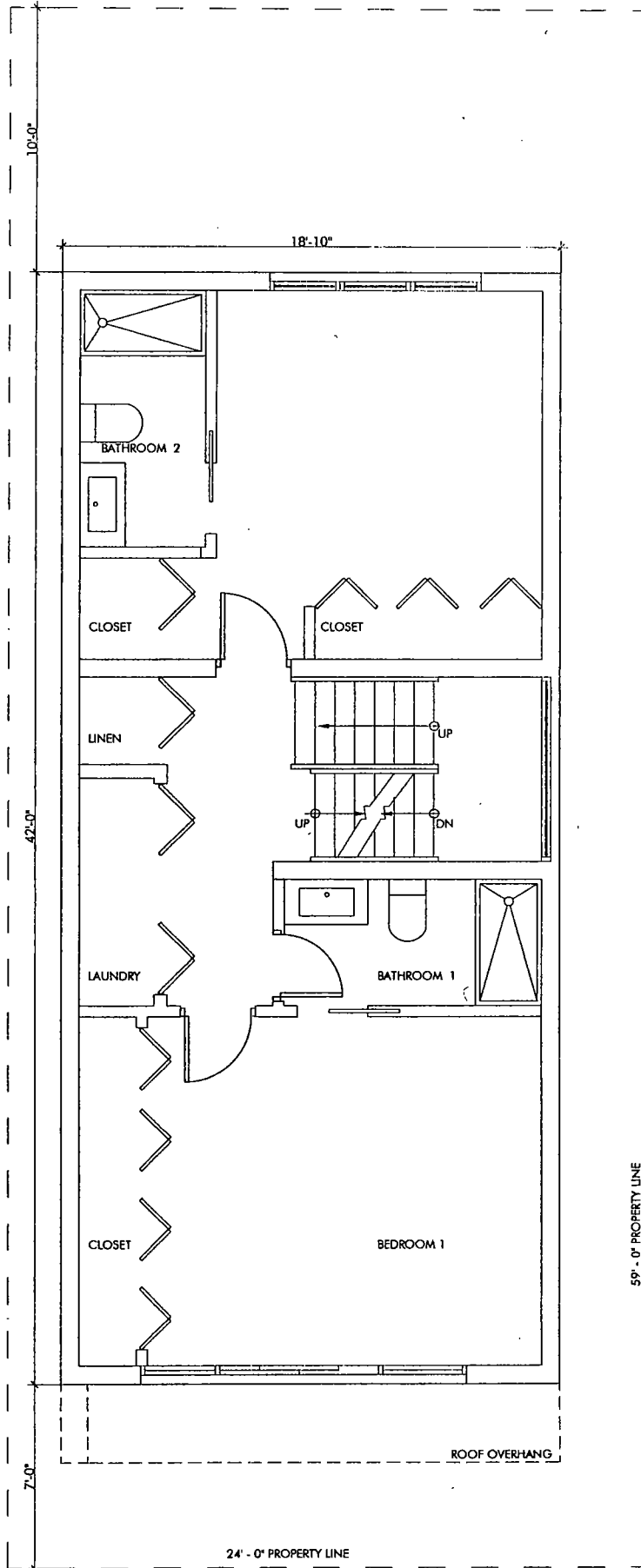
SECOND FLOOR PLAN - 791 SQ.FT.

Scale: 1/4" = 1'-0"



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FP - 2

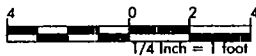


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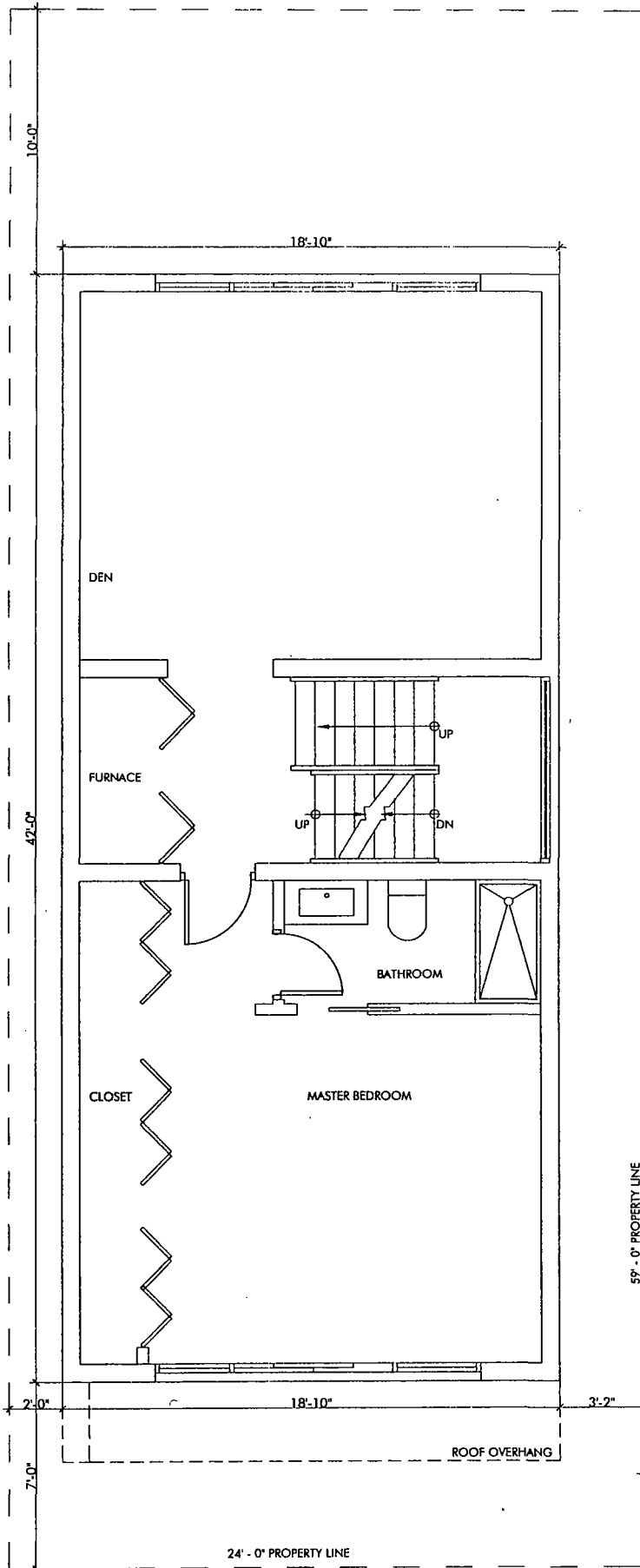
THIRD FLOOR PLAN - 791 SQ.FT.

Scale: 1/4" = 1'-0"



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FP - 3



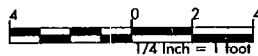
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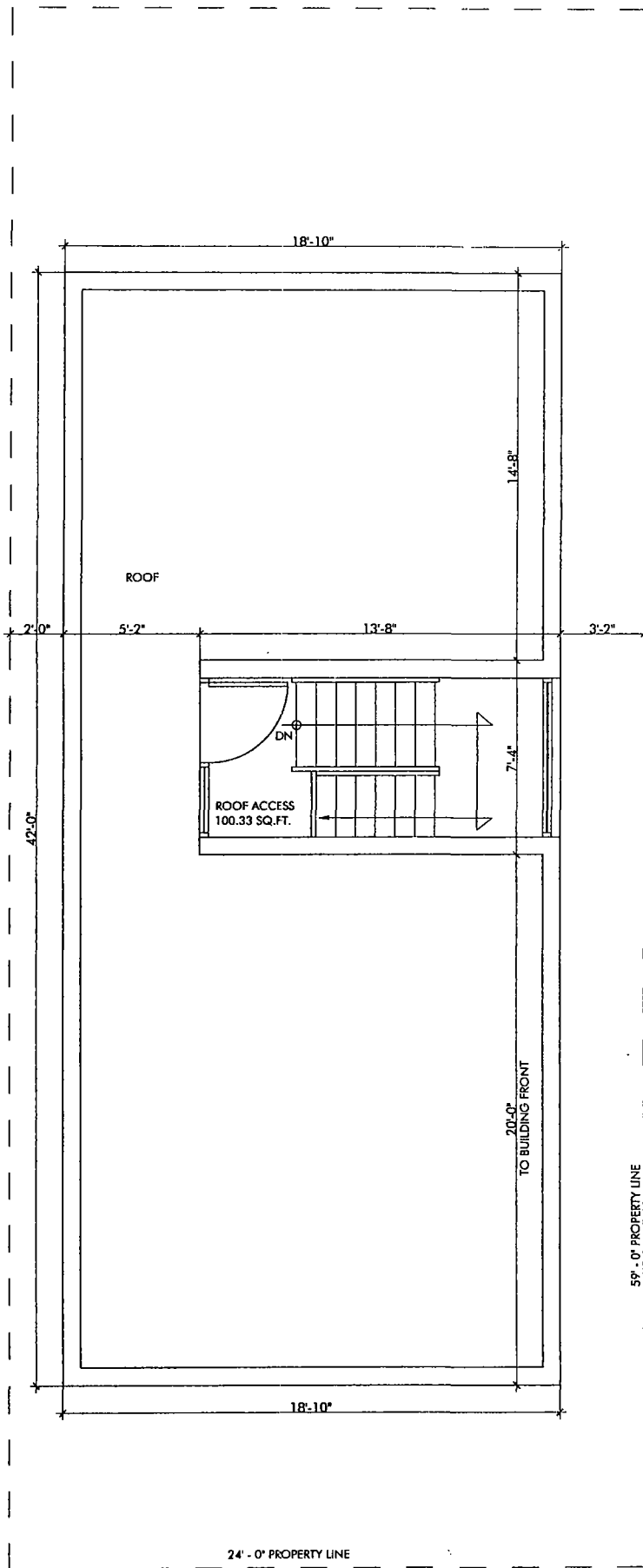
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09.27.2015

FOURTH FLOOR PLAN - 791 SQ.FT.
Scale: 1/4" = 1'-0"

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FP - 4



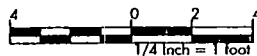


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ROOF PLAN

Scale: 1/4" = 1'-0"



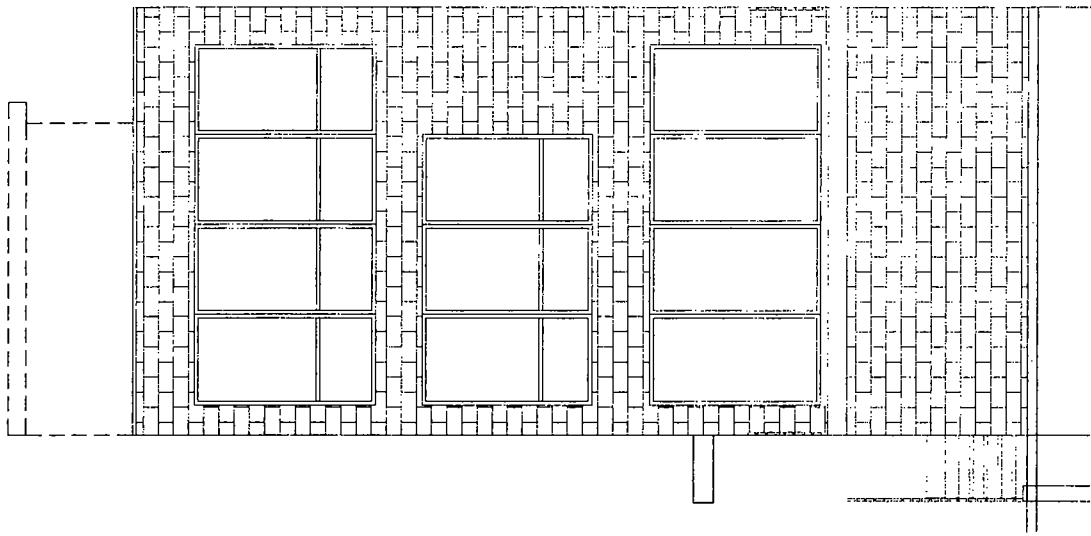
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FP - 5

EL - 1

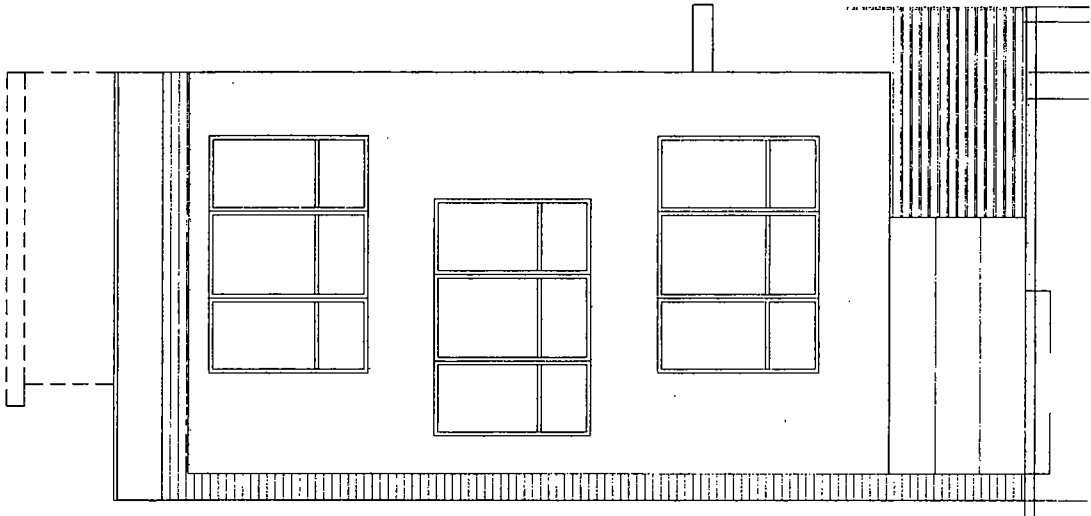
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REAR ELEVATION

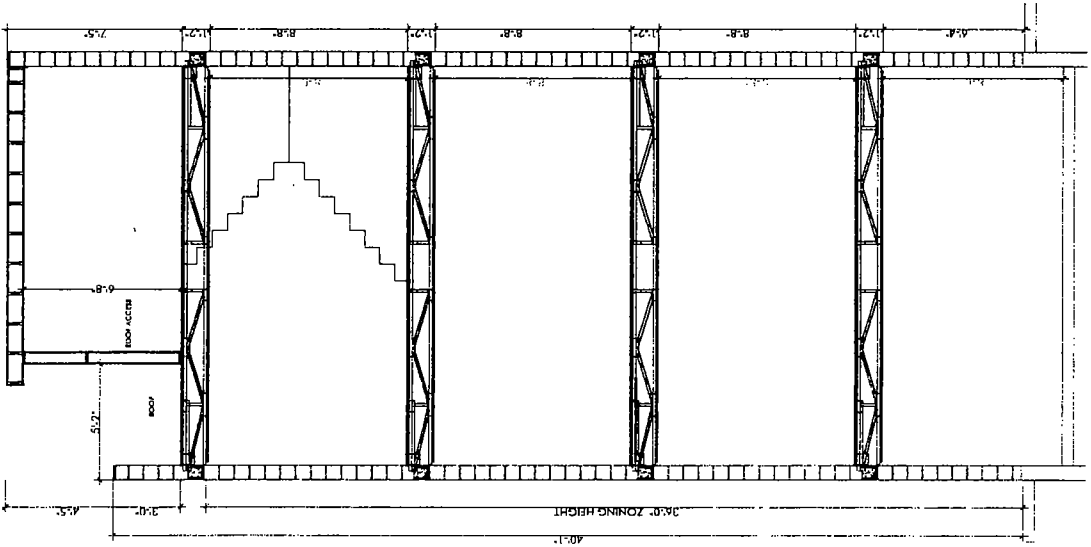


STREET ELEVATION

Scale: 3/8" = 1'-0"



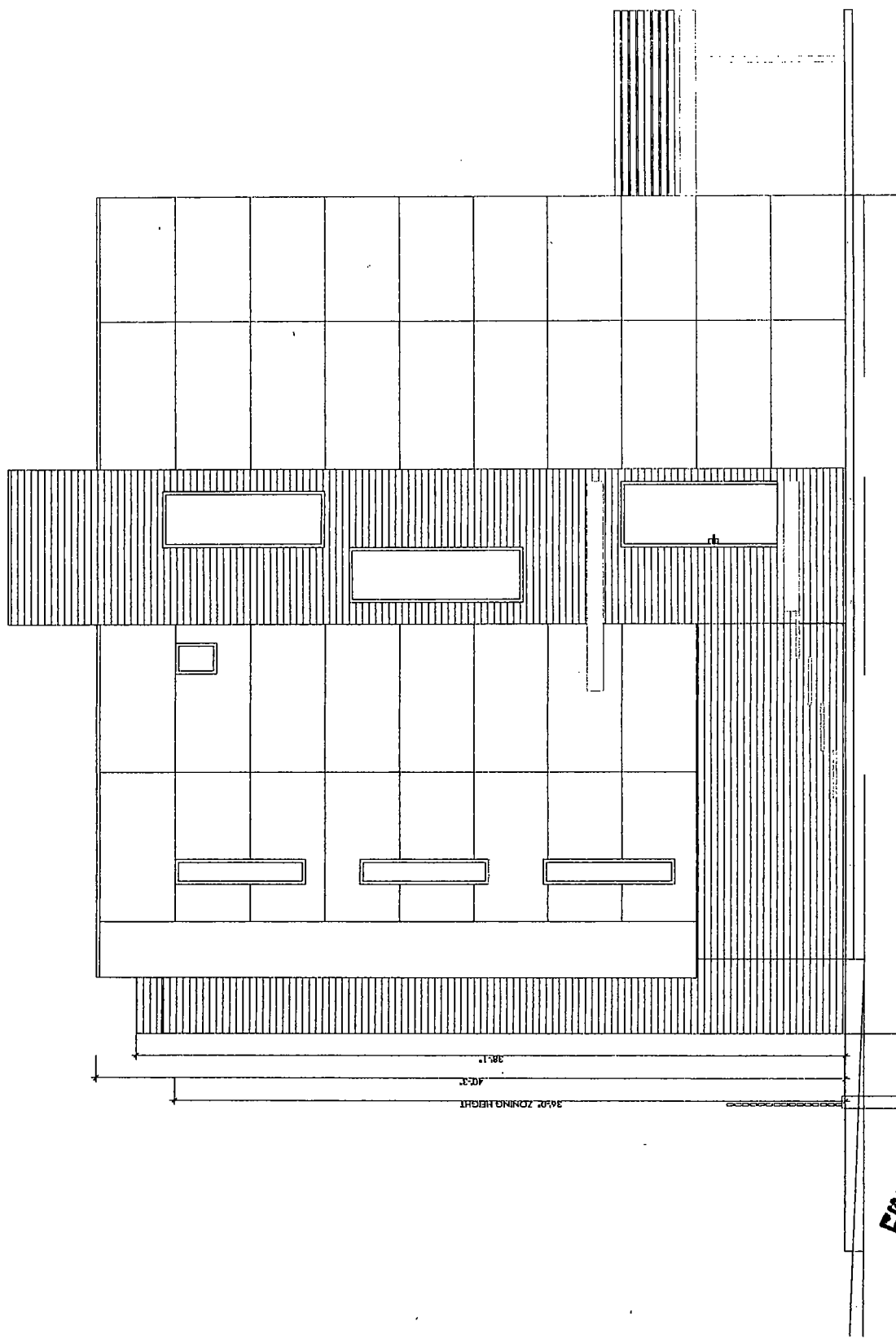
SECTION



1346 West Erie Street
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10.03.2016

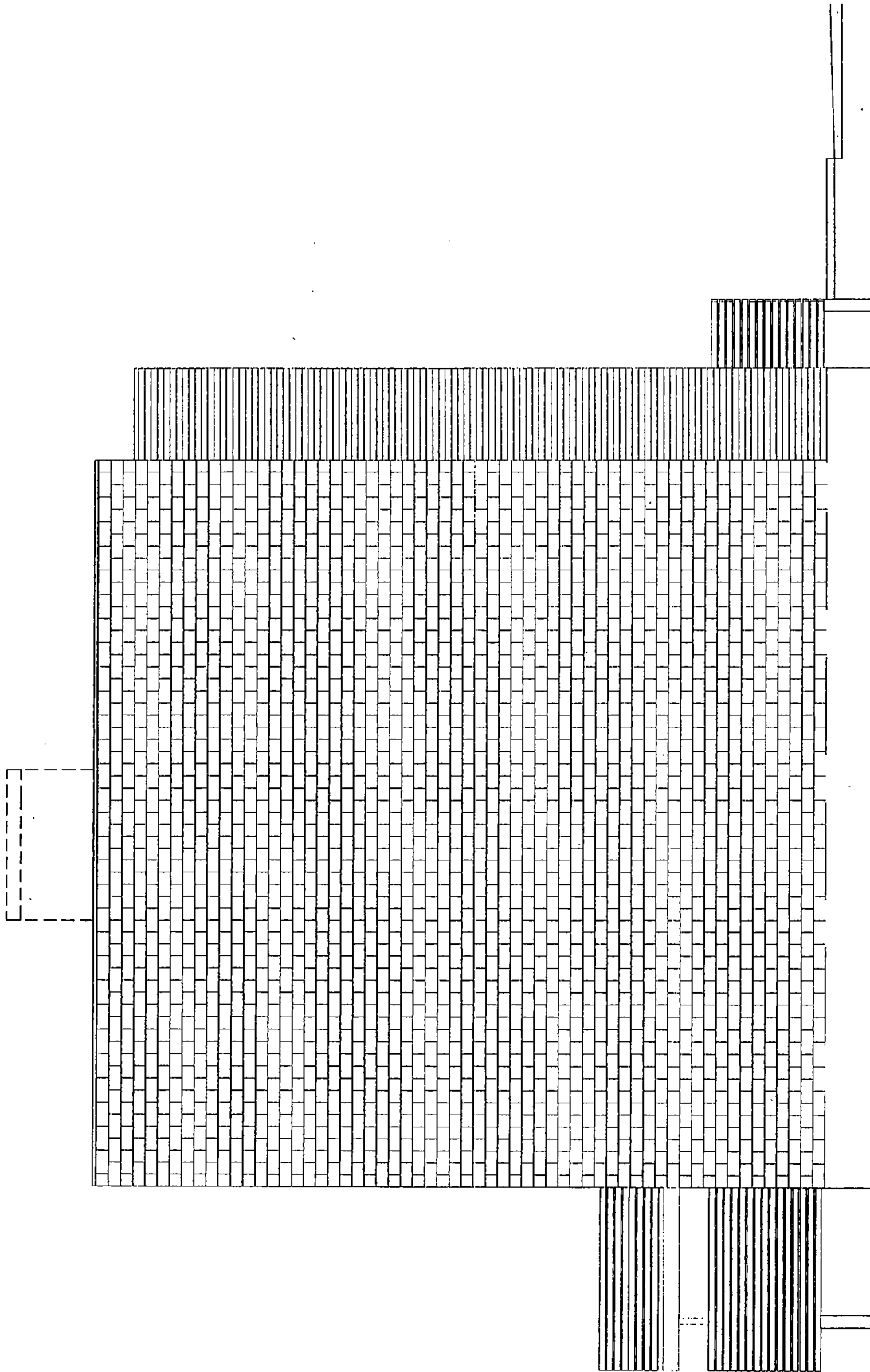
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EAST ELEVATION
Scale: $\frac{3}{16}'' = 1' - 0''$

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WEST ELEVATION
Scale: 3/8" = 1'-0"

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EL - 3

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