



City of Chicago



SO2018-9267

Office of the City Clerk Document Tracking Sheet

Meeting Date:	12/12/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-H at 1731 W Erie St - App No. 19887T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

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-H in the area bounded by:

West Erie Street; a line 300 feet East of and parallel to North Wood Street; the alley next south of and parallel to West Erie Street; a line 275 feet East of and parallel to North Wood Street.

To those of a RT4, Residential Two-Flat, Townhouse and Multi-Unit District

SECTION 2. This Ordinance takes effect after its passage and due publication.

Common address of property: 1731 West Erie Street, Chicago

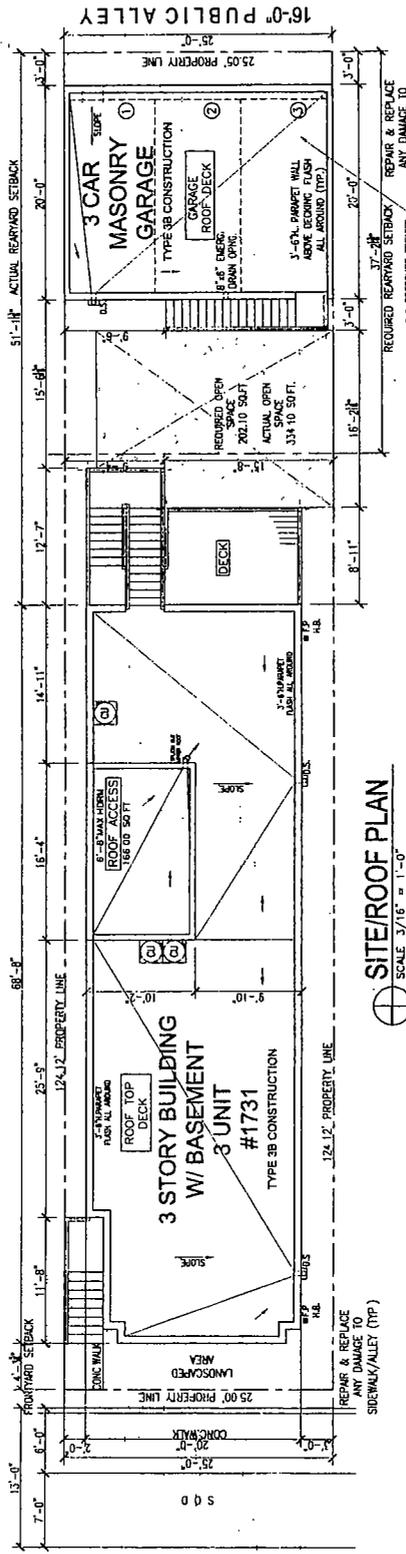
FINAL FOR PUBLICATION

**NARRATIVE AND PLANS AMENDED TO BE A TYPE 1 REZONING FOR
1731 WEST ERIE STREET, CHICAGO IL**

The subject property is currently improved with a residential building. The Applicant intends to demolish the existing building and build a new three-story, three dwelling unit residential building. The Applicant needs a zoning change in order to comply with the minimum lot area and the maximum floor area requirements of the Zoning Ordinance

Project Description:	Zoning Change from an RS3 Residential Single-Unit (Detached House) District to an RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Use:	Residential Building with 3 Dwelling Units
Floor Area Ratio:	1.2
Lot Area:	25 feet x 124.12 feet = 3,103 Square Feet
Building Floor Area:	3,727.66 Square Feet
Density:	1,036 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 3
Set Backs:	Front: 4 Feet and 3 5/8 Inches West Side: 3 Feet / East Side: 2 Feet Rear: 51 Feet and 1 13/16 Inches Rear Yard Open Space: 334.10 Square Feet
Building height:	37 Feet 5 Inches

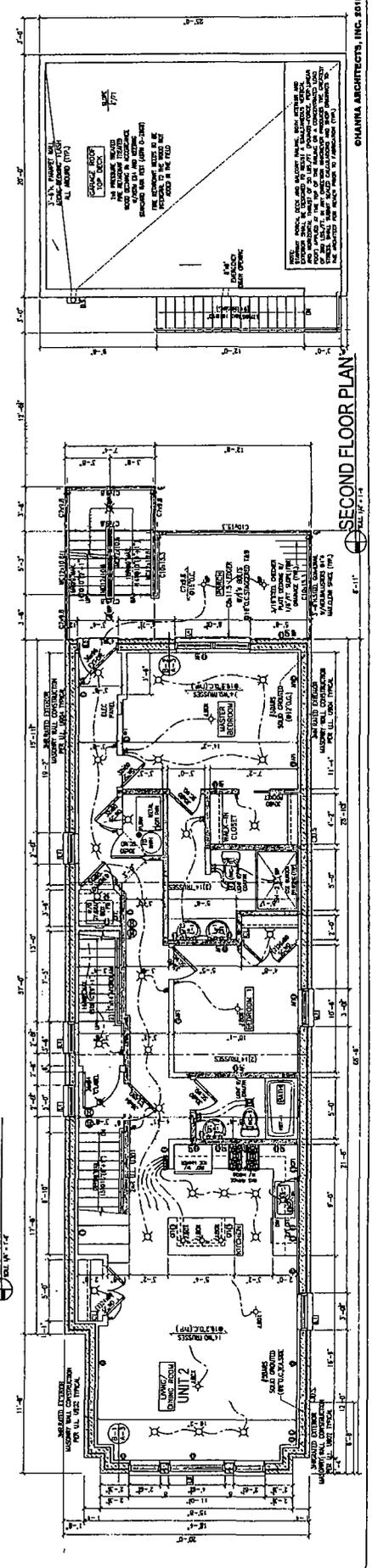
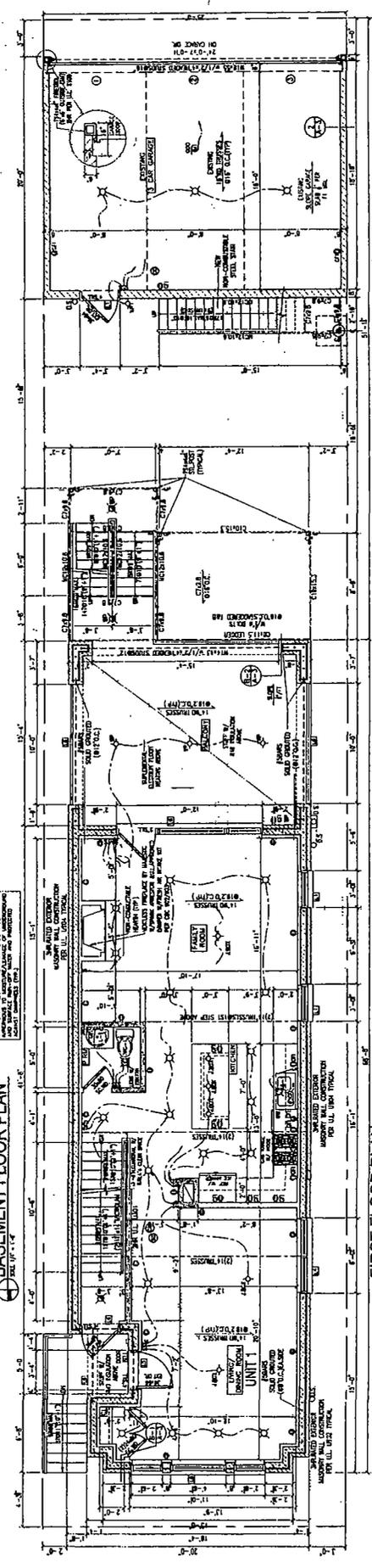
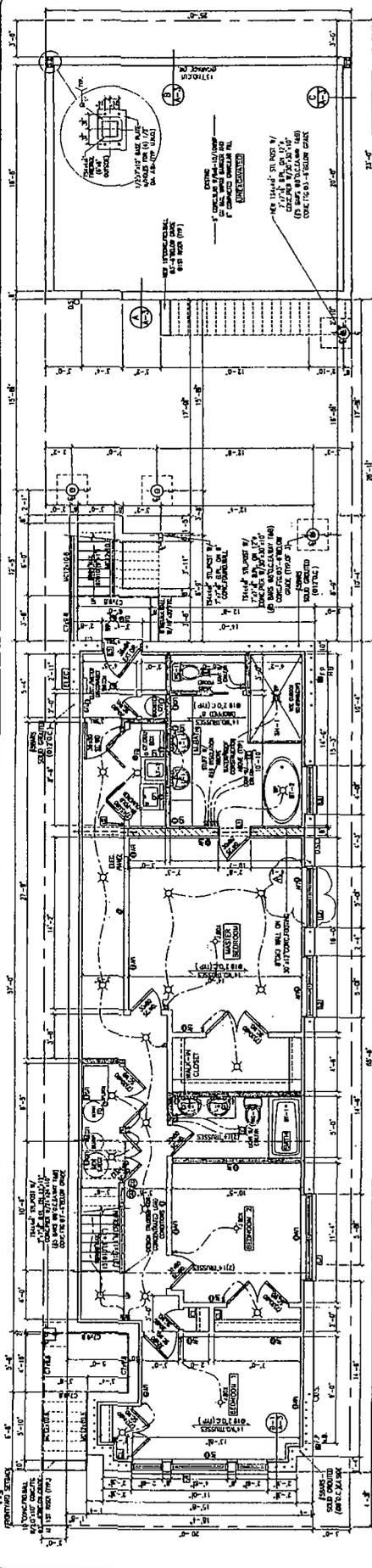
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SITE/ROOF PLAN
SCALE 3/16" = 1'-0"

ZONING DATA:	
LOT AREA:	25 05' x 124 12' = 3,109.21 SQ.FT.
FAR	1.2
MAX. BUILDABLE AREA	3,731.00 SQ.FT.
FIRST FLOOR	1,027.00 SQ.FT.
SECOND FLOOR	1,350.00 SQ.FT.
THIRD FLOOR	1,354.00 SQ.FT.
TOTAL	3,727.66 SQ.FT.

FINAL FOR PUBLICATION



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