



City of Chicago



O2021-5654

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/15/2021
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 8-H at 1513 W Erie St - App No. 20896T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

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. 8-H

in the area bounded by:

West Erie Street; a line 125 feet next west of and parallel to North Armour Street; the public alley next south of and parallel to West Erie Street; and a line 150 feet next west of and parallel to North Armour Street.

To those of an 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: 1513 West Erie Street, Chicago

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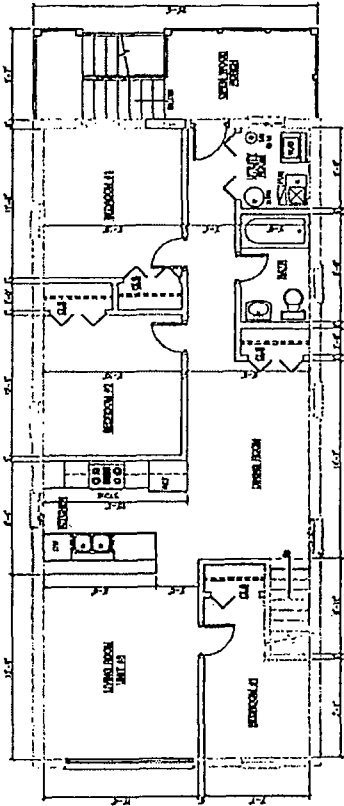
**A NARRATIVE AND PLANS FOR TYPE 1 ZONING AMENDMENT FOR
1513 WEST ERIE STREET, CHICAGO**

The subject property is currently improved with a 3-story residential building with 2 dwelling units. The Applicant needs a zoning change to comply with the minimum lot area per dwelling unit and the maximum floor area requirements of the Zoning Ordinance, to establish one additional dwelling unit within the basement area of the existing building, for a total of 3 dwelling units at the subject property. There will be no changes to the existing building height.

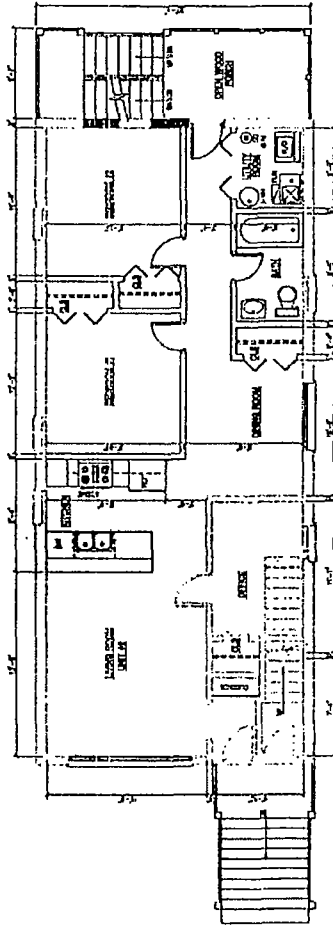
Project Description:	Zoning Change from an RS3 to an RT4
Use:	Residential Building with 3 dwelling units
Floor Area Ratio:	Existing: 0.94
Lot Area:	3,125 Square Feet
Existing Building Floor Area:	2,922 Square Feet
Density:	1,041 Square Feet per Dwelling Unit
Off- Street parking:	Existing 2 Parking Spaces
Existing Setbacks:	Existing Front: 13.98' Existing East Side Setback: 2'-10" Existing West Side Setback: 1.34' Existing Rear: 63'-4"
Existing Building Height:	33 Feet

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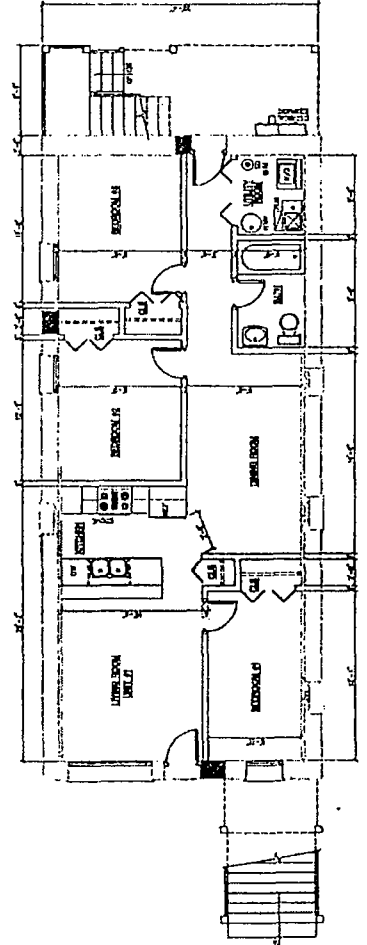
<p>idibex One Diverse Cityplace Chicago, IL 60601 Tel: 312.467.1100 Fax: 312.467.1101</p>	<p>idibex One Diverse Cityplace Chicago, IL 60601 Tel: 312.467.1100 Fax: 312.467.1101</p>	<p>Mario G. Cruz ARCHITECT</p> <p>1513 W. ERIE STREET CHICAGO, ILLINOIS 60601 TEL: 312.467.1100 FAX: 312.467.1101</p>	<p>ARCHITECTS & ENGINEERS 1513 W. ERIE STREET CHICAGO, ILLINOIS 60601 TEL: 312.467.1100 FAX: 312.467.1101</p>	<p>DATE: 10/15/01 PROJECT: 1513 W. ERIE STREET SHEET: A-100</p>	<p>1513 W. ERIE STREET CHICAGO, ILLINOIS</p>	<p>Proposed Floor Layouts</p>	<p>A-100</p>
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THIRD FLOOR PROPOSED PLAN





SECOND FLOOR PROPOSED PLAN



FIRST FLOOR PROPOSED PLAN

ALL DIMENSIONS TO CENTER UNLESS OTHERWISE NOTED
IN THIS SET. UNLESS OTHERWISE NOTED
BY ARCHITECT, ALL DIMENSIONS ARE TO FACE.

FINAL FOR PERMITS

 <p>Design Group 1513 W. Erie Street Chicago, IL 60610 Tel: 312.467.1234 Fax: 312.467.1235 www.adesigngroup.com</p>	<p>Mario G. Cruz ARCHITECT</p> <p>Professional Seal No. 000000000 Exp. 12/31/2015</p>	<p>PROJECT LOCATION 1513 W. Erie Street Chicago, IL 60610</p>		<p>DATE: 08/15/14 DRAWN BY: [Name] CHECKED BY: [Name] DATE: 08/15/14</p>	<p>1513 W. ERIE STREET CHICAGO, ILLINOIS</p>	<p>Exterior Elevations</p>	<p>A-200</p>

