



City of Chicago



SO2019-1354

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/13/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 1511 W Erie St - App No. 19969
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-G in the area bounded by:

West Erie Street; a line 100 feet west of and parallel to North Armour Street; the public alley next south of and parallel to West Erie Street; and a line 125 feet west of and parallel to North Armour Street.

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: 1511 West Erie Street, Chicago

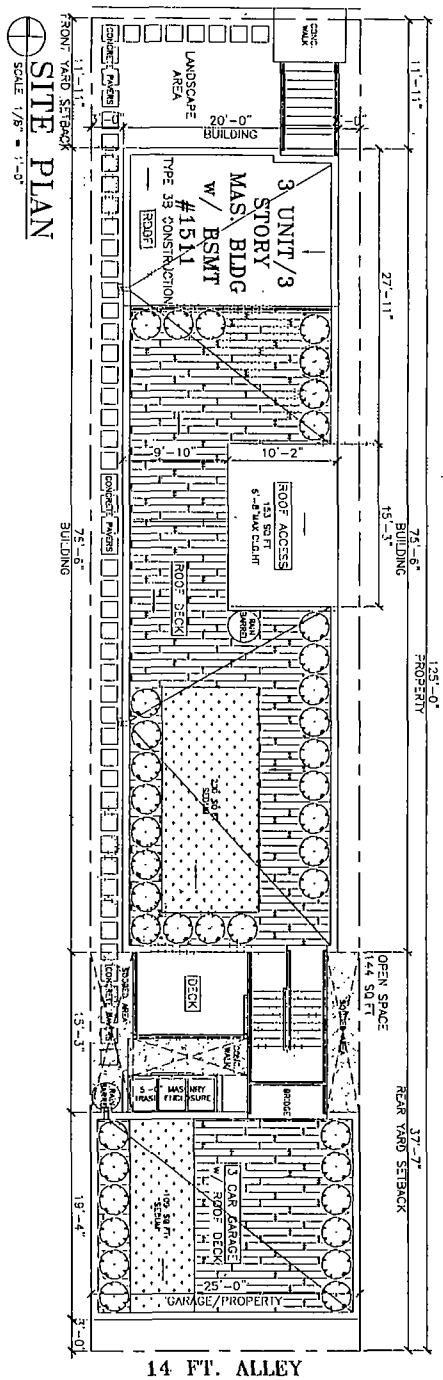
AMENDED TO BE A NARRATIVE AND PLANS FOR TYPE 1 REZONING FOR 1511 WEST ERIE STREET, CHICAGO IL

The subject property is currently improved with a multi-unit residential building. The Applicant intends to demolish the existing building and build a new three-story residential building with three dwelling units. 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 RM4.5 Residential Multi-Unit District
Use:	Residential building with three dwelling units
Floor Area Ratio:	1.5
Lot Area:	3,125 Square Feet
Building Floor Area:	4,509 Square Feet
Density:	1,041 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 3
Set Backs:	Front: 11 Feet 11 Inches Sides: West 3 Feet / East 2 Feet Rear: 3 Feet * Rear Yard Open space: 144 Square Feet
Building height:	37 Feet 10 Inches

* will file for variation if required

W. ERIE ST.



14. FT. ALLEY

 **SITE PLAN**
SCALE 1/8" = 1'-0"

SCALE 1/8" = 1'-0"

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PROJECT NAME & ADDRESS
1511 W. ERIE ST.
3 STORY/3 UNIT
BUILDING
CHICAGO, ILLINOIS

SELF: TITLE

FILENAME

A-1

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ARCHITECTS, INC.
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PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 144 - 0014

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ISSUED FOR ACTION _____
 ISSUED FOR REVIEW _____
 ISSUED FOR PRESET _____
 ISSUED FOR BID _____
 ISSUED FOR CONSTR. _____



Architectural floor plan of a building. The plan shows a central corridor (10'-0" wide) flanked by rooms. On the left side, there is a large room (15'-0" x 10'-0") and a smaller room (10'-0" x 10'-0"). On the right side, there is a large room (15'-0" x 10'-0") and a smaller room (10'-0" x 10'-0"). The central corridor is 10'-0" wide. The overall dimensions of the building are 30'-0" wide and 15'-0" deep. The plan includes labels for various rooms and areas, such as 'RESTROOM', 'STORAGE', 'OFFICE', and 'CORRIDOR'. The drawing is a technical architectural plan with precise dimensions and room labels.

(312) 754-1888

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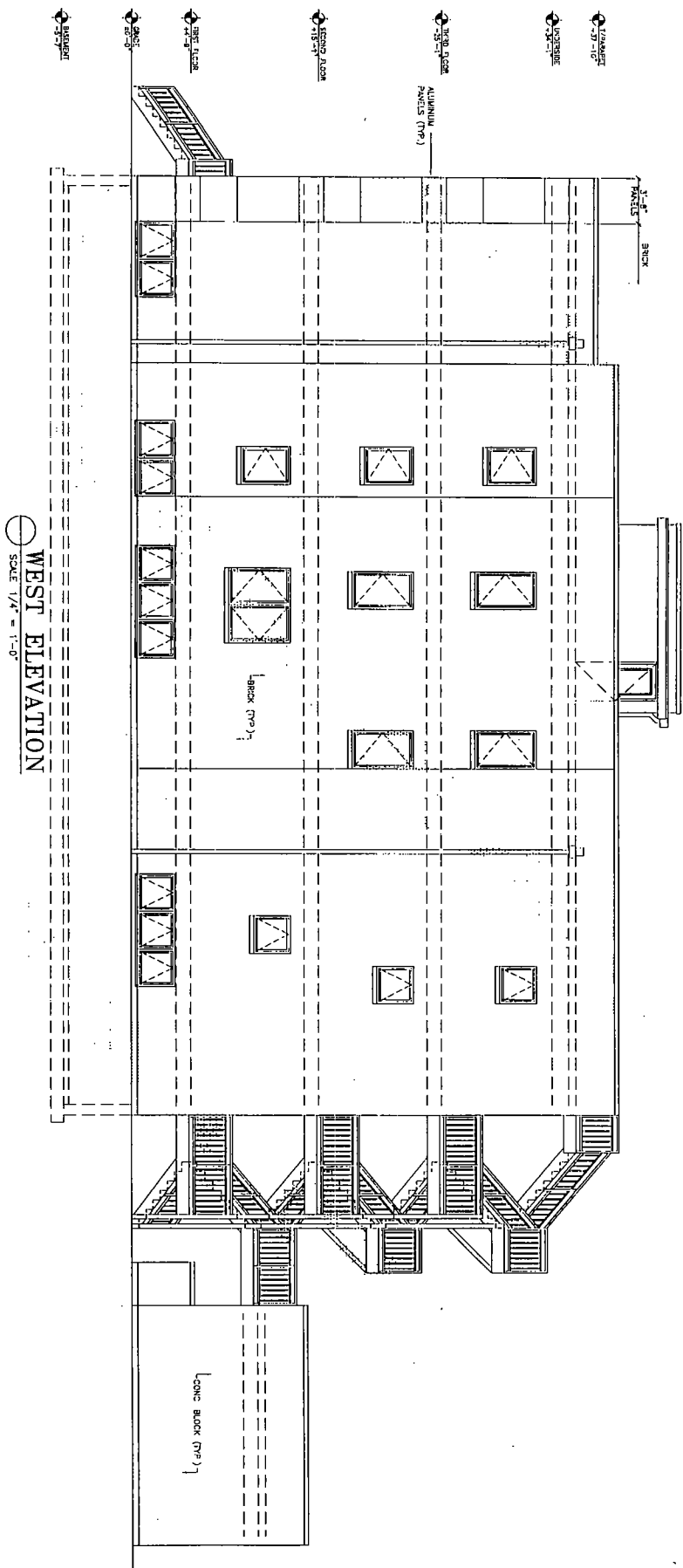
PROJECT NAME & ADDRESS	DATE	STATUS
1511 W. ERIE ST. 3 STORY/3 UNIT BUILDING CHICAGO, ILLINOIS	12/1/80	100%

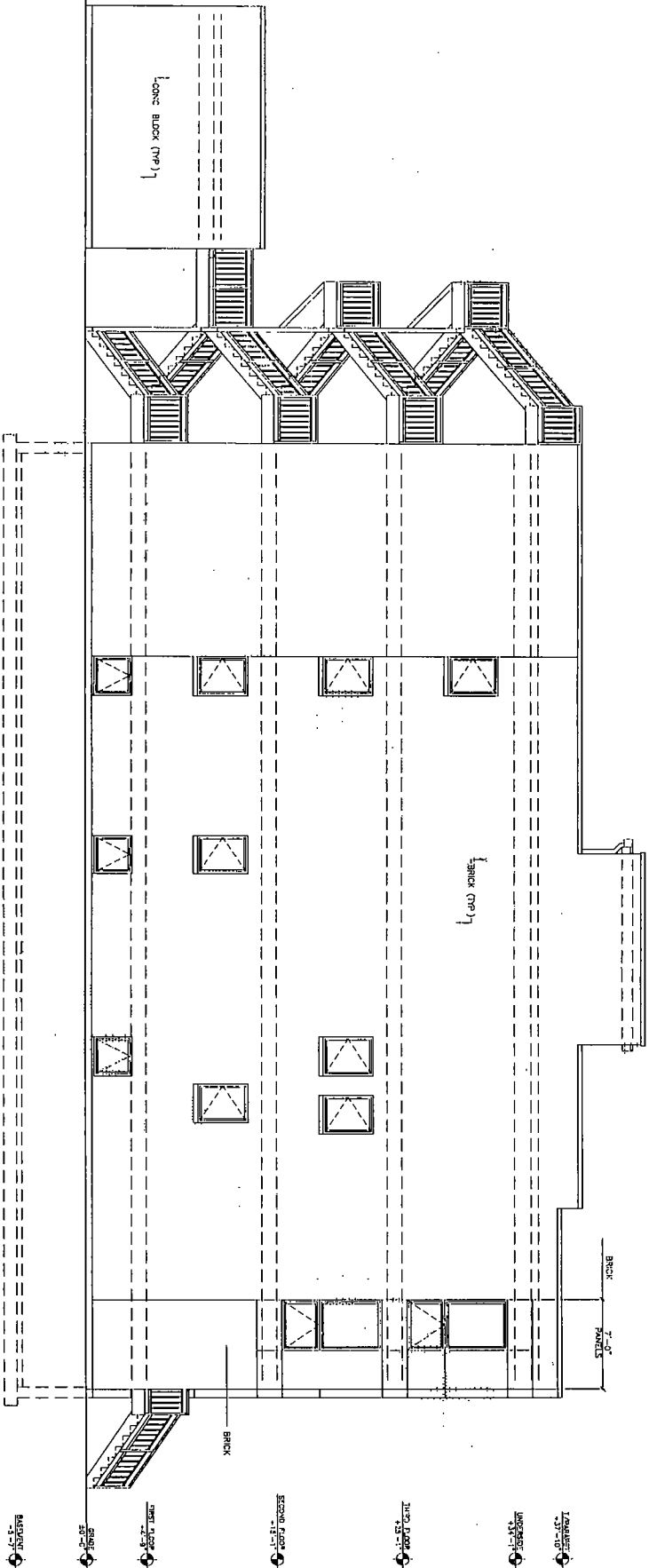
SHEET TWO

ПОДЪЕМНИК

SHEET NUMBER
A-4.2

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EAST ELEVATION
SCALE 1/4" = 1'-0"

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HANNA
ARCHITECTS, INC.

1811 N. ABERNETHY
CHICAGO, ILLINOIS 60642
FAX (312) 764-1821
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 141-001485

NOTES:
1. THE ARCHITECT'S RESPONSIBILITY IS TO THE CLIENT AND NOT TO THE BUILDING DEPARTMENT.
2. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.
3. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

ARCHITECT:
DATE: _____
INVESTIGATOR:
DATE: _____
DESIGNER:
DATE: _____
CHECKED BY: _____

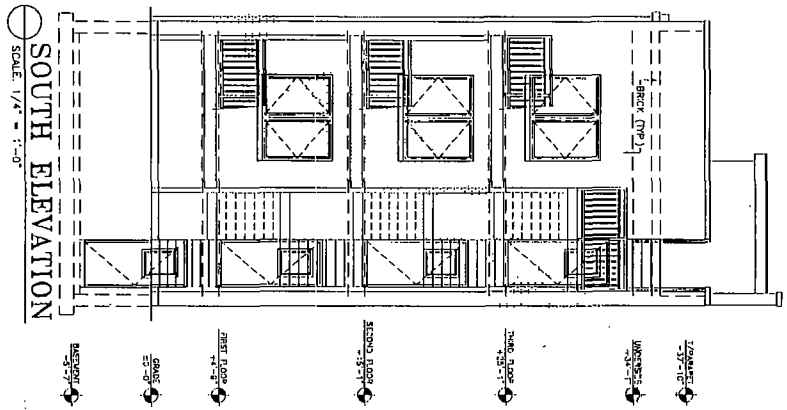


PROJECT NAME & ADDRESS
1811 N. ABERNETHY ST.
3 STORY/3 UNIT
BUILDING
CHICAGO, ILLINOIS

SHEET TITLE

FILENAME

SHEET NUMBER
A-4.3



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PROJECT NO. 100-1000

PROJECT NO. 100-1000
DATE: 10/10/10
BY: [Signature]
CHECKED BY: [Signature]
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PROJECT NAME & ADDRESS
1611 W. EISE ST.
3 STORY/3 UNIT
BUILDING
CHICAGO, ILLINOIS

SHEET TITLE
TITLE NAME
SHEET NUMBER
A-4.4