



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

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. 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.

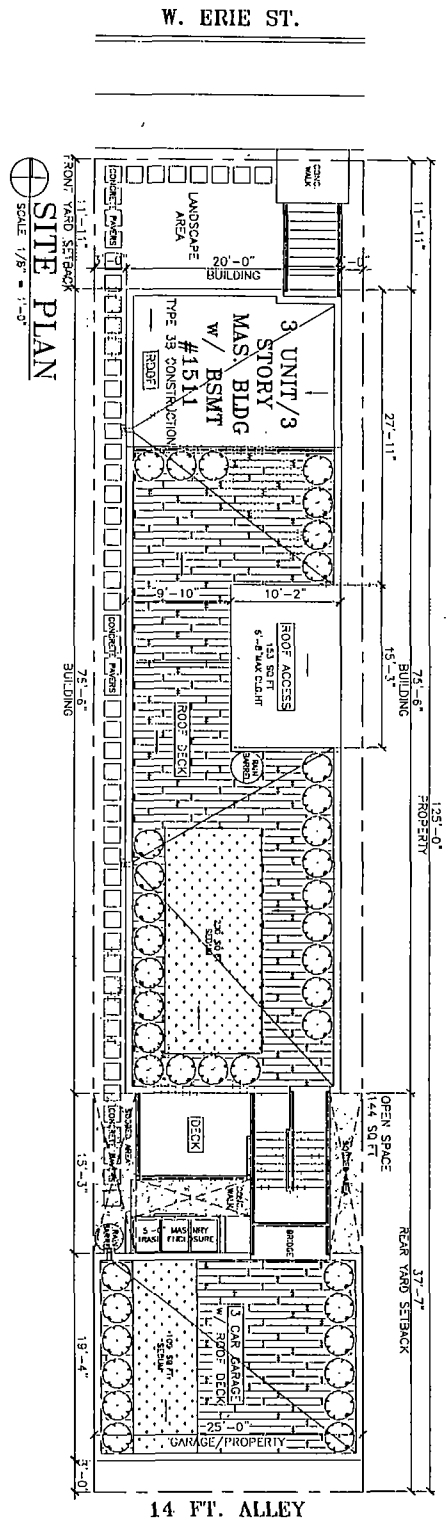
Common address of property: 1511 West Erie Street, Chicago

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



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REGISTERED ARCHITECT
LICENSE NUMBER 144-00146

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DATE: 08/15/18

PROJECT: 1511 W. ERIE ST.

ARCHITECT: DAVID FORBES, AIA

DESIGNER: DAVID FORBES, AIA

DRAWN BY: DAVID FORBES, AIA

CHECKED BY: DAVID FORBES, AIA

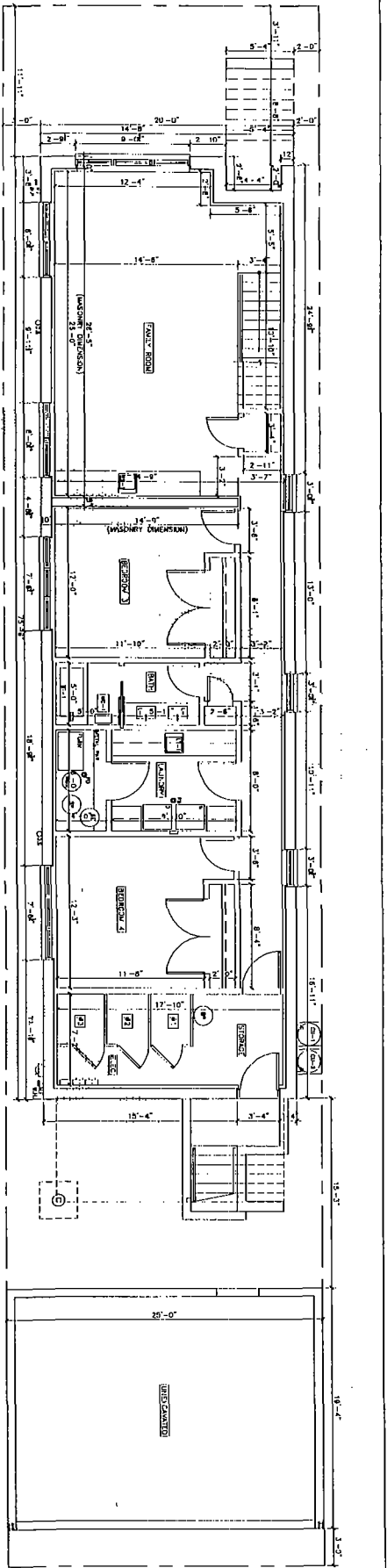
SCALE: AS SHOWN



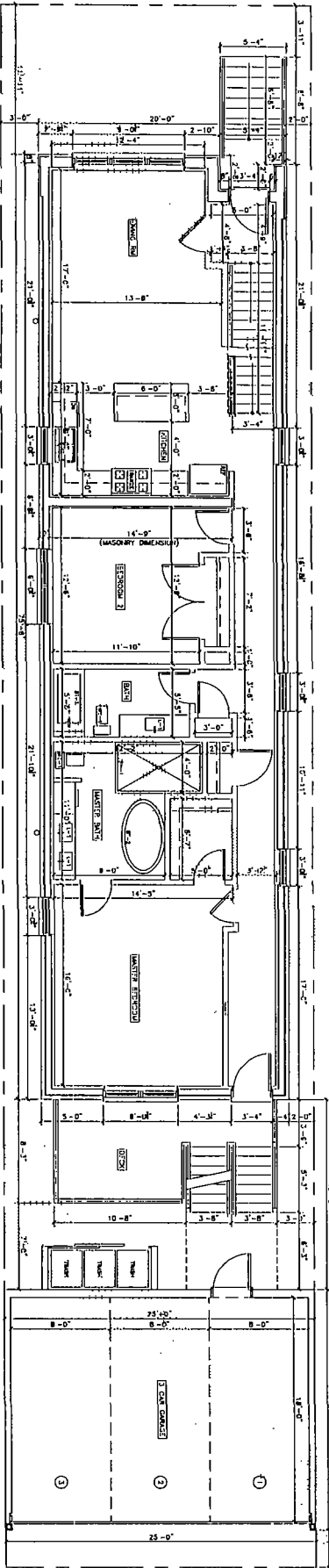
PROJECT NAME & ADDRESS:
1511 W. ERIE ST.
3 STORY / 3 UNIT
BUILDING
CHICAGO, ILLINOIS

SHEET TITLE:
SITE PLAN

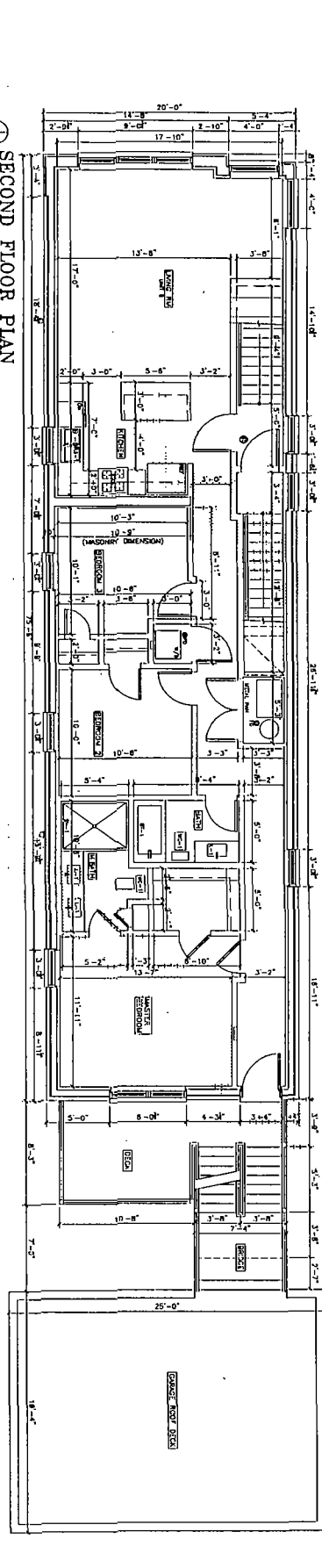
TITLEBLOCK
SHEET NUMBER
A-1



⊕ BASEMENT FLOOR PLAN
Scale: 1/4" = 1'-0"



⊕ FIRST FLOOR PLAN
Scale: 1/4" = 1'-0"



⊕ SECOND FLOOR PLAN
Scale: 1/4" = 1'-0"

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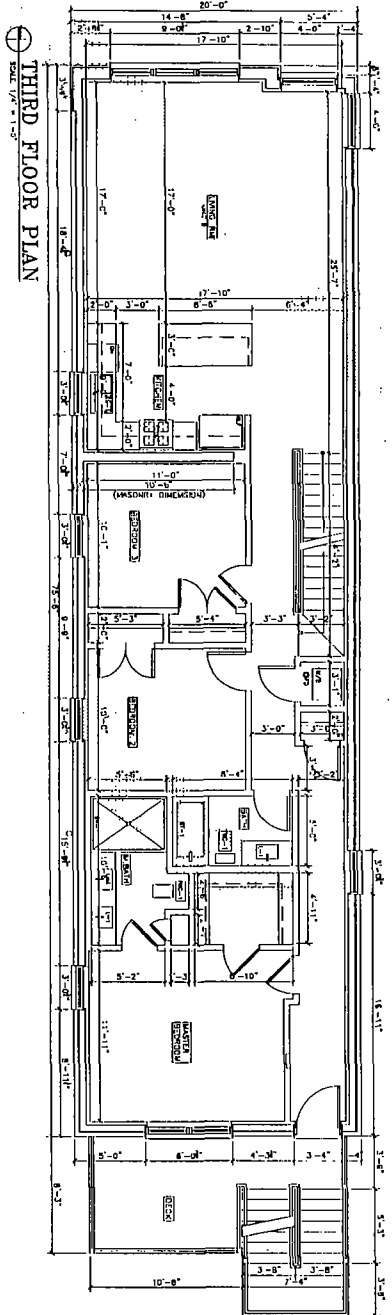
DATE FOR REVIEW: 01-14-2020
 DATE FOR REVIEW: 01-14-2020
 DATE FOR REVIEW: 01-14-2020
 DATE FOR REVIEW: 01-14-2020

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

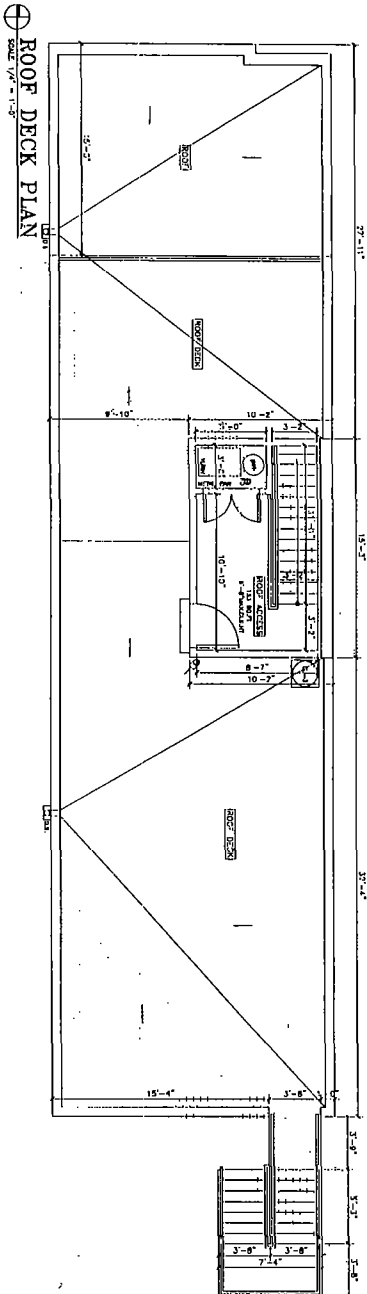
SHEET TITLE:

PLATE:

SHEET NUMBER:
 A-2



⊕ THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



⊕ ROOF DECK PLAN
SCALE: 1/8" = 1'-0"

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NOTES:
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2. All dimensions are given to the centerline of the member unless otherwise noted.
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5. All dimensions are given to the centerline of the member unless otherwise noted.

ISSUED FOR PERMIT
DATE: 07/15/2019
DRAWN BY: J. HANNA
CHECKED BY: J. HANNA

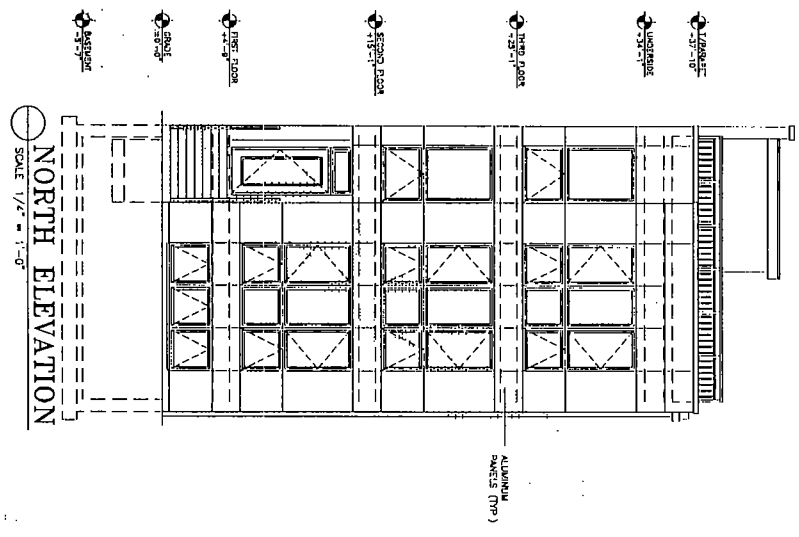


PROJECT NAME & ADDRESS
1511 W. Erie St.
9 STORY/8 UNIT
BUILDING
CHICAGO, ILLINOIS


SHEET TITLE

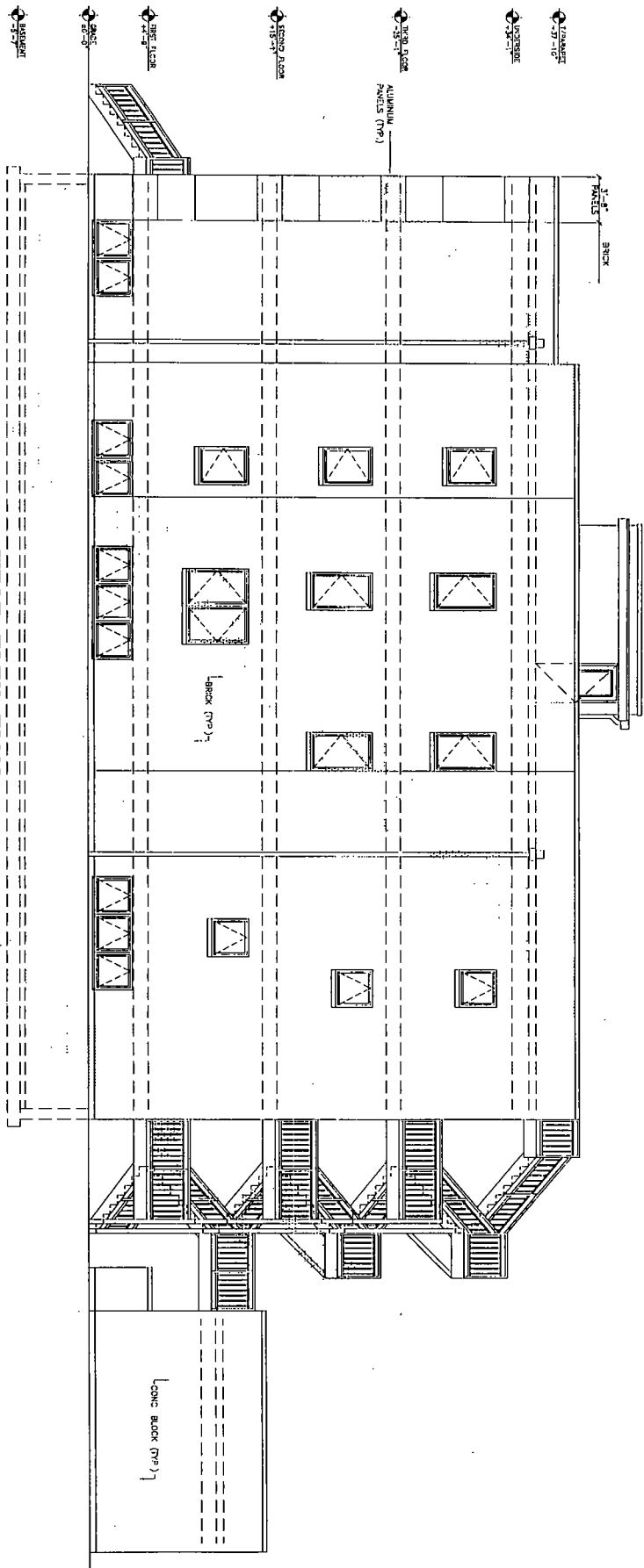
FILENAME

SHEET NUMBER
A-3



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 <p>HANNA 1811 W. ENRIE ST. CHICAGO, ILLINOIS 60640 PHONE: (312) 796-1811 FAX: (312) 796-1811 PROFESSIONAL DESIGN FIRM ARCHITECT CORPORATION LICENSE NUMBER: 14-001485</p>	<p>NOTES: 1. THE ARCHITECT HAS CONDUCTED VISUAL GENERAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS NOT CONDUCTED A DETAILED SURVEY OF THE EXISTING CONDITIONS. THE ARCHITECT HAS NOT CONDUCTED A DETAILED SURVEY OF THE EXISTING CONDITIONS AND HAS NOT CONDUCTED A DETAILED SURVEY OF THE EXISTING CONDITIONS.</p>	<p>ARCHITECT: HANNA ARCHITECTS, INC. DATE: 08/14/18 DRAWN: J. HANNA CHECKED: J. HANNA SCALE: AS SHOWN</p>	<p>PROJECT NAME & ADDRESS 1811 W. ENRIE ST. 3 STORY/3 UNIT BUILDING CHICAGO, ILLINOIS</p>	<p>SHEET TITLE</p>	<p>SHEET NUMBER A-4.1</p>
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WEST ELEVATION
SCALE 1/4" = 1'-0"

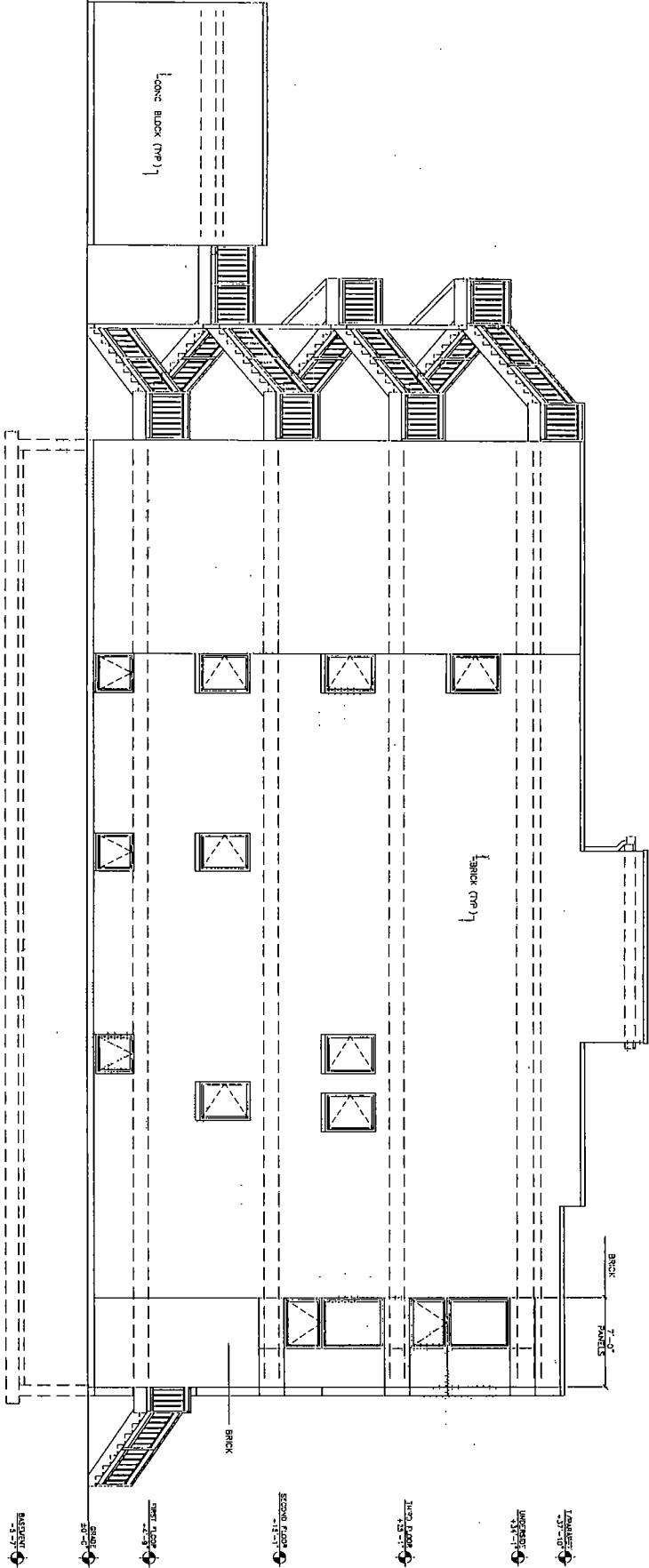
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PROJECT NAME & ADDRESS
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CHICAGO, ILLINOIS

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SHEET NUMBER
A-4.2



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

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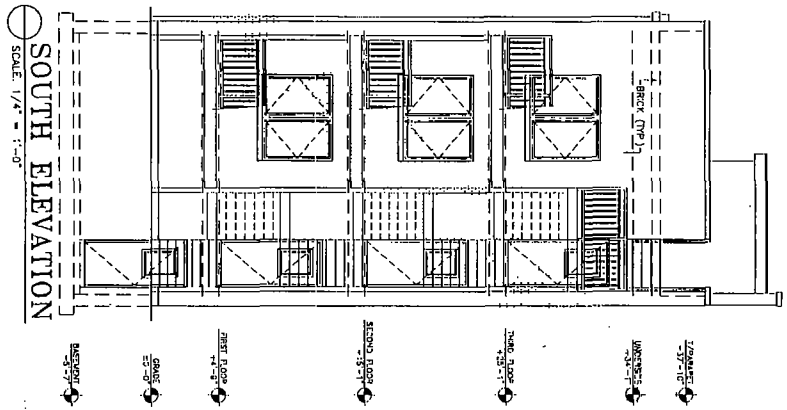


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ARCHITECT CORPORATION
LICENSE NUMBER: 041-001835



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

SHEET NUMBER
A-4.3



○ SOUTH ELEVATION
SCALE 1/4" = 1'-0"

Q HANNA
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DATE FOR PLAN SET: _____
DATE FOR PERMITS: _____
DATE FOR CONSTRUCTION: _____



PROJECT NAME & ADDRESS
1611 W. ERIE ST.
3 STORY/3 UNIT
BUILDING
CHICAGO, ILLINOIS

SHEET TITLE

FIGURE

SHEET NUMBER
A-4.4