

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

property: 1513 West Erie Street, Chicago

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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