



**To those of an RMS, Residential Multi-Unit District**

**SECTION 2. This Ordinance takes effect after its passage and approval. Common**

**address of property: 1346 West Erie Street, Chicago, IL**

**SUBSTITUTE PLANS AND NARRATIVE FOR TYPE 1 REZONING FOR 1346  
WEST ERIE STREET, CHICAGO, ILLINOIS**

The subject property is currently vacant. The Applicant needs a zoning change to be able to build a four-story single family house which exceeds the floor area ratio and height requirements of the RS3 Zoning District.

Zoning Change from RS3 to RM5

Single Family House

Floor Area Ratio:

24 feet x 59 feet (1,416 square feet)

Building Floor Area:

1,416 square feet per dwelling unit

Off- Street parking:

Front: 4 feet \*

Side: west - 2 feet 0 inches / east - 3 feet 2 inches Rear: 10 feet \*

Rear Yard Open space: 160 square feet (located on the patio)

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The Applicant will apply for variation if required.

FIRST FLOOR TOTAL AREA: 772 SQ.FT.

GARAGE: 344.78 SQ.FT.

STAIRCASE + CLOSET + STORAGE: 427.22 SQ.FT.

STORAGE / SPRINKLER SYSTEM

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GARAGE 344.78 SQ.FT.

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8' DRIVEWAY 8

24' - 0" PROPERTY UNE

1346 West Erie Street Chicago, IL 60622 09.27.2015  
FIRST FLOOR PLAN - 427.22 SQ  
Scale: X," = 1'-0"

Eduardo Prozena Architect/Planner 6806 Hohman Avenue - Hammond, IN 46324 1-312-671-3644  
DECK/ OPEN SPACE 1160 SQ.FT.)

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24' - 0- PROPERTY UNE

1346 West Erie Street Chicago, IL 60622 09.27.2015  
SECOND FLOOR PLAN - 791 SQ.FT.  
Seals: Y, = 1'-0"

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**ROOF PLAN**

Scale: X? = V- 0"