



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
www.chicityclerk.com

Legislation Details (With Text)

File #: SO2019-1354
Type: Ordinance **Status:** Passed
File created: 3/13/2019 **In control:** City Council
Final action: 6/12/2019
Title: Zoning Reclassification Map No. 1-G at 1511 W Erie St - App No. 19969T1
Sponsors: Misc. Transmittal
Indexes: Map No. 1-G
Attachments: 1. O2019-1354.pdf, 2. SO2019-1354.pdf

Date	Ver.	Action By	Action	Result
6/12/2019	1	City Council	Passed as Substitute	Pass
3/13/2019	1	City Council	Referred	

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

**Final for
Publication**

**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.

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PROJECT NAME:
ADDRESS: 1411 W. ERIE;
3 STORY/3 UNIT
BUILDING
CHICAGO, ILLINOIS

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