



Office of the City Clerk

City Hall
121 N. LaSalle St.
Room 107
Chicago, IL 60602
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Legislation Text

File #: SO2016-1600, Version: 1

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ORDINANCE

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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:

A line 59 feet North of and parallel to West Erie Street; a line 240 feet East of and parallel to North Noble Street; West Erie Street; a line 216 feet East of and parallel to North Noble Street

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)

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.

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STORAGE / SPRINKLER SYSTEM

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 Proenza 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
IsfecOND FLOOR PLAN - 791 SQ.FT.
Seals: Y, = 1'-0"

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1346 West Erie Street Chicago, IL 60622 09.27.201S

ROOF PLAN

Scale: X? = V- 0"