



# Office of the City Clerk

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## Legislation Details (With Text)

**File #:** SO2017-133  
**Type:** Ordinance **Status:** Passed  
**File created:** 1/25/2017 **In control:** City Council  
**Final action:** 10/11/2017  
**Title:** Zoning Reclassification Map No. 1-G at 1448 W Erie St - App No. 19083T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 1-G  
**Attachments:** 1. O2017-133.pdf, 2. SO2017-133.pdf

Date	Ver.	Action By	Action	Result
10/11/2017	1	City Council	Passed as Substitute	Pass
9/14/2017	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
9/14/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
2/27/2017	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
1/25/2017	1	City Council	Referred	

### 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 RS-3 Residential Single-Unit (Detached Housing) District, as shown on Map 1-G in the area bounded by:

**West Erie Street, a line 25 feet west of North Bishop Street, the alley north and parallel to West Erie Street and a line 50 feet west of North Bishop Street.**

To those of RM-4.5 Residential Multi-Unit District

SECTION 2. This ordinance takes effect after its passage and approval.

Common Address of Property: 1448 West Erie Street, Chicago, IL

**APPLICATION; 19083T1**

**SUBSTITUTE NARRATIVE AND PLANS FOR  
THE PROPOSED REZONING AT  
1448 WEST ERIE STREET**

The Application to change zoning for 1448 West Erie Street from RS-3 Residential Single-Unit (Detached House) District to RM-4.5 Residential Multi-Unit District. The Applicant intends to use the subject property to construct a three story building with roof access, consisting of three residential dwelling units. There will also be three garage parking spaces. The footprint of the building shall be approximately 20 feet by 75 feet in size and the building shall be 37 feet 10 inches high, as defined by City Code

LOT AREA: 3,125 SQUARE FEET FLOOR AREA RATIO:

1.32 BUILDING AREA: 4,147 SQUARE FEET

DENSITY, LOT AREA PER DWELLING UNIT: 1,382.33 SQUARE FEET

OFF-STREET PARKING: THE PROPERTY WILL HAVE A THREE CAR GARAGE.

FRONT SETBACK: 12 FEET 6 INCHES \* (APPLICANT WILL SEEK A VARIATION FOR YARD REDUCTION).

REAR SETBACK: 37 FEET 6 INCHES SIDE SETBACK: 2 FEET

(EAST) 3 FEET (WEST) REAR YARD OPEN SPACE: 215 SQUARE

FEET BUILDING HEIGHT: 37 FEET 10 INCHES

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