



# Office of the City Clerk

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

## Legislation Details (With Text)

---

**File #:** SO2018-9267  
**Type:** Ordinance **Status:** Passed  
**File created:** 12/12/2018 **In control:** City Council  
**Final action:** 1/23/2019  
**Title:** Zoning Reclassification Map No. 1-H at 1731 W Erie St - App No. 19887T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 1-H  
**Attachments:** 1. SO2018-9267.pdf, 2. O2018-9267.pdf

| Date       | Ver. | Action By   | Action                   | Result |
|------------|------|---|--------------------------|--------|
| 1/23/2019  | 1    | City Council  | Passed as Substitute     | Pass   |
| 1/17/2019  | 1    | Committee on Zoning, Landmarks and Building Standards | Recommended to Pass      |        |
| 1/17/2019  | 1    | Committee on Zoning, Landmarks and Building Standards | Substituted in Committee |        |
| 12/12/2018 | 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-H in the area bounded by:**

**West Erie Street; a line 300 feet East of and parallel to North Wood Street; the alley next south of and parallel to West Erie Street; a line 275 feet East of and parallel to North Wood Street.**

**To those of a RT4, Residential Two-Flat, Townhouse and Multi-Unit District**

**SECTION 2. This Ordinance takes effect after its passage and due publication. Common address of property: 1731 West Erie Street, Chicago**

## **FINAL FOR PUBLICATION**

### **NARRATIVE AND PLANS AMENDED TO BE A TYPE 1 REZONING FOR 1731 WEST ERIE STREET, CHICAGO IL**

The subject property is currently improved with a residential building. The Applicant intends to demolish the existing building and build a new three-story, three dwelling unit residential building. 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 RT4 Residential Two-Flat, Townhouse and Multi-Unit District  |
| Use:                 | Residential Building with 3 Dwelling Units   |
| Floor Area Ratio:    | 1.2  |
| Lot Area:            | 25 feet x 124.12 feet = 3,103 Square Feet  |
| Building Floor Area: | 3,727.66 Square Feet   |
| Density:             | 1,036 Square Feet per Dwelling Unit  |
| Off- Street parking: | Parking spaces: 3  |
| Set Backs:           | Front: 4 Feet and 3 5/8 Inches West Side: 3 Feet / East Side: 2 Feet Rear: 51 Feet and 1 13/16 Inches Rear Yard Open Space: 334.10 Square Feet |
| Building height:     | 37 Feet 5 Inches   |

## **FINAL FOR PUBLICATION**

iaayisaicflisaM