



Office of the City Clerk

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Legislation Details (With Text)

File #: O2021-5654
Type: Ordinance **Status:** Passed
File created: 12/15/2021 **In control:** City Council
Final action: 1/26/2022
Title: Zoning Reclassification Map No. 8-H at 1513 W Erie St - App No. 20896T1
Sponsors: Misc. Transmittal
Indexes: Map No. 8-H
Attachments: 1. O2021-5654 (V1).pdf, 2. O2021-5654.pdf

Date	Ver.	Action By	Action	Result
1/26/2022	1	City Council	Passed	Pass
1/25/2022	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
12/15/2021	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. 8-11 in the area bounded by:

West Eric Street; a line 125 feet next west of and parallel to North Armour Street; the public alley next south of and parallel to West Erie Street; and a line 150 feet next west of and parallel to North Armour Street.

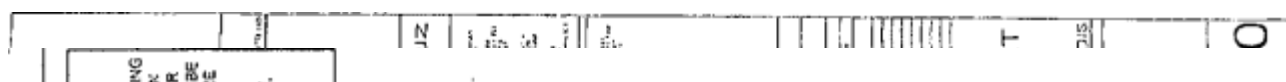
To those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District

SECTION 2. This Ordinance takes effect after its passage and due publication. Common address of property: 1513 West Erie Street, Chicago

A NARRATIVE AND PLANS FOR TYPE 1 ZONING AMENDMENT FOR 1513 WEST ERIE STREET, CHICAGO

The subject property is currently improved with a 3-story residential building with 2 dwelling units. The Applicant needs a zoning change to comply with the minimum lot area per dwelling unit and the maximum floor area requirements of the Zoning Ordinance, to establish one additional dwelling unit within the basement area of the existing building, for a total of 3 dwelling units at the subject property. There will be no changes to the existing building height.

Project Description:	Zoning Change from an RS3 to an RT4
Use:	Residential Building with 3 dwelling units
Floor Area Ratio:	Existing: 0.94
Lot Area:	3,125 Square Feet
Existing Building Floor Area:	2,922 Square Feet
Density:	1,041 Square Feet per Dwelling Unit
Off- Street parking:	Existing 2 Parking Spaces
Existing Setbacks:	Existing Front: 13.98' Existing East Side Setback: 2'-10" Existing West Side Setback: 1.34' Existing Rear: 63'-4"
Existing Building Height:	33 Feet



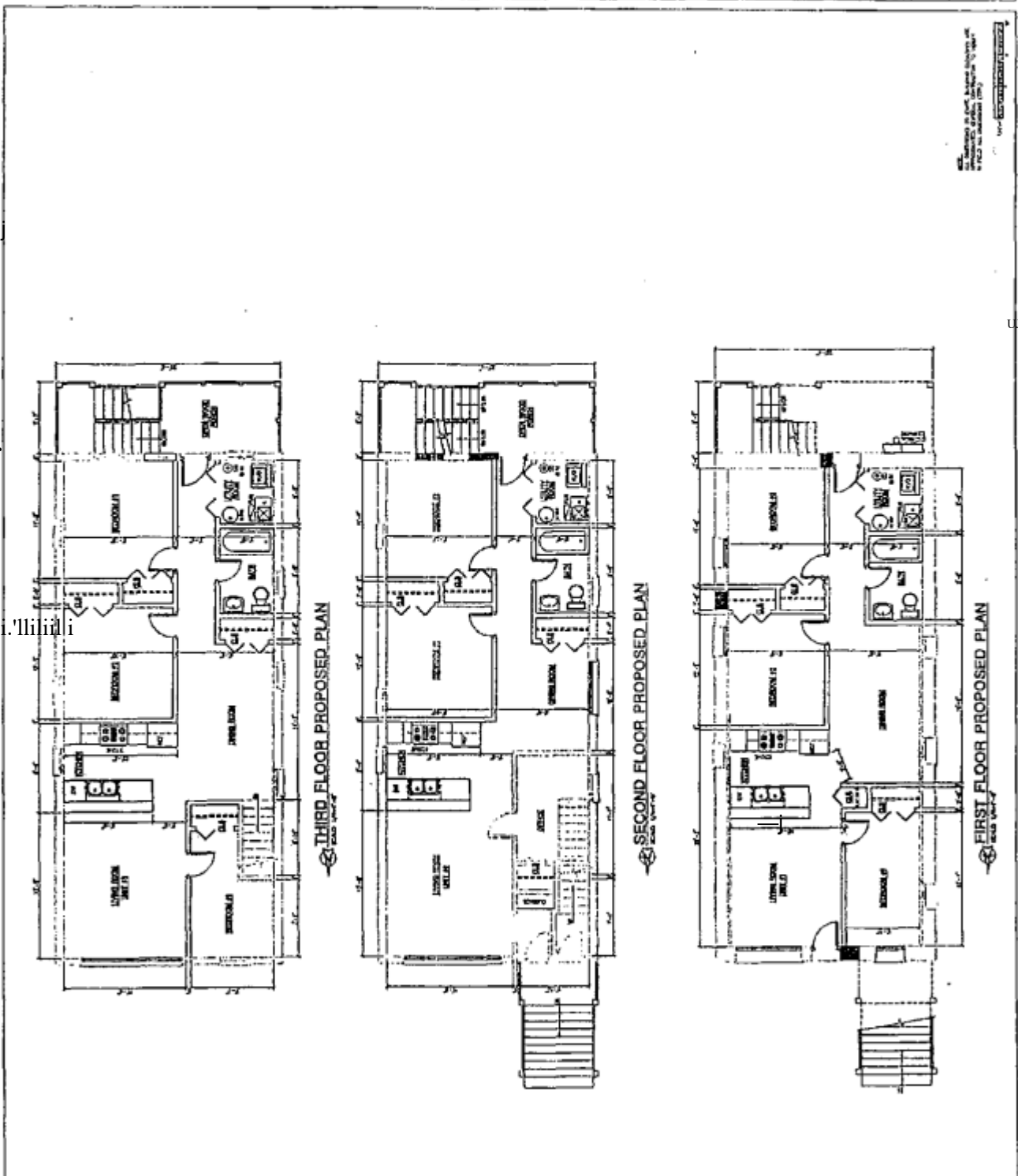
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Mario G. Cruz
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1513 W. ERIE STREET
CHICAGO, ILLINOIS
Proposed Floor Layouts

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