



# Office of the City Clerk

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## Legislation Text

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File #: SO2018-9267, Version: 1

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### 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**

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