



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
[www.chicityclerk.com](http://www.chicityclerk.com)

## Legislation Text

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File #: SO2019-1354, 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-G in the area bounded by:**

**West Erie Street; a line 100 feet west of and parallel to North Armour Street; the public alley next south of and parallel to West Erie Street; and a line 125 feet west of and parallel to North Armour Street.**

**To those of an RM4.5, Residential Multi-Unit District**

**SECTION 2. This Ordinance takes effect after its passage and due publication.**

**Common address of property: 1511 West Erie Street, Chicago**

**Final for  
Publication**

**AMENDED TO BE A NARRATIVE AND PLANS FOR  
TYPE 1 REZONING FOR 1511 WEST ERIE STREET,  
CHICAGO IL**

The subject property is currently improved with a multi-unit residential building. The Applicant intends to demolish the existing building and build a new three-story residential building with three dwelling units. 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 RM4.5 Residential Multi-Unit District
Use:	Residential building with three dwelling units
Floor Area Ratio:	1.5
Lot Area:	3,125 Square Feet
Building Floor Area:	4,509 Square Feet
Density:	1,041 Square Feet per Dwelling Unit
Off- Street parking:	Parking spaces: 3
Set Backs:	Front: 11 Feet 11 Inches Sides: West 3 Feet / East 2 Feet Rear: 3 Feet * Rear Yard Open space: 144 Square Feet
Building height:	37 Feet 10 Inches

\* will file for variation if required  
W. ERIE ST.

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PROJECT NAME:  
ADDRESS: 1511 W. ERIE  
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BUILDING  
CHICAGO, ILLINOIS

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