



Office of the City Clerk

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

Legislation Text

File #: O2021-5654, Version: 1

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 |

Ln

i s 3 " " i
bis?

cor
oi

1 . ijj

LO UJ
" ~ CC

UJ

O
O CM

H i! i.'llilil i

v.

-j

i

i £
!!x

1 !!

i!

iz: 0

II

■t.,s>.