



City of Chicago



SO2017-4816

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	6/28/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 1453-1455 W Superior St - App No. 19269T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

19269T1

INTRO. DATE:

JUNE 28, 2017

**SUBSTITUTE
ORDINANCE**

(TO A TYPE 1)

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 Superior Street; a line 75 feet West of and parallel to North Bishop Street; the public alley next South of and parallel to West Superior Street; a line 125 feet West of and parallel to North Bishop 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: 1453-55 West Superior Street, Chicago IL.

**NARRATIVE FOR TYPE 1 REZONING FOR
1453-55 WEST SUPERIOR STREET, CHICAGO, IL**

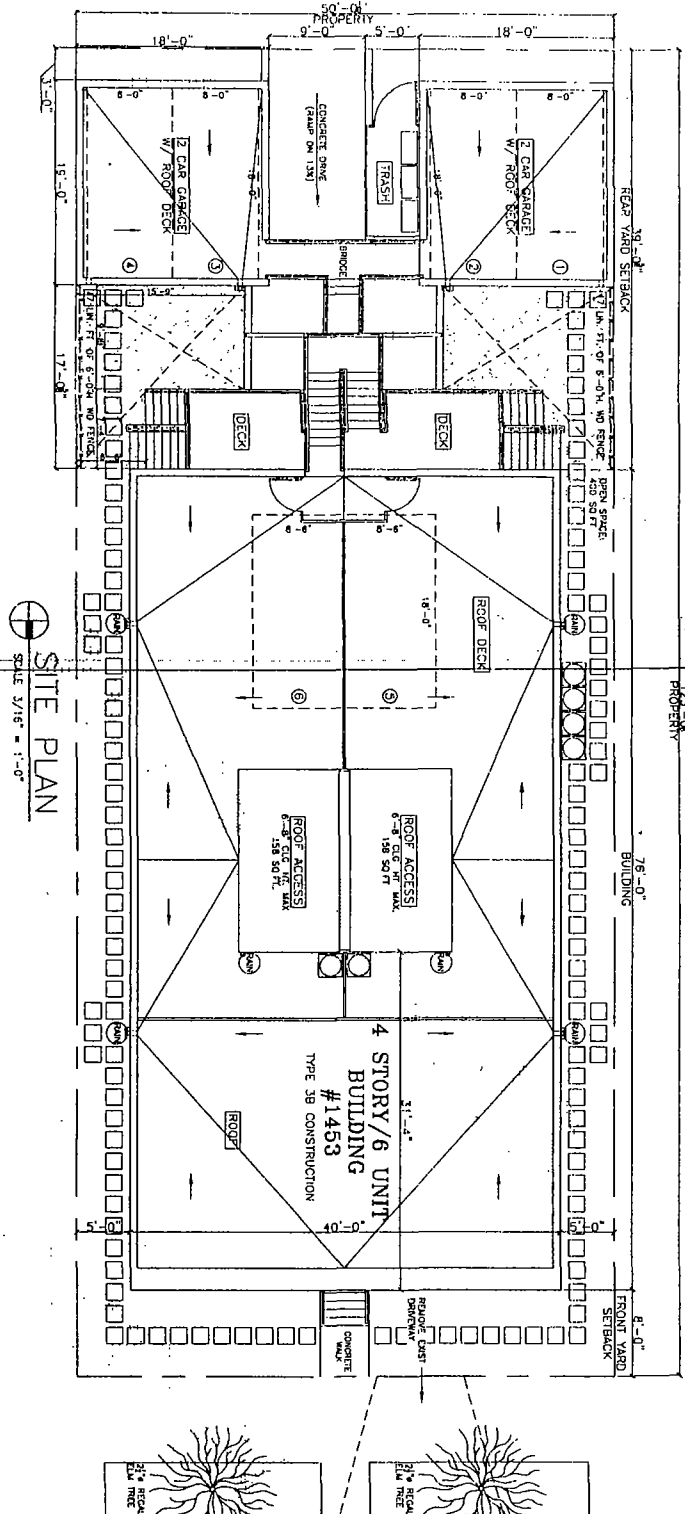
The subject property is currently improved with residential buildings. The Applicant intends to demolish the existing buildings and build a new three story six dwelling unit residential building. The Applicant needs a zoning change in order to comply with the minimum lot area and the maximum floor area requirements of the Zoning Ordinance.

Project Description:	Zoning Change from an RS3 Residential Single-Unit (Detached House) Zoning District to an RM4.5 Residential Multi-Unit Zoning District
Use:	Residential Building with 6 Dwelling Units
Floor Area Ratio:	1.45
Lot Area:	6,154 square feet
Building Floor Area:	8,916 square feet
Density:	1,025 square feet per dwelling unit
Off- Street parking:	Parking spaces: 6
Set Backs:	Front: 8 feet Side: 0 feet each * Rear: 17 feet 8 inches * Rear Yard Open space: 400 square feet
Building height:	34 feet 11 inches

* Will file for variation if required

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14'-0" PUBLIC ALLEY



14'-0" PUBLIC ALLEY

SCALE 3/16" = 1'-0"

SITE PLAN

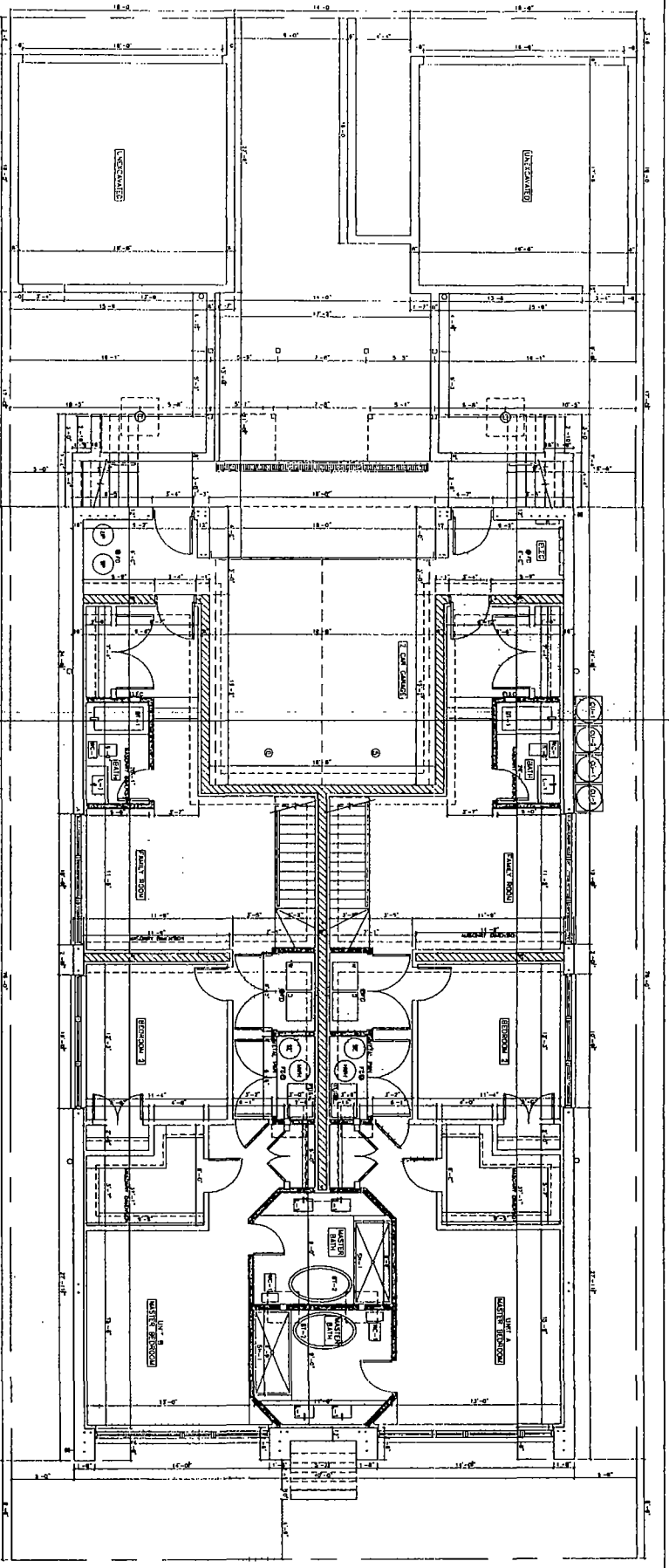
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W. SUPERIOR ST.

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<p>HANNA 147 W. WASHINGTON CHICAGO, IL 60604 TEL: (312) 751-1800 FAX: (312) 751-1801 PROFESSIONAL DESIGN FIRM LICENSE NUMBER: 144-001445</p>	<p>DATE: 10/10/17 DRAWN BY: [Signature] CHECKED BY: [Signature] DESIGNED BY: [Signature] PROJECT NO: 1453</p>	<p>PROJECT NAME & ADDRESS 1453 W. SUPERIOR 3 STORY/6 UNIT BUILDING CHICAGO, ILLINOIS</p> <p>SHEET TITLE SITE PLAN & NOTES</p> <p>SHEET NUMBER A-1</p>
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BASEMENT FLOOR PLAN
SCALE: 1/8" = 1'-0"



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PROJECT NAME & ADDRESS
1453 W. SUPERIOR
3 STORY/6 UNIT
BUILDING
CHICAGO, ILLINOIS

SHEET TITLE
FLOOR PLAN
& NOTES

TITLEBLOCK
SHEET NUMBER
A-2

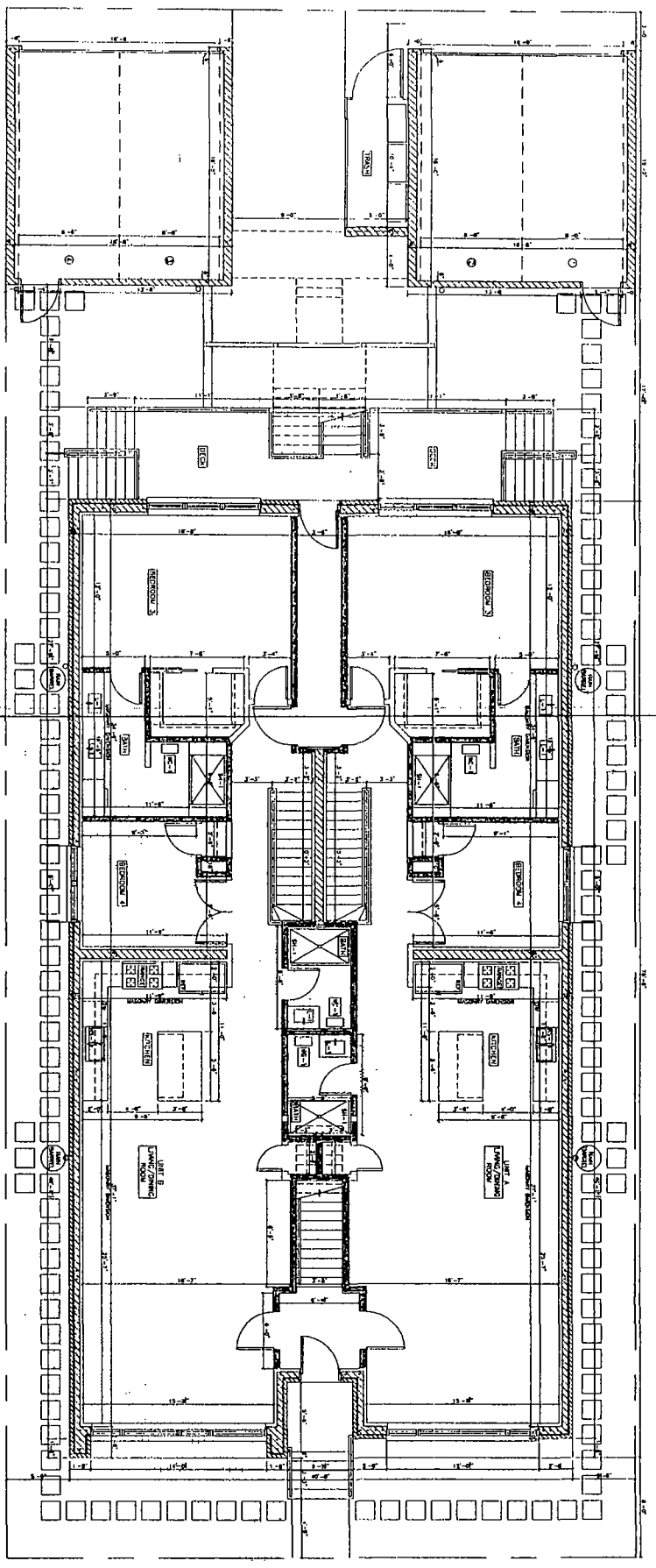


DATE: 10/10/17
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 10/10/17

NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXISTING CONDITIONS AND UTILITIES PRIOR TO COMMENCEMENT OF WORK.
4. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.

HANNA
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FAX: (312) 754-1801
PROFESSIONAL DESIGN FROM
LICENSE NUMBER 194-011463

FIRST FLOOR PLAN
Scale: 1/8" = 1'-0"



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PROJECT NAME & ADDRESS
1453 N. SUPERIOR
3. STORY/6 UNIT
BUILDING
CHICAGO, ILLINOIS

SHEET TITLE
FLOOR PLANS
& DETAILS

TITLEBLOCK

SHEET NUMBER
A-3



DATE: 01/15/2017
DRAWN BY: [Name]
CHECKED BY: [Name]
REVISIONS FOR PERMIT:
REVISIONS FOR CONSTRUCTION:

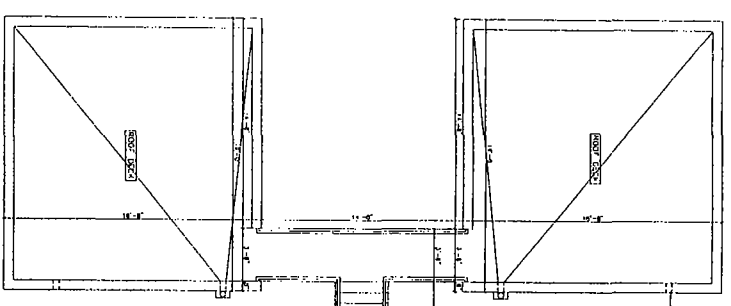
NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE IBC AND ALL APPLICABLE CODES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
3. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
5. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO ANY EXCAVATION WORK.

HANNA
ARCHITECTS, INC.

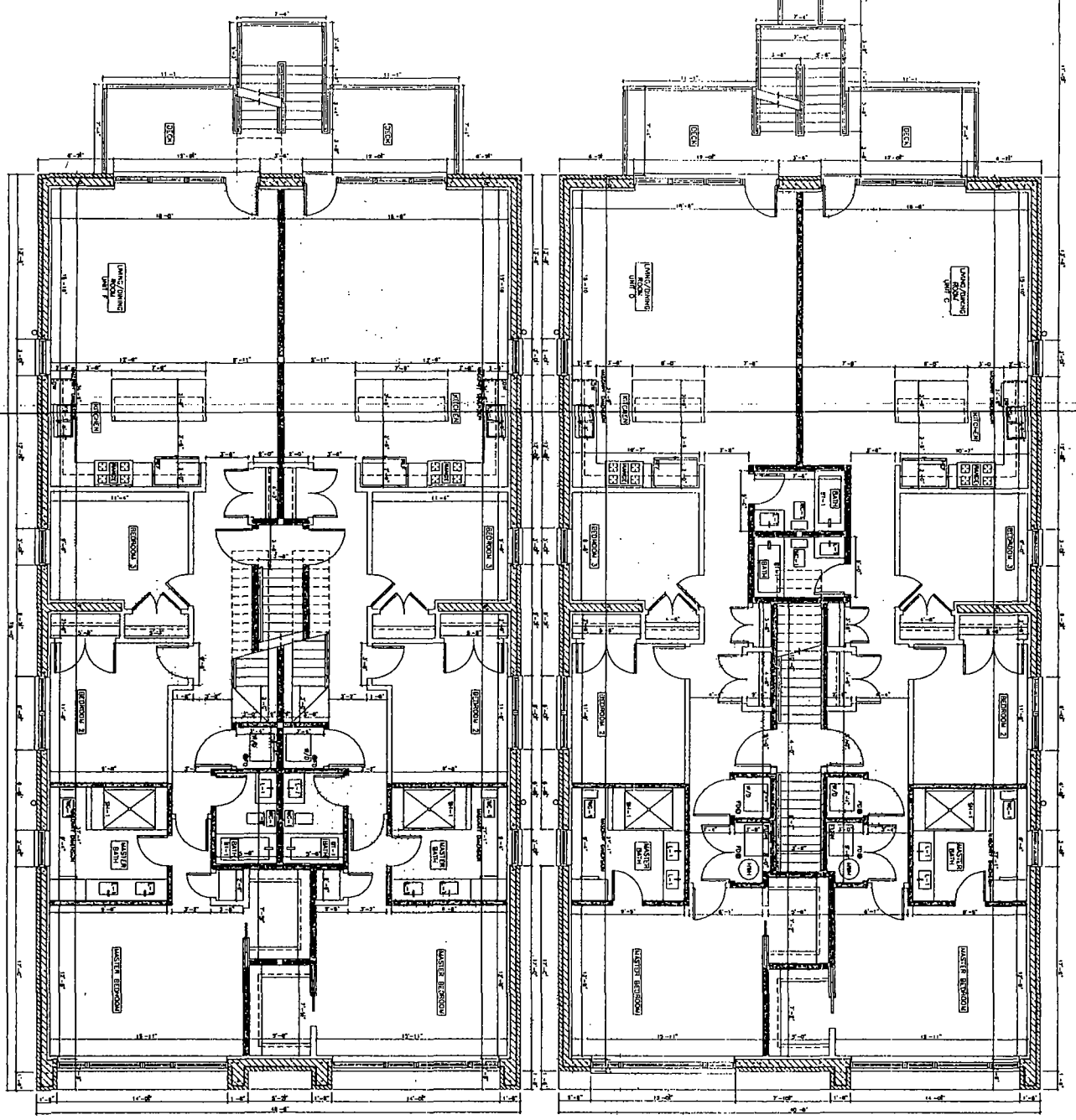
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FAX: (312) 756-1801

PROFESSIONAL DESIGN BOARD
LICENSED ARCHITECT NO. 042100000
LICENSED INTERIOR DESIGNER NO. 042100000



SECOND FLOOR PLAN



THIRD FLOOR PLAN

FINAL FOR PUBLICATION

PROJECT NAME & ADDRESS
 1453 W. SUPERIOR
 3:1 STOR/8 UNIT
 BUILDING
 CHICAGO, ILLINOIS



DATE
 02/20/2017
PROJECT NO.
 1453W-SUP-3S1-8U
ISSUED FOR:
 PERMITS
DESIGNED BY:
 JEFFREY HANN
REVIEWED BY:
 JEFFREY HANN

HANNAH ARCHITECTS, INC.
 ARCHITECTS
 1461 N. WASHINGTON
 CHICAGO, IL 60610
 TEL: (312) 281-1800
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PROJECT NO.
 1453W-SUP-3S1-8U

SHEET TITLE
 FLOOR PLANS

DATE
 02/20/2017

DESIGNED BY
 JEFFREY HANN

REVIEWED BY
 JEFFREY HANN

DATE
 02/20/2017

PROJECT NO.
 1453W-SUP-3S1-8U

SHEET NO.
 A-4

DATE
 02/20/2017

DESIGNED BY
 JEFFREY HANN

REVIEWED BY
 JEFFREY HANN

DATE
 02/20/2017

PROJECT NO.
 1453W-SUP-3S1-8U

SHEET TITLE
 FLOOR PLANS

DATE
 02/20/2017

DESIGNED BY
 JEFFREY HANN

REVIEWED BY
 JEFFREY HANN

DATE
 02/20/2017

PROJECT NO.
 1453W-SUP-3S1-8U

SHEET TITLE
 FLOOR PLANS

DATE
 02/20/2017

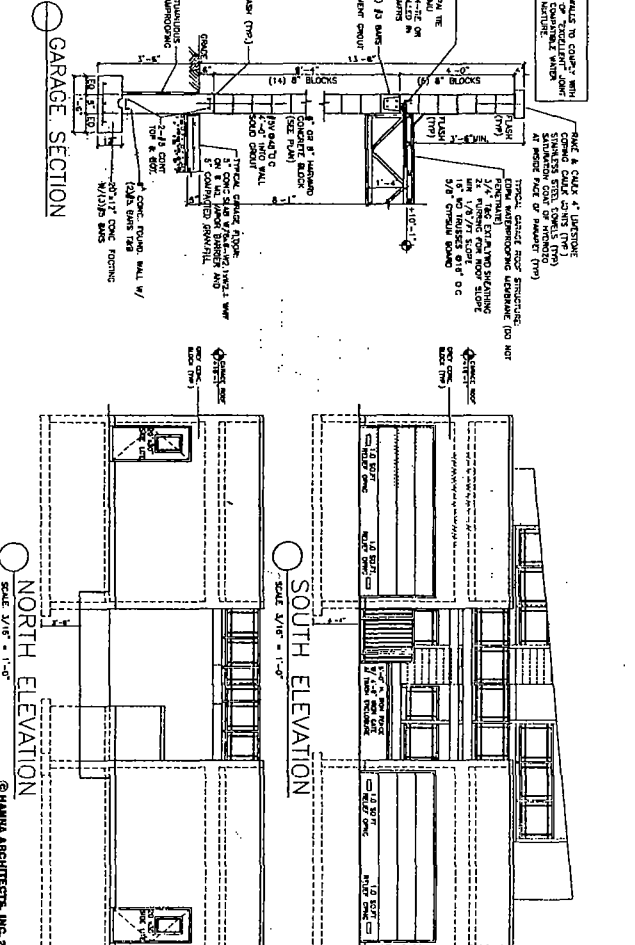
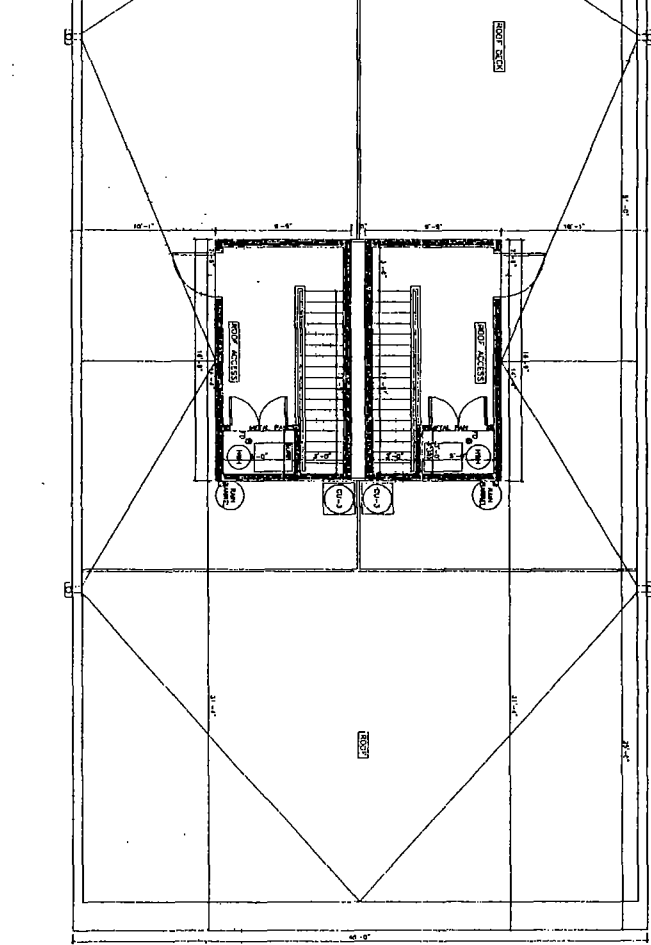
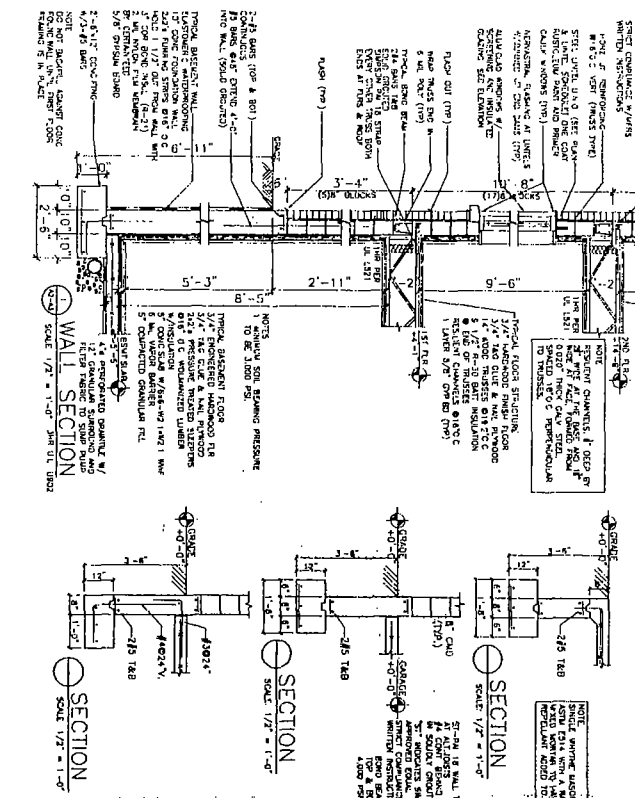
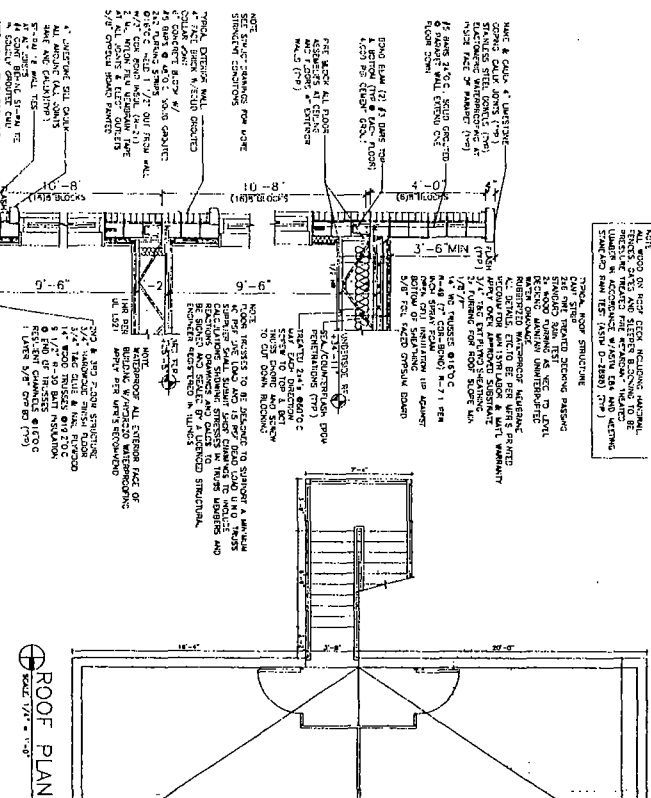
DESIGNED BY
 JEFFREY HANN

REVIEWED BY
 JEFFREY HANN

DATE
 02/20/2017

PROJECT NO.
 1453W-SUP-3S1-8U

NOTE: THIS SET OF DRAWINGS IS FOR INFORMATION ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND OTHER AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND LABORERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND OTHER AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL DIMENSIONS AND CONDITIONS SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY MATERIALS AND LABORERS.



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 TEL: (312) 752-1100
 FAX: (312) 752-1101
 PROFESSIONAL DESIGN FIRM
 LICENSE NUMBER 041-000000

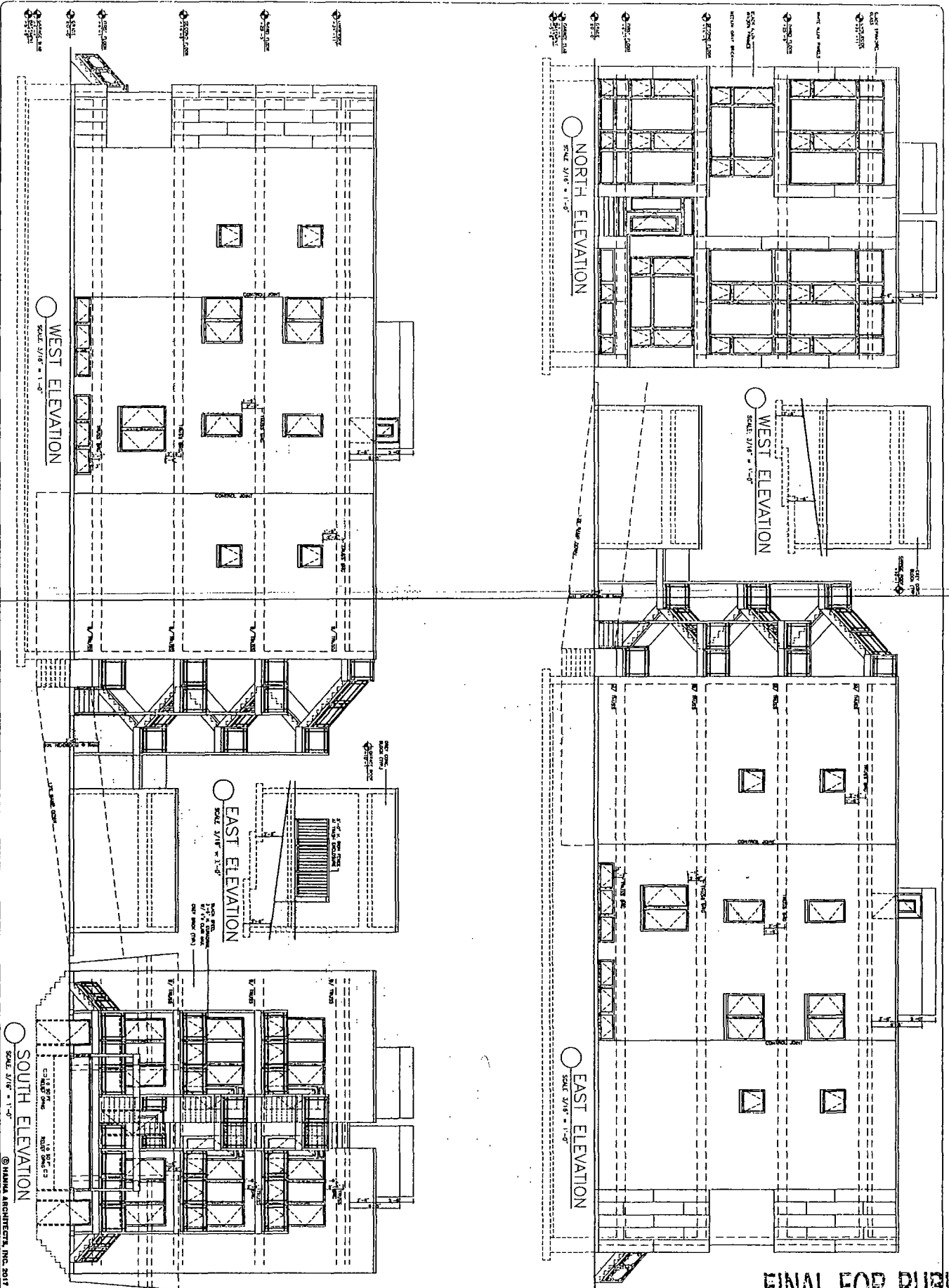


PROJECT NAME & ADDRESS
 1453 N. SUPERIOR
 3 STORY/6 UNIT
 BUILDING
 CHICAGO, ILLINOIS

DATE: 11/15/11

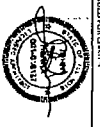
SCALE: 3/8" = 1'-0"

PROJECT NUMBER: A-5



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REGISTERED ARCHITECT
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 FAX (312) 751-1801

PROJECT NAME & ADDRESS
 1453 W. SUPERIOR
 3 STORY / 6 UNIT
 BUILDING
 CHICAGO, ILLINOIS

SHEET TITLE
 ELEVATIONS

SHEET NUMBER
 A-6

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