



City of Chicago



SO2018-8049

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	10/31/2018
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-H at 2038 W Superior Ave - App No. 19847T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE 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 the RS-3 Residential Single-Unit District symbols and indications as shown on Map No. 1-H in the area bounded by

a line 191 feet east of and parallel to North Hoyne Street; West Superior Street;
a line 215 feet east of and parallel to North Hoyne Street; and West Lee Place,

to those of an RM-4.5 Residential Multi-Unit District and a corresponding uses district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Common address of property: 2038 West Superior Avenue

FINAL FOR PUBLICATION

17-13-0303-C (1) Substitute Narrative and Plans - Amended to a Type 1
2038 West Superior, Chicago, Illinois

Proposed Zoning: RM-4.5 Residential Multi-Unit District

Lot Area: 2,400 square feet

Proposed Land Use: The Applicant is seeking a zoning change to permit a second-floor rear addition to an existing two-story, single-family home. The proposed addition will follow existing building wall lines. The height of the single-family home will remain 28 feet-6 inches. Note that the subject property is a through-lot with frontages on W. Superior St. and W. Lee St.

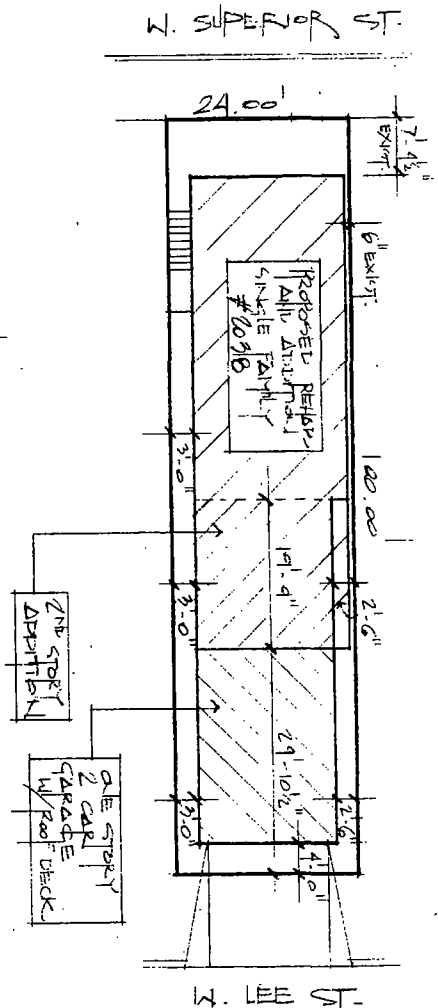
- (A) The Project's Floor Area Ratio: 3,815 square feet (1.59 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit):
1 dwelling unit (2,400 square foot MLA)
- (C) The amount of off-street parking: 2 parking spaces
- (D) Setbacks:
 - a. Front Setback (from W. Superior St.): 7 feet-4½ inches
 - b. Rear Setback (from W. Superior St.): 4 feet
 - c. Side Setbacks:
 - East: 3 feet
 - West: 6 inches

Building Height: 28 feet-6 inches

FINAL FOR PUBLICATION

HANNA
ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184-001485

180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
PHONE: 312-750-1800
FAX: 312-750-1801
email: hannaarchitects@sbcglobal.net
© HANNA ARCHITECTS, INC. 2018



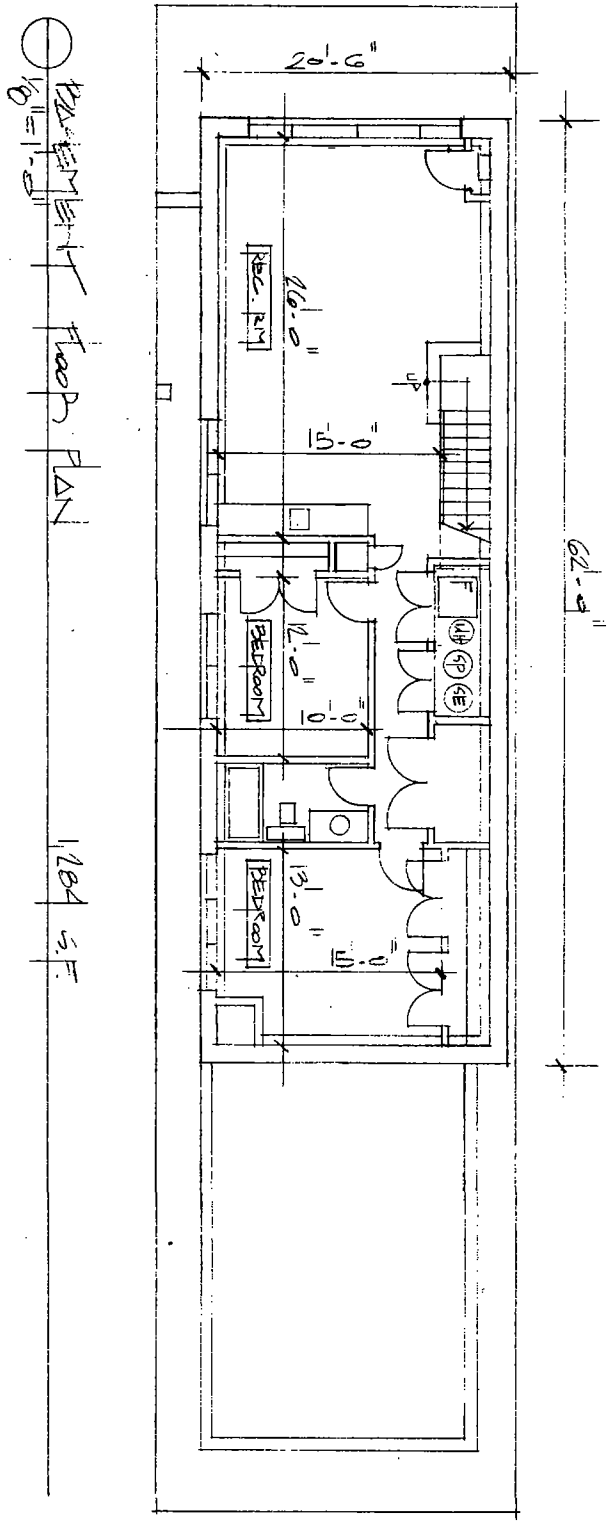
⊕ SITE PLAN
1/8" = 1'-0"

ZONING INFORMATION	
LOT AREA	240 X 100 = 2400 S.F.
F. D. R.	1.7
MAX. BUILDABLE	4,080 S.F.
BASEMENT	1,284 S.F.
1 ST FLOOR	1,284 S.F.
2 ND FLOOR	1,247 S.F.
STAIR	785 S.F.

FINAL FOR PUBLICATION

HANNA
ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184-001485

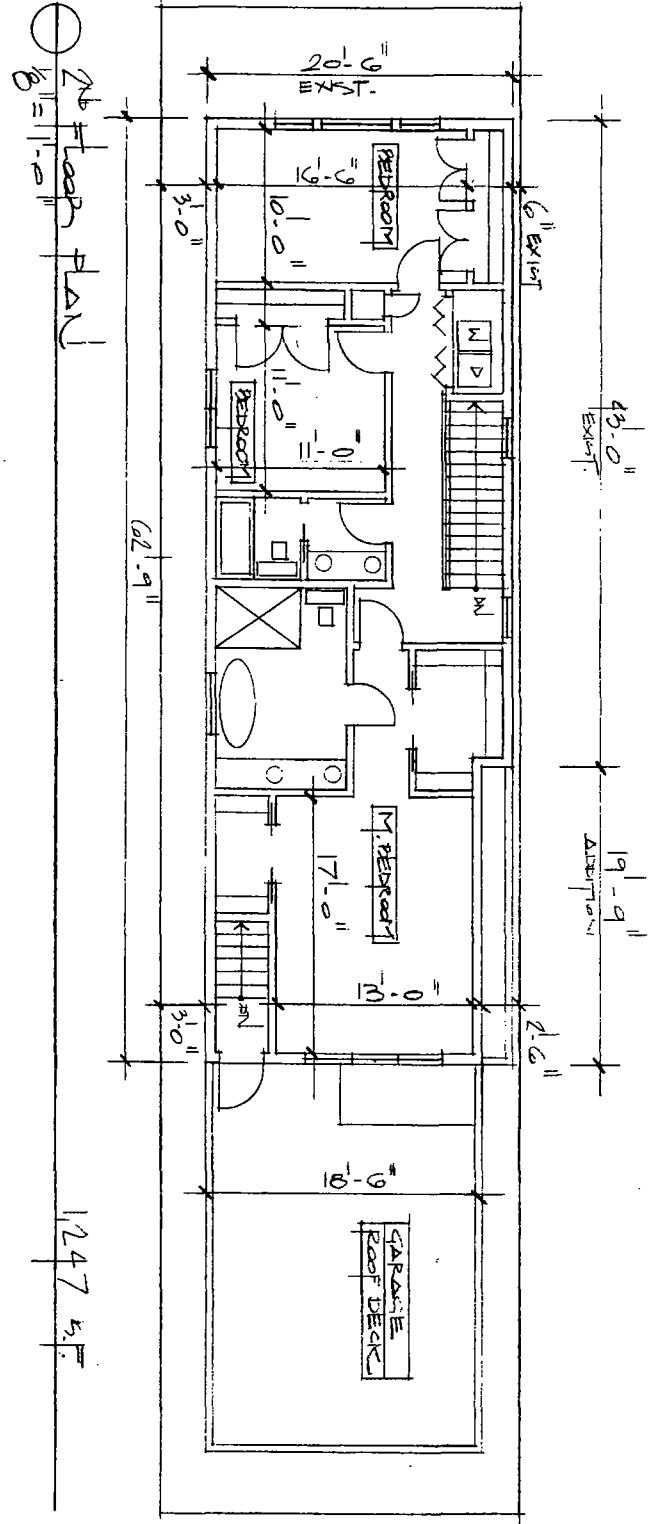
180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
PHONE: 312-750-1800
FAX: 312-750-1801
email: hannaarchitects@soeglobal.net
© HANNA ARCHITECTS, INC. 2018



FINAL FOR PUBLICATION

HANNA
 ARCHITECTS, INC.
 PROFESSIONAL DESIGN FIRM
 ARCHITECT CORPORATION
 LICENSE NUMBER 184-001455

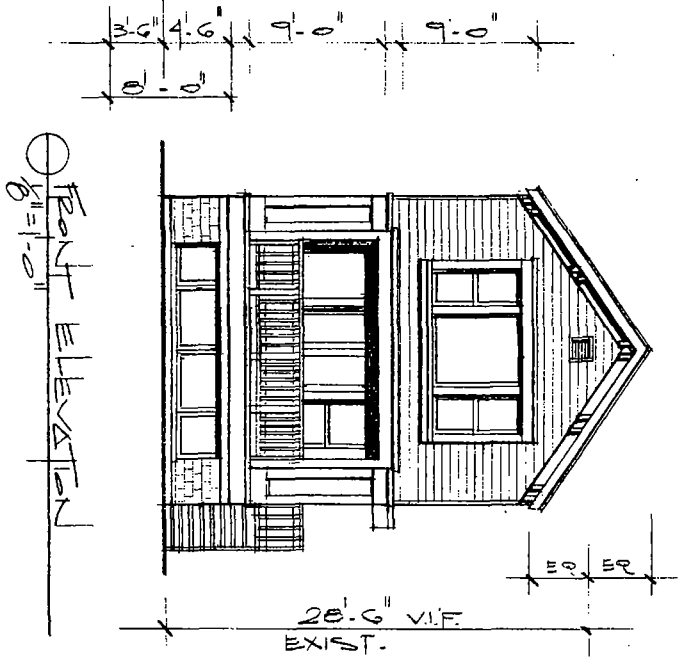
180 W. WASHINGTON
 CHICAGO, ILLINOIS 60602
 PHONE 312-750-1800
 FAX: 312-750-1801
 email: hannaarchitects@theglobalnet
 © HANNA ARCHITECTS, INC. 2018



FINAL FOR PUBLICATION

HANNA
ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184-001485

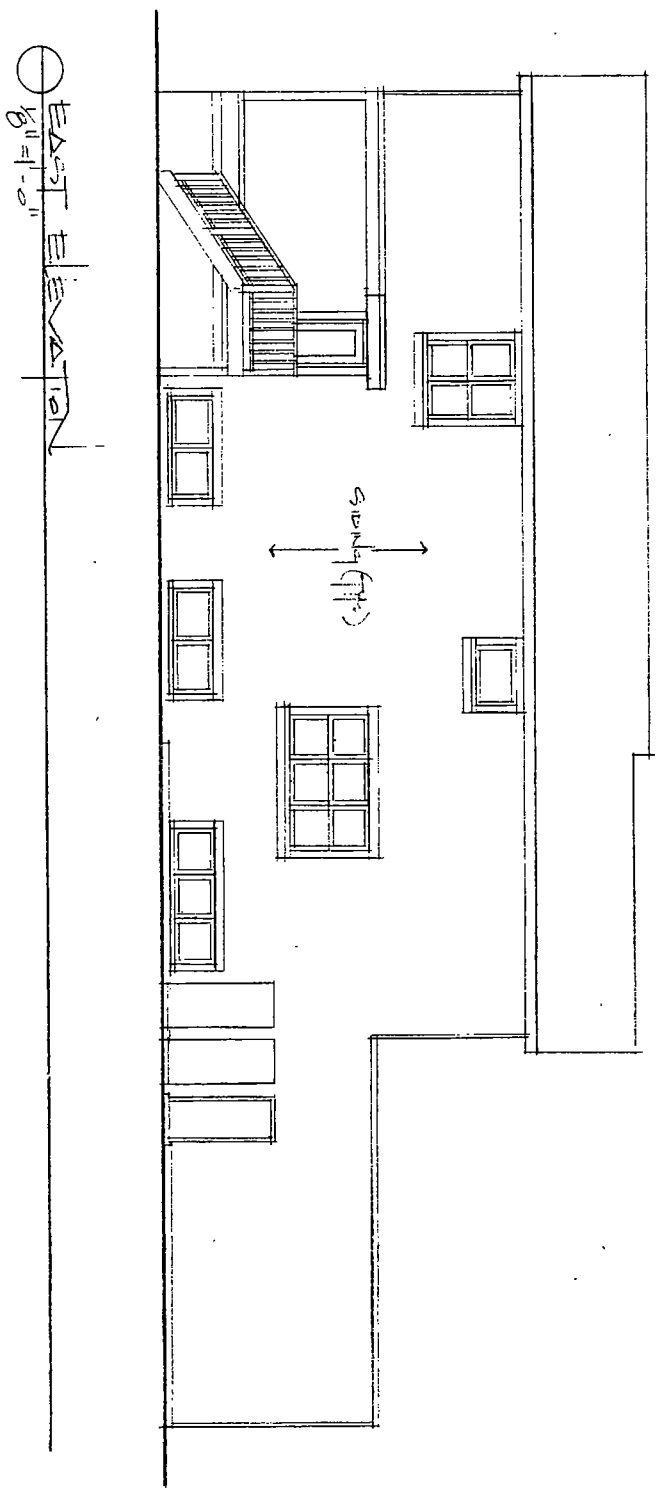
180 W WASHINGTON
CHICAGO, ILLINOIS 60602
PHONE: 312-750-1800
FAX: 312-750-1801
email: hannaarchitects@sbcglobal.net
© HANNA ARCHITECTS, INC. 2018



FINAL FOR PUBLICATION

HANNA
ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER: 184 - 001485

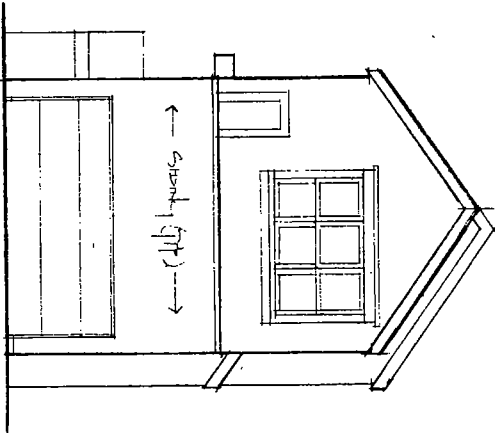
180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
PHONE: 312-750-1800
FAX: 312-750-1801
email: hannaarchitects@stglobe.net
© HANNA ARCHITECTS, INC. 2018



FINAL FOR PUBLICATION

HANNA
ARCHITECTS INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 194 - 001485

180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
PHONE 312-750-1800
FAX: 312-750-1801
email: hannaarchitects@skgdelval.net
© HANNA ARCHITECTS, INC. 2018

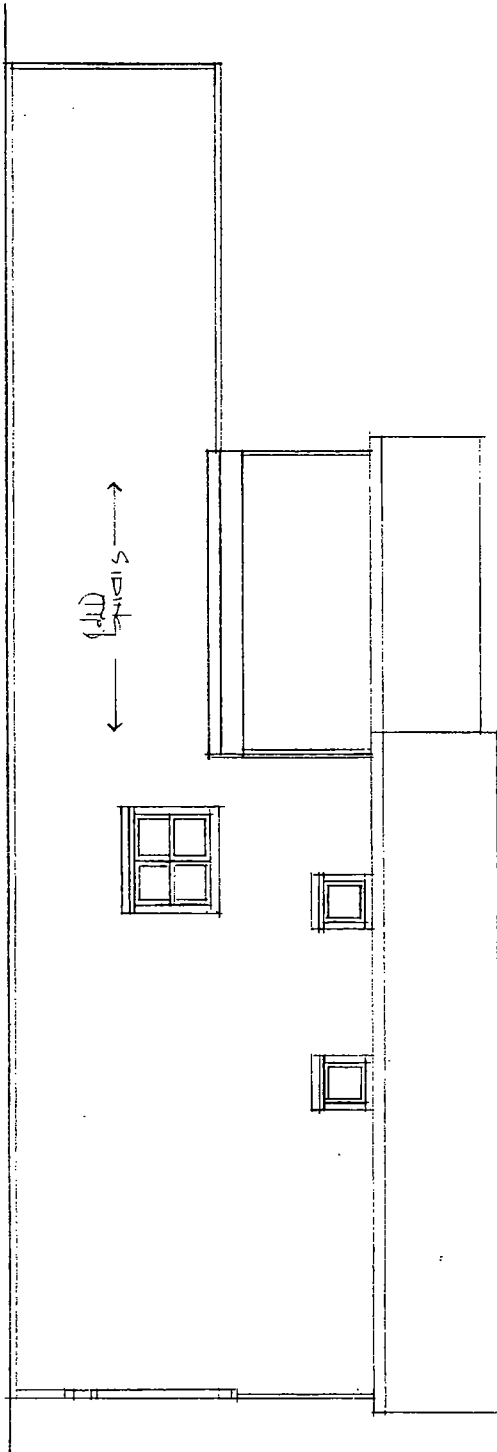


REAR ELEVATION
1/8" = 1'-0"

FINAL FOR PUBLICATION

J. HANNA
ARCHITECTS, INC.
PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION
LICENSE NUMBER 184 - 001485

180 W. WASHINGTON
CHICAGO, ILLINOIS 60602
PHONE: 312-750-1800
FAX: 312-750-1801
email: hannaarchitects@bcgipled.net
© HANNA ARCHITECTS, INC. 2018



WEST ELEVATION

FINAL FOR PUBLICATION