



City of Chicago



SO2017-5494

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/26/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 1459-1461 W Superior St - App No. 19311T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

SUBSTITUTE

19311T1
INTRO. DATE.
JULY 26, 2017
(SUB TO A T1)

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 Superior Street; a line 125 feet West of and parallel to North Bishop Street; the public alley next South of and parallel to West Superior Street; a line 175 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: 1459-61 West Superior Street, Chicago IL.

**NARRATIVE FOR TYPE 1 REZONING FOR
1459-61 WEST SUPERIOR STREET, CHICAGO, IL**

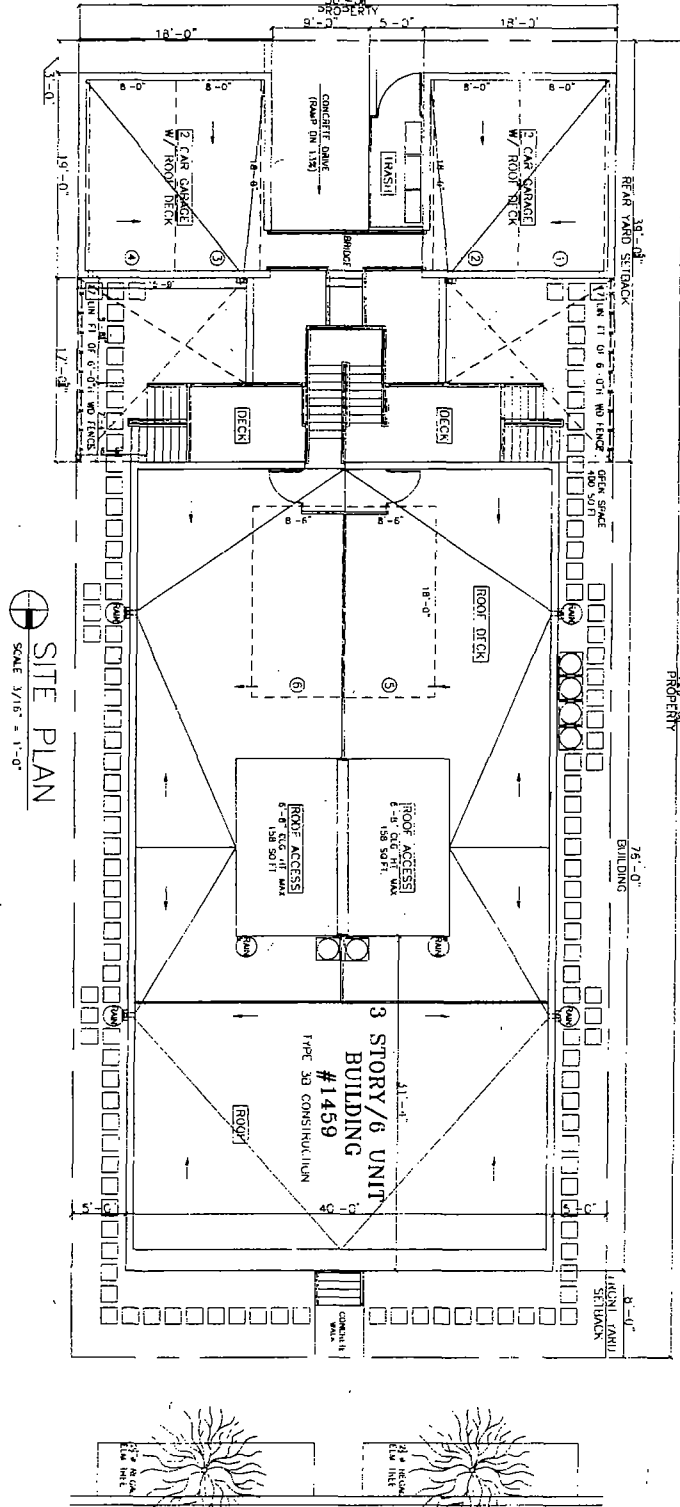
The subject property is currently improved with residential buildings. The Applicant intends to demolish the existing buildings and build a new three story six dwelling unit residential building. The Applicant needs a zoning change in order to comply with the minimum lot area and the maximum floor area 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:	1.42
Lot Area:	6,154 square feet
Building Floor Area:	8,718 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 4 inches * Rear Yard Open space: 400 square feet
Building height:	34 feet 11 inches

* Will file for variation if required

FINAL FOR PUBLICATION

14'-0" PUBLIC ALLEY



⊕ SITE PLAN
SCALE 1/16" = 1'-0"

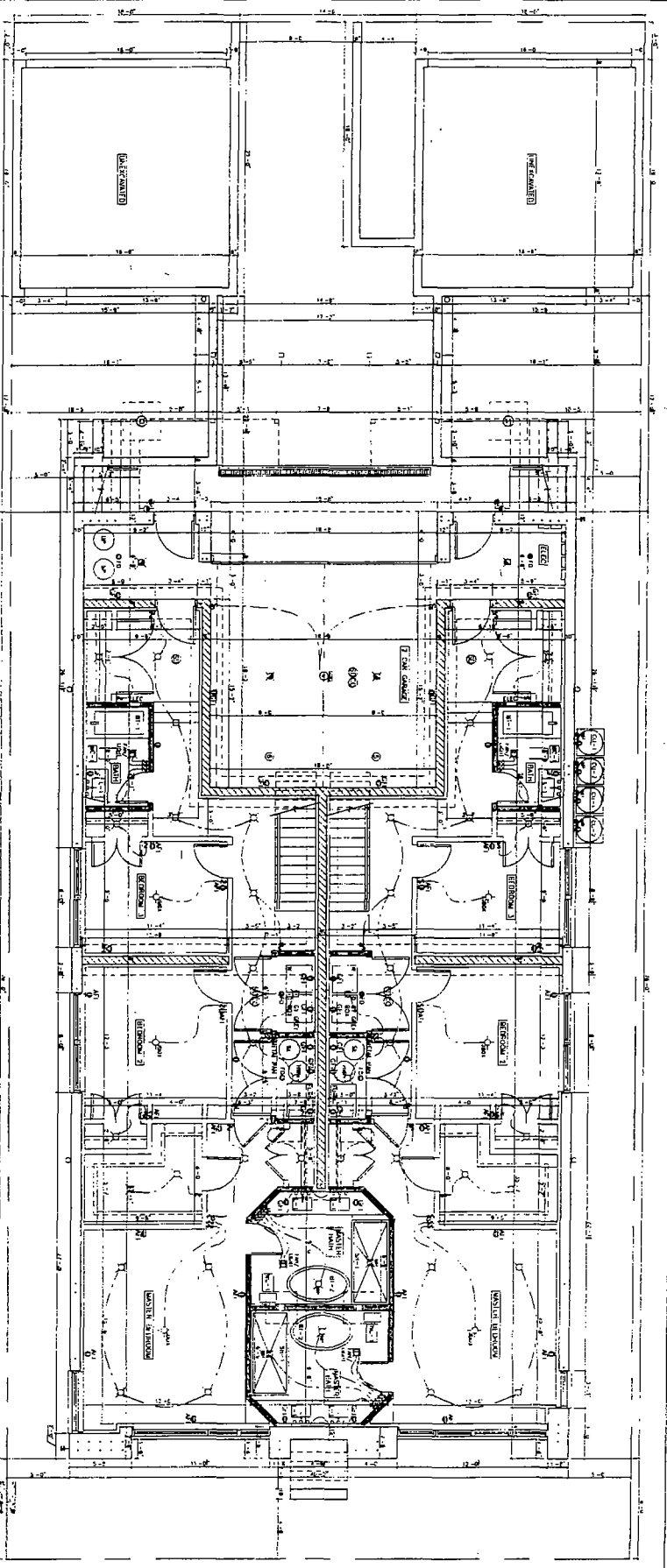
W. SUPERIOR ST.

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<p>MANANA ARCHITECTS, INC. 1459 N SUPERIOR 3 STORY/6 UNIT BUILDING CHICAGO, ILLINOIS</p>	<p>PROJECT NAME & ADDRESS 1459 N SUPERIOR 3 STORY/6 UNIT BUILDING CHICAGO, ILLINOIS</p>	<p>OWNER NAME SITE PLAN & NOTES</p>	<p>DATE A-1</p>	<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION				<p>MANANA ARCHITECTS, INC. 1459 N SUPERIOR 3 STORY/6 UNIT BUILDING CHICAGO, ILLINOIS</p>
NO.	DATE	DESCRIPTION									

⊕ BASEMENT FLOOR PLAN
Scale 1/4" = 1'-0"



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PROJECT NAME & ADDRESS
1450 W SUPERIOR
3 STORY/8 UNIT
BUILDING
CHICAGO, ILLINOIS

SHEET TITLE
FLOOR PLAN
& NOTES

DATE

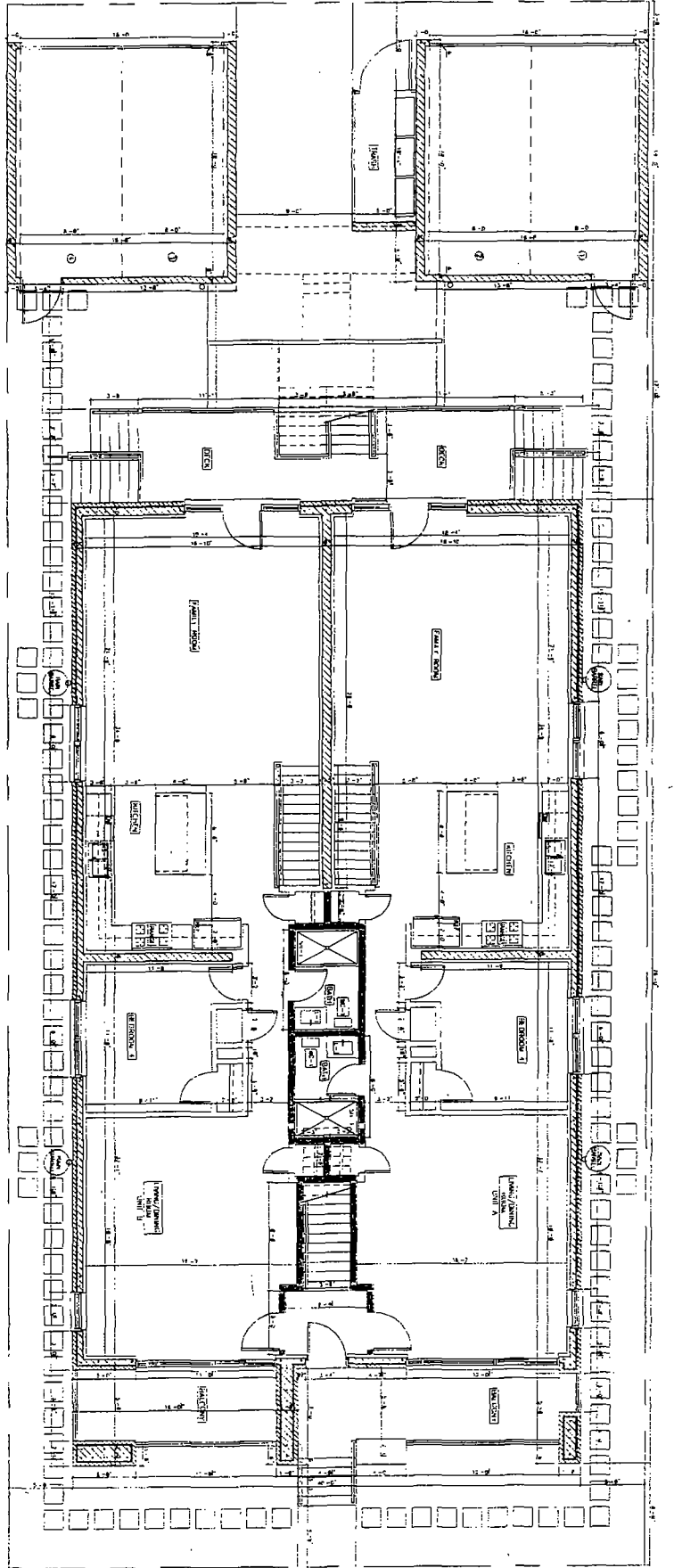
SHEET NUMBER

A - 2

HANNA
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1450 W SUPERIOR
CHICAGO, ILLINOIS 60607
TEL: 312.786.1000

NOTES:
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MANUFACTURER'S INSTRUCTIONS.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL ELECTRICAL CODE (NEC) AND THE NATIONAL FIRE ALARMS CODE (NFPA).

FIRST FLOOR PLAN
SCALE 1/8" = 1'-0"



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JIM W. VANDERKAM
CHIEF ARCHITECT
1450 N. SUPERIOR
3 ST. STORY/6 UNIT
BUILDING
CHICAGO, ILLINOIS
60610
TEL: 312.467.1000
WWW.MANNAARCHITECTS.COM

NOTES:
1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
2. FINISHES ARE TO BE AS SHOWN ON THE FINISH SCHEDULE.
3. SEE GENERAL NOTES FOR MATERIALS AND METHODS OF CONSTRUCTION.
4. SEE GENERAL NOTES FOR SCHEDULES AND SPECIFICATIONS.
5. SEE GENERAL NOTES FOR NOTES AND DETAILS.
6. SEE GENERAL NOTES FOR NOTES AND DETAILS.
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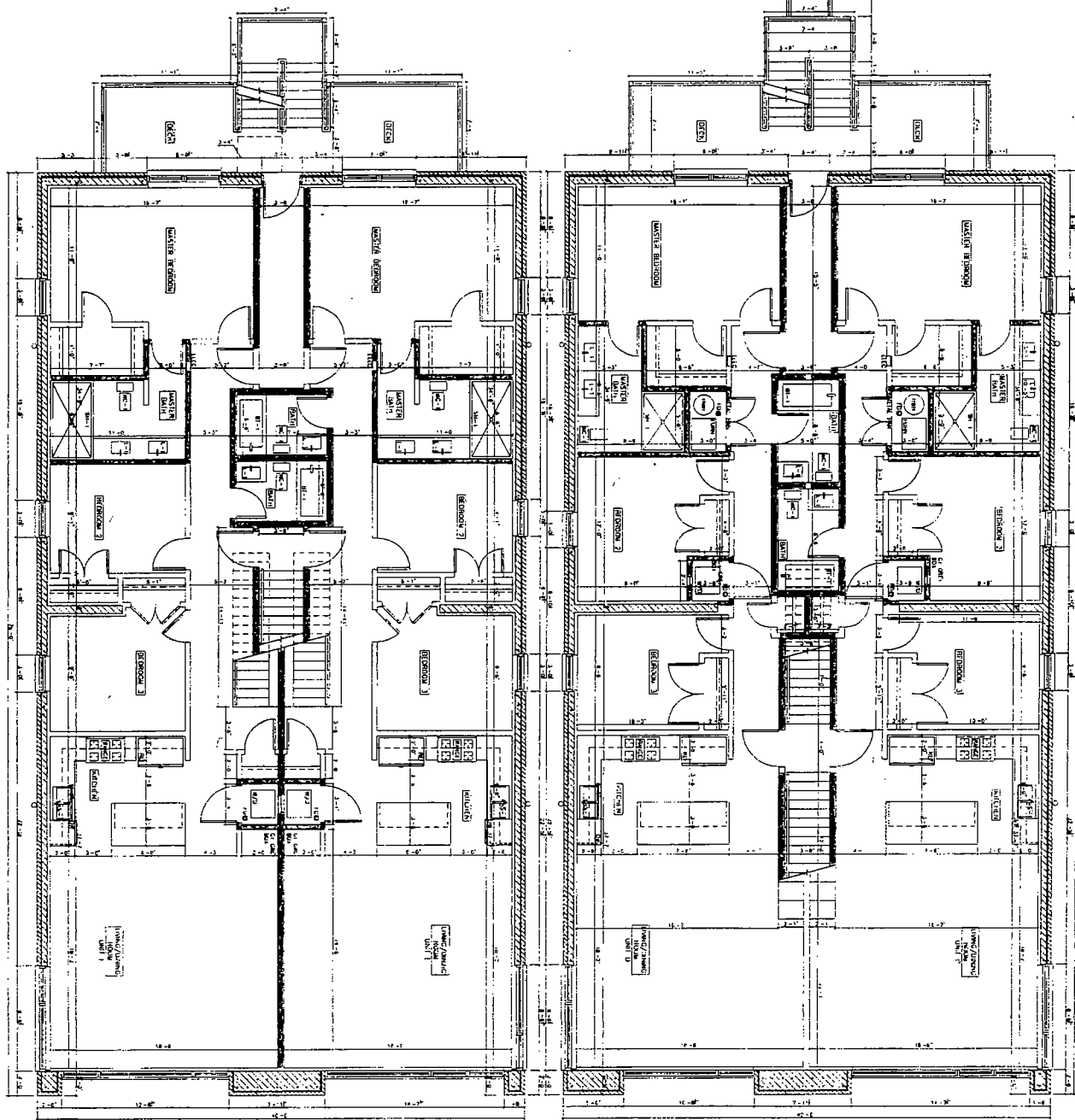
PROJECT NAME & ADDRESS
1450 N. SUPERIOR
3 ST. STORY/6 UNIT
BUILDING
CHICAGO, ILLINOIS

SHEET TITLE
FLOOR PLANS
& DETAILS

FILENAME
SHEET NUMBER
A-3

THIRD FLOOR PLAN
SCALE 1/8" = 1'-0"

SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"



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PROJECT NAME & ADDRESS
1450 W. SUPERIOR
3 STREET/O. UNIT
CHICAGO, ILLINOIS

SHEET TITLE
FLOOR PLANS

SHEET NUMBER
A-4

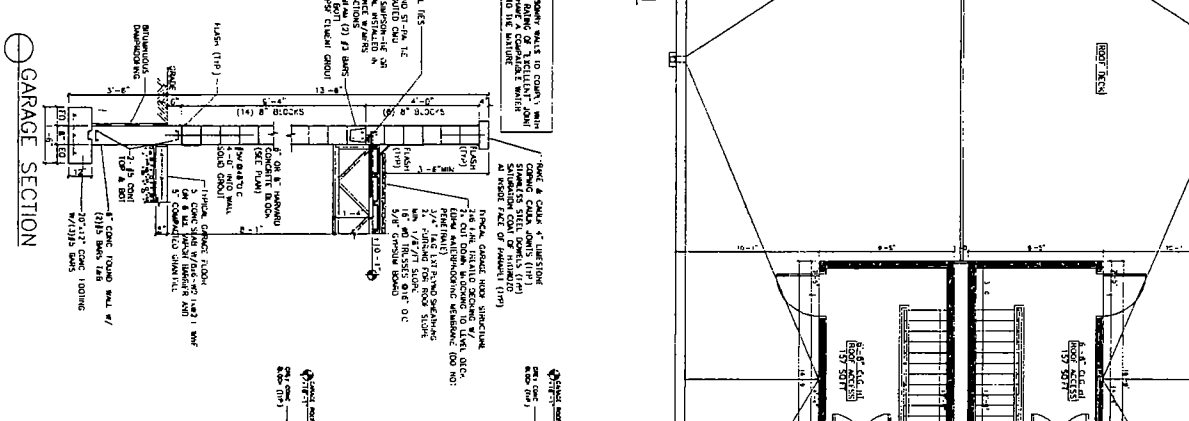
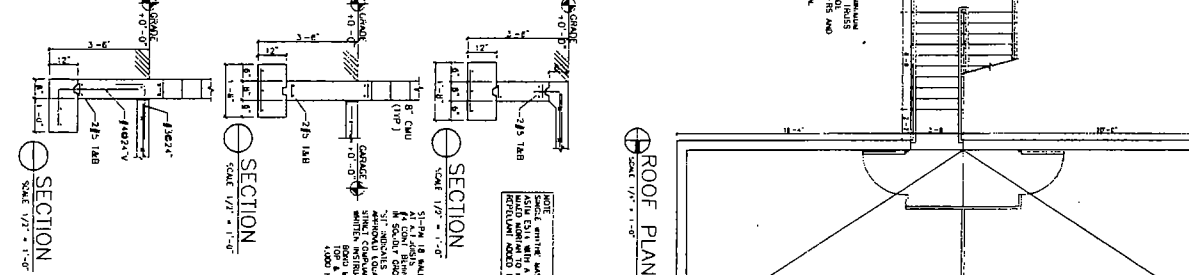
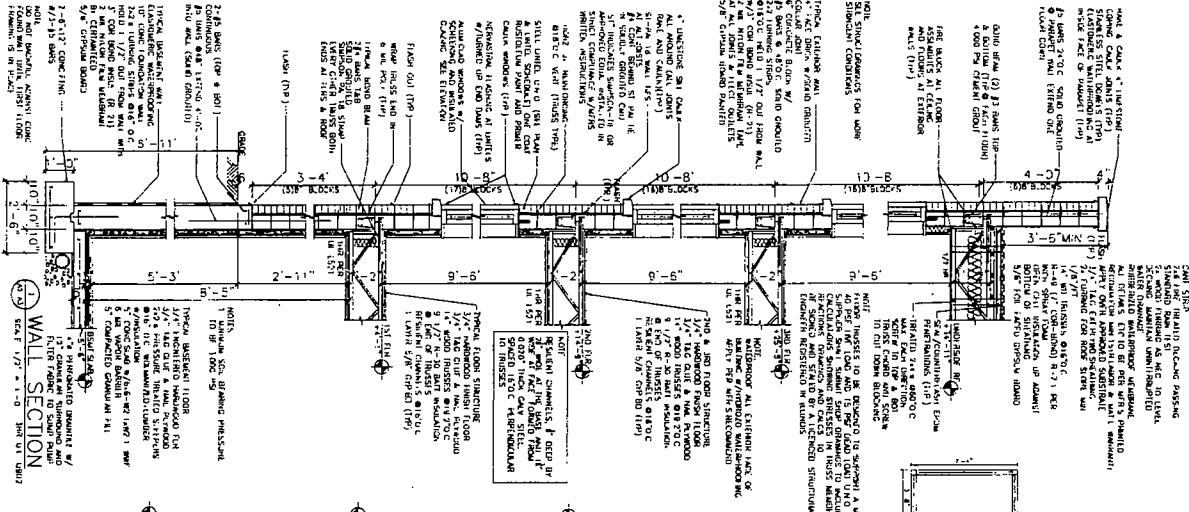


DATE: 11/15/17
DRAWN BY: [Name]
CHECKED BY: [Name]
SCALE: AS SHOWN

NOTES:
1. REFER TO ALL SHEETS FOR NOTES.
2. ALL DIMENSIONS ARE UNLESS OTHERWISE NOTED.
3. FINISHES ARE AS NOTED OR AS SHOWN ON SCHEDULES.

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NOTE: ALL ROOF OR ROOF SYSTEMS AND FINISHES SHALL BE AS SHOWN UNLESS OTHERWISE NOTED. SIMILAR TO THE ROOF SYSTEMS SHOWN IN THE ATTACHED DRAWINGS.



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PROJECT NAME & ADDRESS
1459 N SUPERIOR
3 STORY/8 UNIT
CHICAGO, ILLINOIS

CLIENT TITLE
ROOF PLAN,
WALL SECTIONS,
& ELEVATIONS

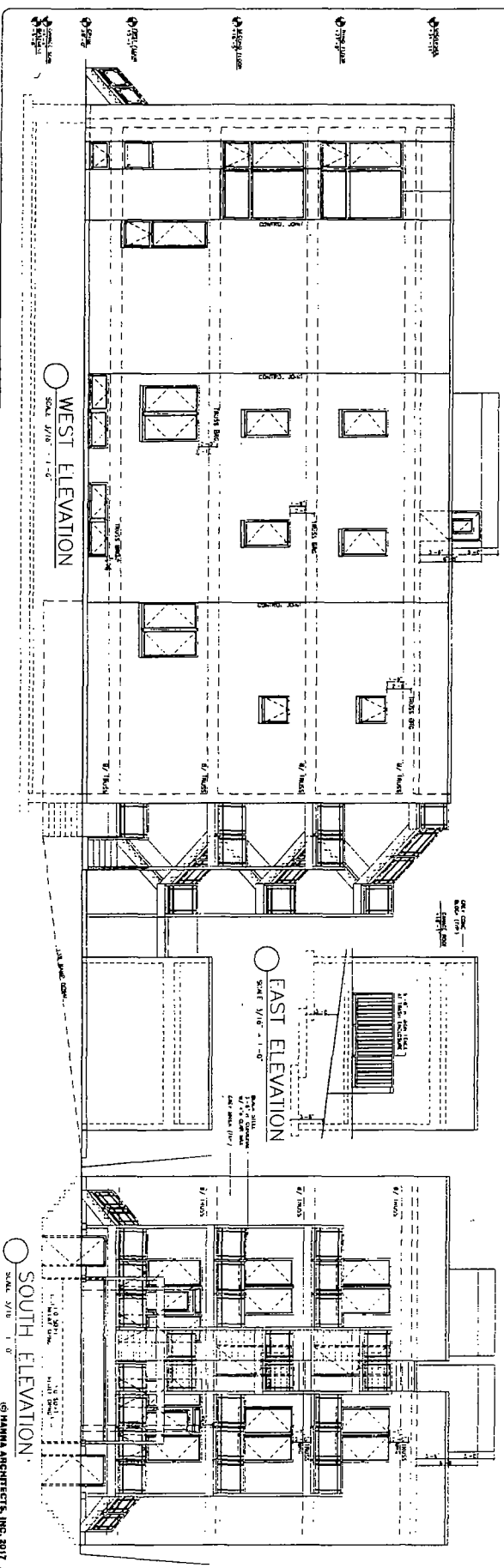
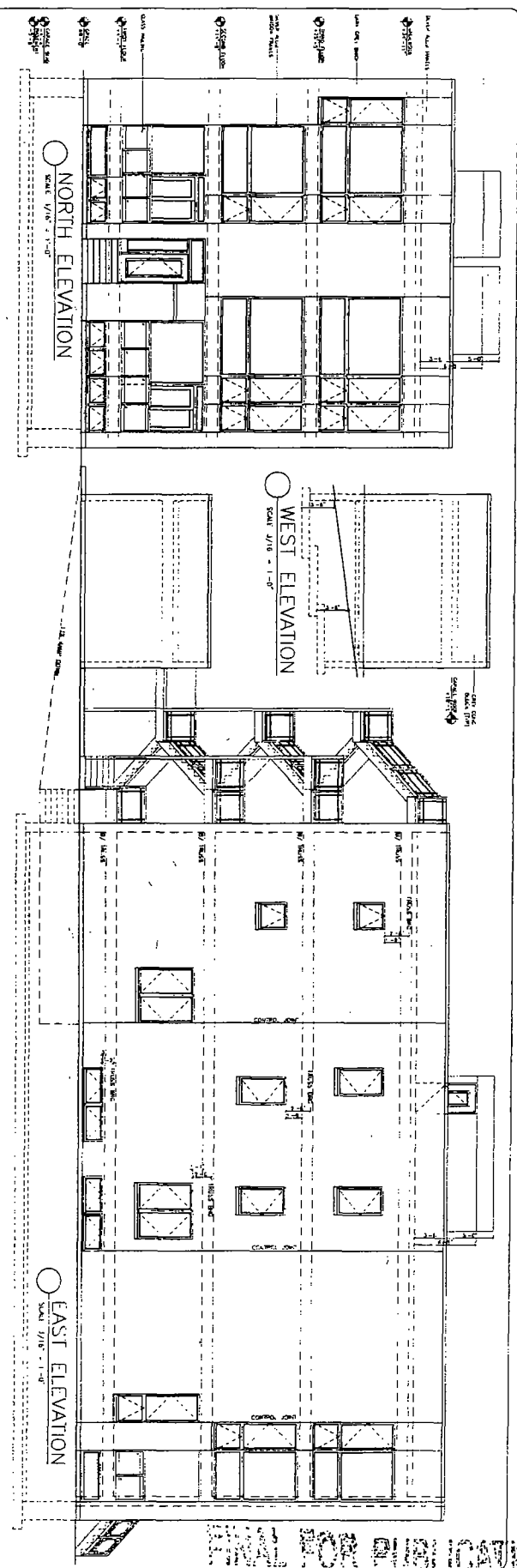
TITLE NAME
ARCHITECT NUMBER
A-5



DATE: 11/20/17
SCALE: 1/8" = 1'-0"

REVISIONS:
1. REVISED TO REFLECT CHANGES TO THE ROOF SYSTEM AND FINISHES AS SHOWN IN THE ATTACHED DRAWINGS.

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NOT FOR PUBLICATION

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PROJECT NAME & ADDRESS
 1450 W. SUPERIOR
 3 SPORYS 66 SOUTH
 CHICAGO, ILLINOIS

SHEET TITLE
 ELEVATIONS

SHEET NUMBER
 A-5

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