



City of Chicago



SO2019-5513

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	7/24/2019
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 1-G at 1447 W Superior St - App No. 20068T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

FINAL FOR PUBLICATION

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 RS-3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map No. 1-G in the area bounded by

West Superior Street; North Bishop Street; The public alley next south and parallel to West Superior Street; A line 50 feet west of and parallel to North Bishop Street

to those of a B2-3 Neighborhood Mixed-Use District

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

Common Address of Property: 1447 West Superior Street

FINAL FOR PUBLICATION

SUBSTITUTE

PROJECT NARRATIVE AND PLANS

TYPE 1 ZONING AMENDMENT

1447 WEST SUPERIOR STREET

B2-3 Neighborhood Mixed-Use District

The applicant is requesting a zoning amendment from a RS-3 Residential Single-Unit (Detached House) District to a B2-3 Neighborhood Mixed-Use District for the renovation of the existing 2 story building that has 34-bed convent and office space. After the renovation, the building will have a total of 16 residential dwelling units **with 0 parking spaces*** and 21 bicycle parking spaces.

Lot Area	6,150 square feet
MLA	384.37 square feet
Parking	0 parking spaces
Rear Setback	0 feet (existing)
East Setback	1'01/2" (existing)
Front Setback	0'83/4" (existing)
West Setback	4'13/4" (existing)
FAR	1.76
Building Square Footage	10,890 square feet
Building Height	31 feet 2 inches

*The property is located within 1,320 feet of the Chicago and Bishop Route 66 Bus Stop TOD

OWNER
ARCHITECT
 Kennedy Main Architecture, LLC
 1330 N. LaSalle Ave.
 Chicago, IL 60610
 312.467.4000
 kmain@kmainarch.com

SCOPE OF WORK
 WORK IS FOR INTERIOR RENOVATIONS INCLUDING SIXTEEN APARTMENT UNITS CURRENT
 USE AS MONASTERY, PROPOSED USE AS A-RESIDENTIAL

REVISIONS INCLUDE:
 - ALL INTERIOR FINISHES
 - ALL INTERIOR FINISHES
 - NEW KITCHENS, BATHROOMS, AND FINISHES
 - NEW ELECTRICAL SERVICE, VENTILATION AND DISTRIBUTION
 - NEW MECHANICAL FINISHES, GAS CONDENSERS, AND DUCTWORK
 - NEW PLUMBING SUPPLY AND DRAINAGE
 - NEW GAS METER LOCATION

OCCUPANCY NOTES
 EXISTING USE IS CLASS A-2
 (15) FIFTEEN MONASTERY DORMS (SEE A1.01)
 - COMMON SPACE ON GARDEN/ROOFTOP
 - COMMON SPACE ON 1ST FLOOR
 - (15) FIFTEEN UNITS ON 2ND FLOOR
 PROPOSED USE IS CLASS A-2
 (15) SIXTEEN RESIDENTIAL APARTMENTS (SEE A1.01)
 - (5) FIVE UNITS ON GARDEN/ROOFTOP
 - (5) FIVE UNITS ON 1ST FLOOR
 - (5) SIX UNITS ON 2ND FLOOR

GENERAL NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- ALL INTERIOR FINISHES SHALL BE CLASS 1 FLAME SPREAD.
- ALL GLAZED DOORS, TRANSOMS AND SIRELS SHALL BE TEMPERED.
- VERIFY ROUGH FRAMING DIMENSIONS FOR ALL SHOWERS WITH G.C.
- VERIFY ALL WINDOW AND DOOR OPENINGS WITH WINDOW AND DOOR INSTALLER AND MANUFACTURER.
- ALL GAPS BETWEEN FLOOR AND FLOOR ANCHOR ROOF CONSTRUCTION SHALL BE FILLED WITH NON-COMBUSTIBLE MATERIALS SECURED IN PLACE TO PREVENT PASSAGE OF FIRE.
- MINIMUM STAIR TREAD DEPTH WITHIN UNITS 9" x 1" NOSING, MAXIMUM STAIR RISER HEIGHT WITHIN UNITS 8".
- HANDRAILS ON STAIRS TO BE LOCATED AT 7'0" ABOVE FINISH FLOOR.
- GUARDRAILS AND KNEE WALLS AT BALCONIES AND PORCHES SHALL BE LOCATED 3'-6" ABOVE FINISH FLOOR.

GENERAL BUILDING REQUIREMENTS - CODE MATRIX

ITEM	ISSUE	CHAPTER	ARTICLE	ORDINANCE	REQUIREMENT	ACTUAL	SHEET	AGENCY	TEST	REMARKS
PART 1 - ZONING REQUIREMENTS										
1.01	ZONING DISTRICT	12.01	17	16-3	16-3	16-3	A1.01	NO CHANGE	NO CHANGE	
1.02	LOT AREA	12.01	17	16-3	16-3	16-3	A1.01	NO CHANGE	NO CHANGE	
1.03	MIN. LOT AREA	12.01	17	16-3	16-3	16-3	A1.01	NO CHANGE	NO CHANGE	
1.04	MIN. LOT AREA	12.01	17	16-3	16-3	16-3	A1.01	NO CHANGE	NO CHANGE	
1.05	MIN. LOT AREA	12.01	17	16-3	16-3	16-3	A1.01	NO CHANGE	NO CHANGE	
1.06	MIN. LOT AREA	12.01	17	16-3	16-3	16-3	A1.01	NO CHANGE	NO CHANGE	
1.07	MIN. LOT AREA	12.01	17	16-3	16-3	16-3	A1.01	NO CHANGE	NO CHANGE	
1.08	MIN. LOT AREA	12.01	17	16-3	16-3	16-3	A1.01	NO CHANGE	NO CHANGE	
1.09	MIN. LOT AREA	12.01	17	16-3	16-3	16-3	A1.01	NO CHANGE	NO CHANGE	
1.10	MIN. LOT AREA	12.01	17	16-3	16-3	16-3	A1.01	NO CHANGE	NO CHANGE	
1.11	MIN. LOT AREA	12.01	17	16-3	16-3	16-3	A1.01	NO CHANGE	NO CHANGE	
1.12	MIN. LOT AREA	12.01	17	16-3	16-3	16-3	A1.01	NO CHANGE	NO CHANGE	
1.13	MIN. LOT AREA	12.01	17	16-3	16-3	16-3	A1.01	NO CHANGE	NO CHANGE	
1.14	MIN. LOT AREA	12.01	17	16-3	16-3	16-3	A1.01	NO CHANGE	NO CHANGE	
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2.06	MIN. LOT AREA	12.01	17	16-3	16-3	16-3	A1.01	NO CHANGE	NO CHANGE	
2.07	MIN. LOT AREA	12.01	17	16-3	16-3	16-3	A1.01	NO CHANGE	NO CHANGE	
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2.17	MIN. LOT AREA	12.01	17	16-3	16-3	16-3	A1.01	NO CHANGE	NO CHANGE	

KENNEDY

Superior
Apartments

1447 W Superior St.
Chicago, IL 60642



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DATE: 03/24/15
BY: [Signature]
PROJECT: 15-0000

REVISIONS: 03/24/15

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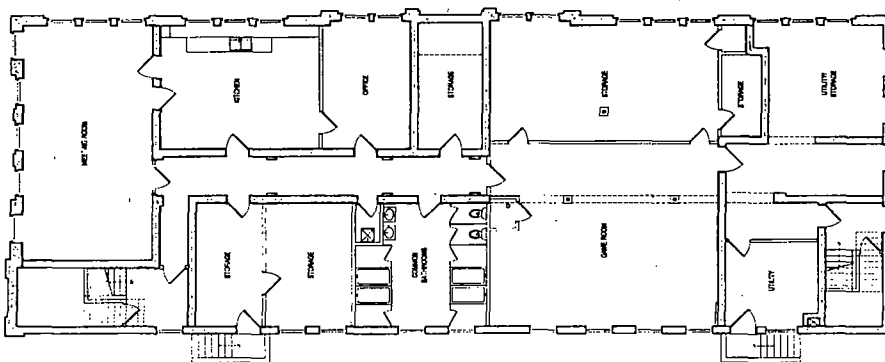
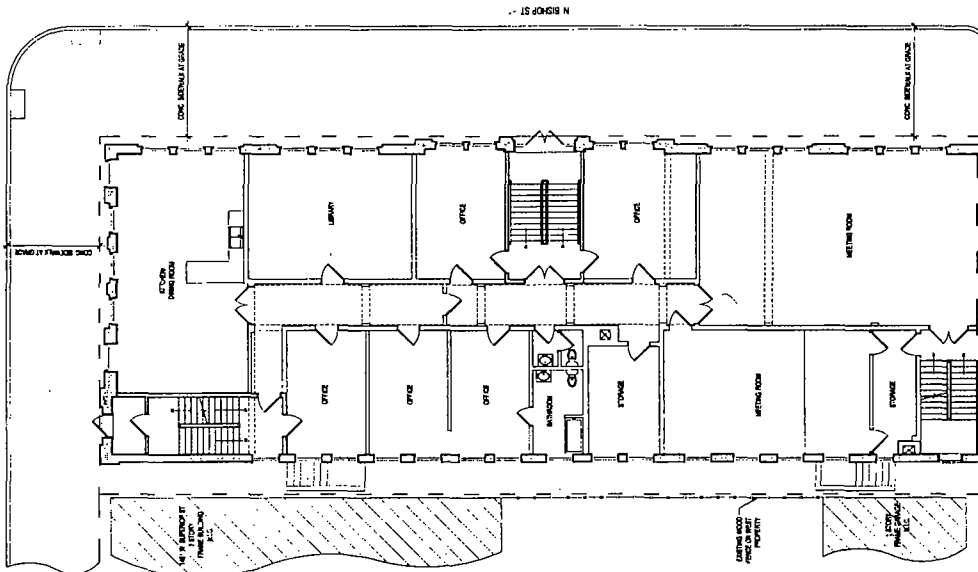
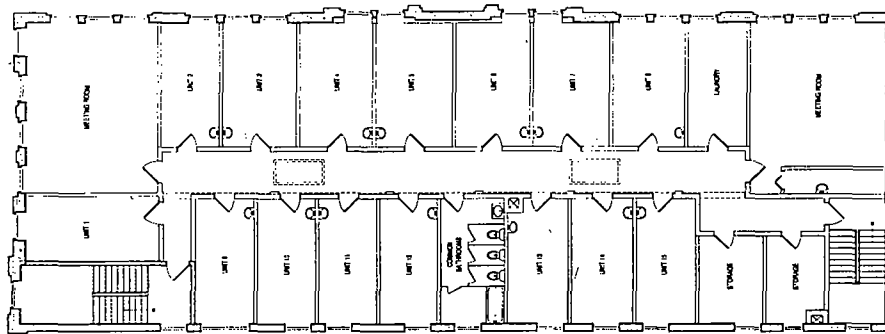
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EXISTING
FLOOR PLANS

A1.00



3 EXISTING SECOND FLOOR PLAN
15'-4 1/2"

2 EXISTING FIRST FLOOR PLAN
15'-4 1/2"

1 EXISTING GARDEN FLOOR PLAN
15'-4 1/2"



The Engineer is hereby certifying that the above described project was prepared by him or her or under his or her direct supervision and that he or she is a duly Licensed Professional Engineer in the State of Illinois.

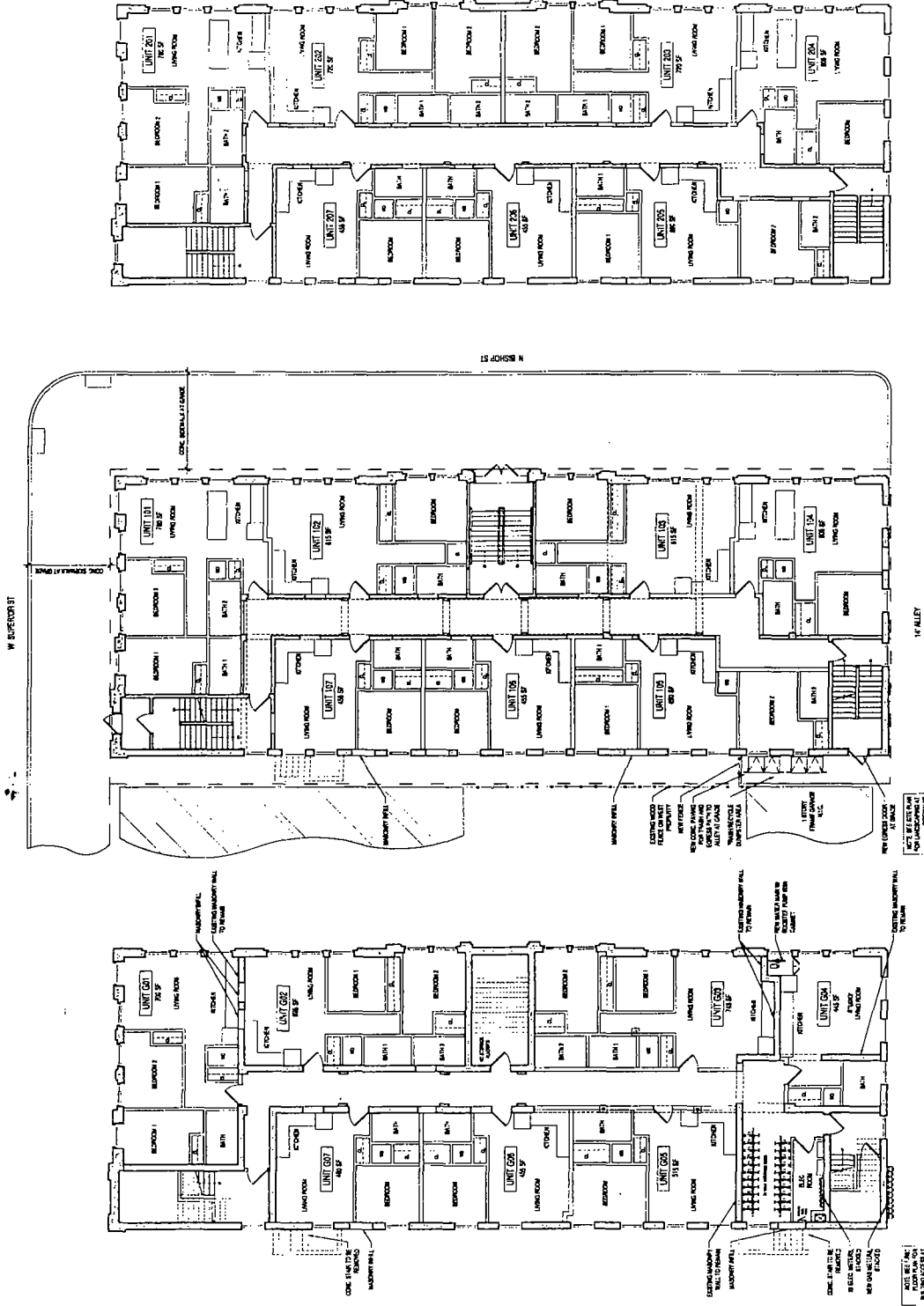
DATE OF PREPARATION: 01/01/2018
PROJECT NO.: 043-00000000
SHEET NO.: 1 OF 1
SHEET TITLE: PROPOSED SECOND FLOOR PLAN

DATE OF REVIEW: 01/01/2018
REVIEWER: [Signature]
REVIEWER NO.: 043-00000000
REVIEWER TITLE: Professional Engineer

DATE OF EXPIRATION: 01/01/2020
EXPIRATION NO.: 043-00000000
EXPIRATION TITLE: Professional Engineer

PROPOSED
MASSING
FLOOR PLANS

A1.01



KENNEDY
MASSACHUSETTS

1447 W. Superior St
Chicago, IL 60642



The document also clearly states that the "United States Government is not involved in this matter and that the United States Government is not responsible for the actions of the Cuban Government." The document also states that the United States Government is not responsible for the actions of the Cuban Government.

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STREET
VIEWS

L1.00

