



# City of Chicago



SO2020-2992

Office of the City Clerk

## Document Tracking Sheet

**Meeting Date:** 6/17/2020

**Sponsor(s):** Misc. Transmittal

**Type:** Ordinance

**Title:** Zoning Reclassification Map No. 1-G at 732-742 N Noble St  
and 1400-1402 W Superior St - App 20435T1

**Committee(s) Assignment:** Committee on Zoning, Landmarks and Building Standards

**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 RS-3 Residential Single-Unit (Detached House) District, as shown on Map 1-G in the area bounded by:

**The alley next North of and parallel to West Superior Street; North Noble Street; West Superior Street; and a line 54 feet West of and parallel to North Noble Street.**

**To those of 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: 732-742 North Noble Street/1400-1402 West Superior Street**

Application No. 20435-T1

**SUBSTITUTE  
NARRATIVE AND PLANS  
FOR THE PROPOSED REZONING  
AT**

**732-742 NORTH NOBLE STREET/1400-1402 WEST SUPERIOR STREET**

The Application is to change zoning for 742 North Noble Street/1400 West Superior Street and 1402 West Superior Street from RS-3 Residential Single-Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District. This zoning change is to allow the sub-division of one improved zoning lot (lots 29 and 30) into two new zoning lots. Lot 30 at 1400 West Superior Street/732-742 North Noble Street proposes a four-story, three (3) residential dwelling unit building at a height of 44 feet 10 inches with a rear detached three (3) car private garage and lot 29 at 1402 West Superior Street will remain with the existing three-story, six (6) residential dwelling unit building and provide three (3) surface parking spaces at the rear of the property, with no changes to the height of the existing building, no commercial use on site and will seek parking relief by way of the transit served location.

**732-742 NORTH NOBLE ST./1400 WEST SUPERIOR ST. (Lot 30)**

**LOT AREA:** 3,574 SQUARE FEET

**FLOOR AREA RATIO:** 2.0

**BUILDING AREA:** 7,133 SQUARE FEET

**DENSITY, per DWELLING UNIT:** 1,191.33 SQUARE FEET PER DWELLING UNIT

**OFF-STREET PARKING:** THERE WILL BE THREE OFF-STREET, GARAGE PARKING SPACES PROVIDED.

**FRONT SETBACK:** 3 FEET 3 INCHES

**REAR SETBACK:** 37 FEET

**SIDE SETBACK:** 8 INCHES (EAST) 3 FEET (WEST)

**BUILDING HEIGHT:** 44 FEET 10 INCHES

**1402 WEST SUPERIOR (Lot 29)** -1402 W. Superior is included in the Application due to it being a zoning lot, as defined by Section 17-17-02197. The existing building at 1402 W. Superior will not be changed.

**LOT AREA:** 3,081.25 SQUARE FEET

**FLOOR AREA RATIO:** 1.90

**AS EXISTING BUILDING AREA:** 5,842 SQUARE FEET

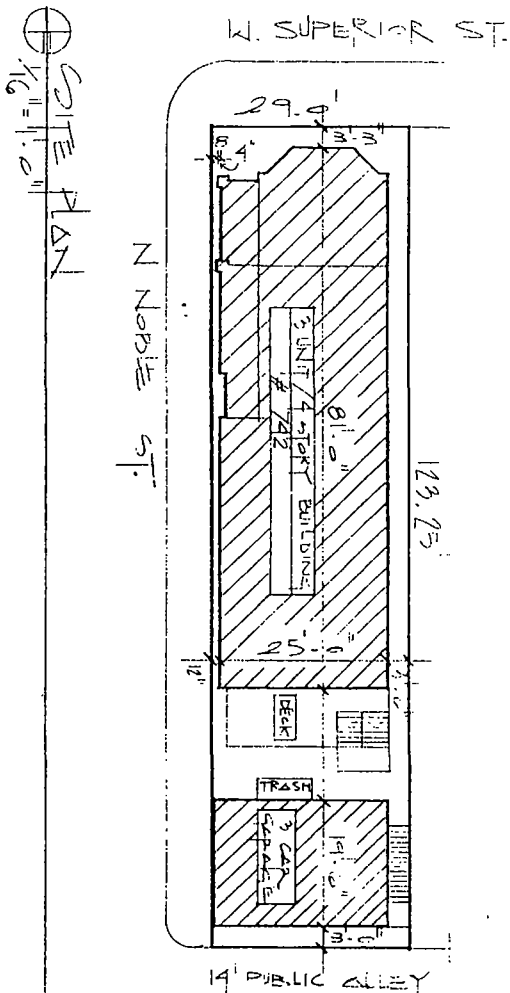
**DENSITY, per DWELLING UNIT:** 513.54 SQUARE FEET PER DWELLING UNIT

**AS EXISTING OFF-STREET PARKING:** THERE WILL BE THREE (3) SURFACE PARKING PROVIDED AT THE PROPERTY. (The Property is considered a Transit Oriented Development Ordinance under 17-10-0102-B).

**FOOTPRINT, HEIGHT, SETBACKS:** AS EXISTING.

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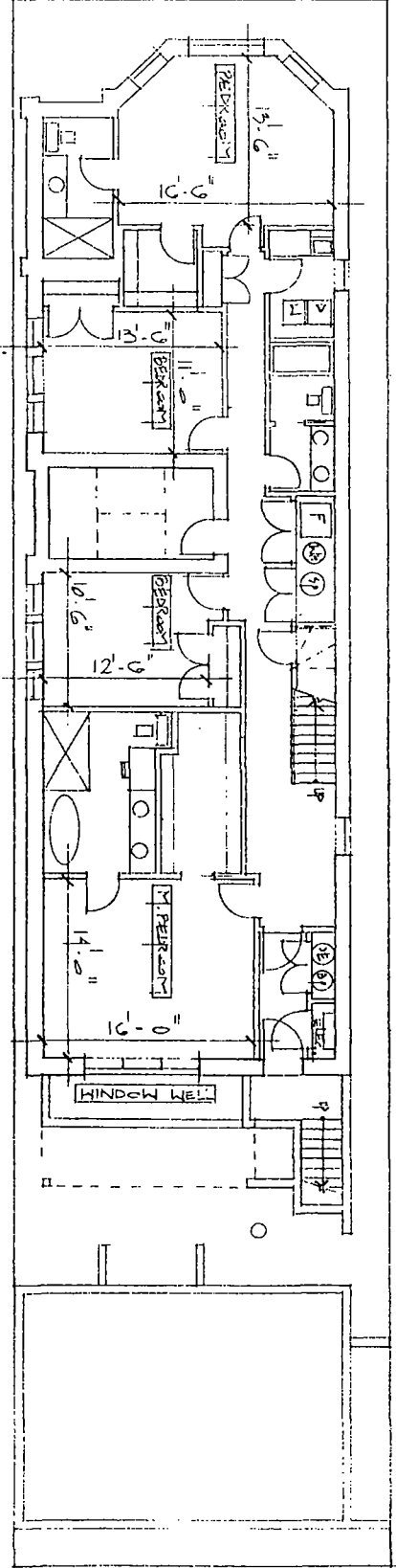
180 W. WASHINGTON  
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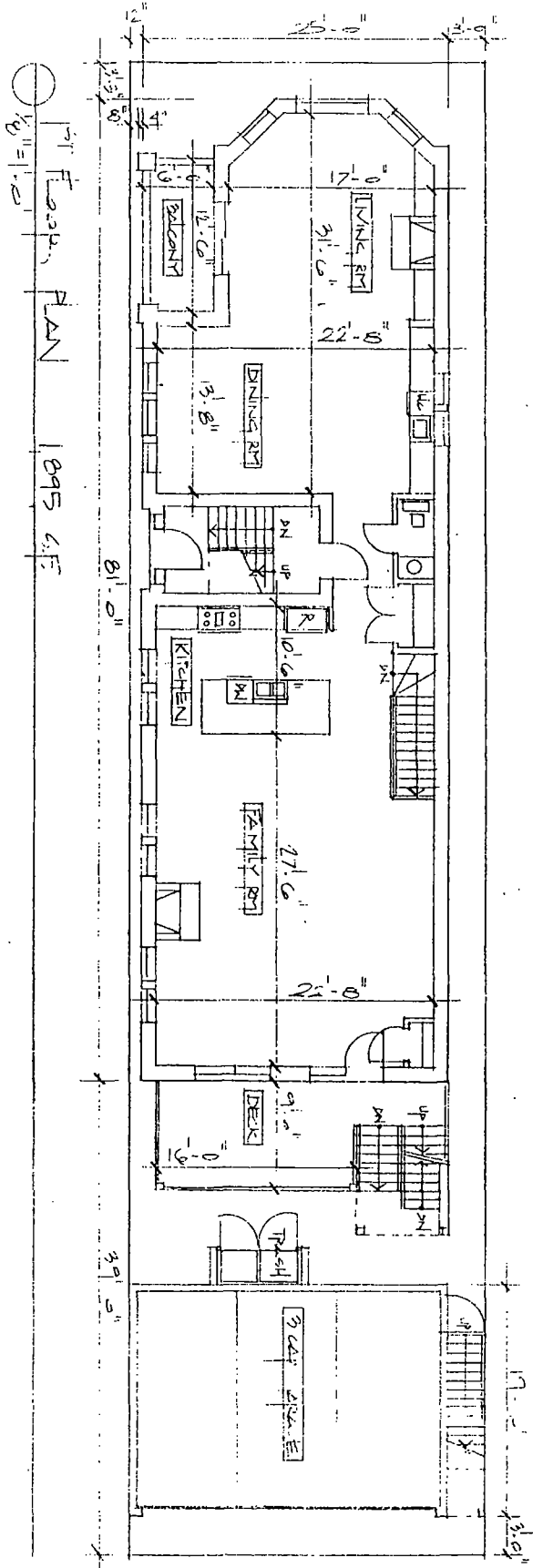
Zoning	U1-N1	12' min
Lot Area	29,129 sq ft	13574
F.A.P.	(82-3)	10
MAX. PERMISSIBLE	16,722 sq ft	
F.A.P.	7.0	
PERMISSIBLE	7,148 sq ft	
Basement	0 sq ft	
1st Floor	1,895 sq ft	
2nd Floor	1,895 sq ft	
3rd Floor	1,895 sq ft	
4th Floor	1,448 sq ft	
TOTAL	7,133 sq ft	

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Basement Floor Plan  
1/8" = 1'-0"



1895 CAFE  
 1/8" = 1'-0"  
 1st Floor Plan

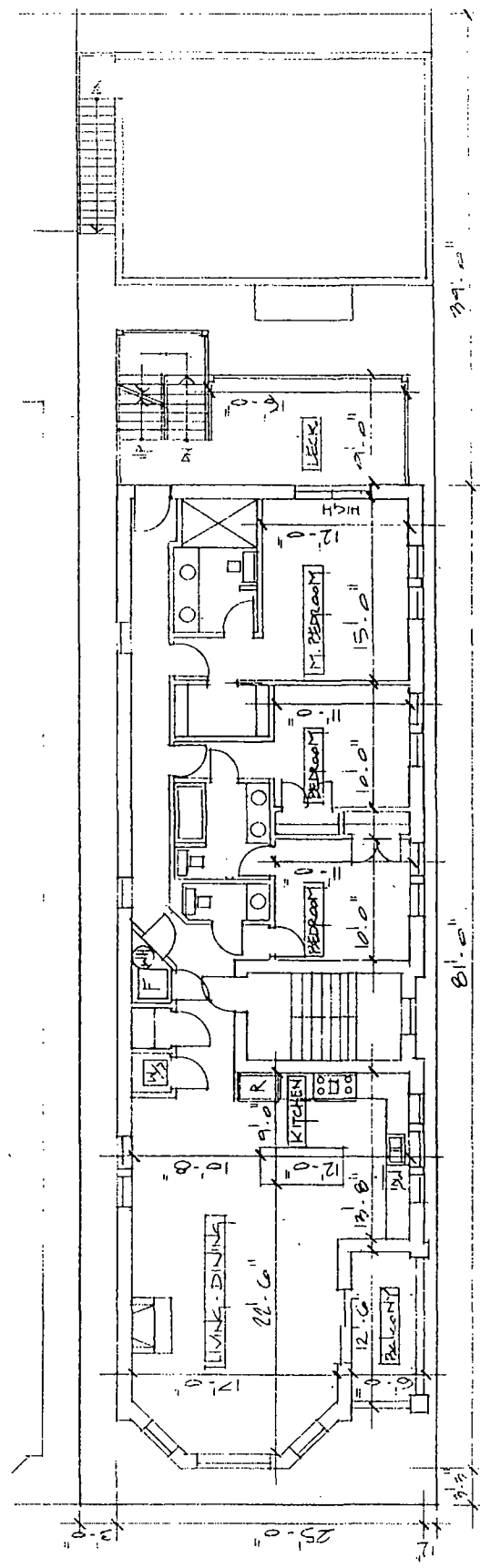
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FOR INFORMATION

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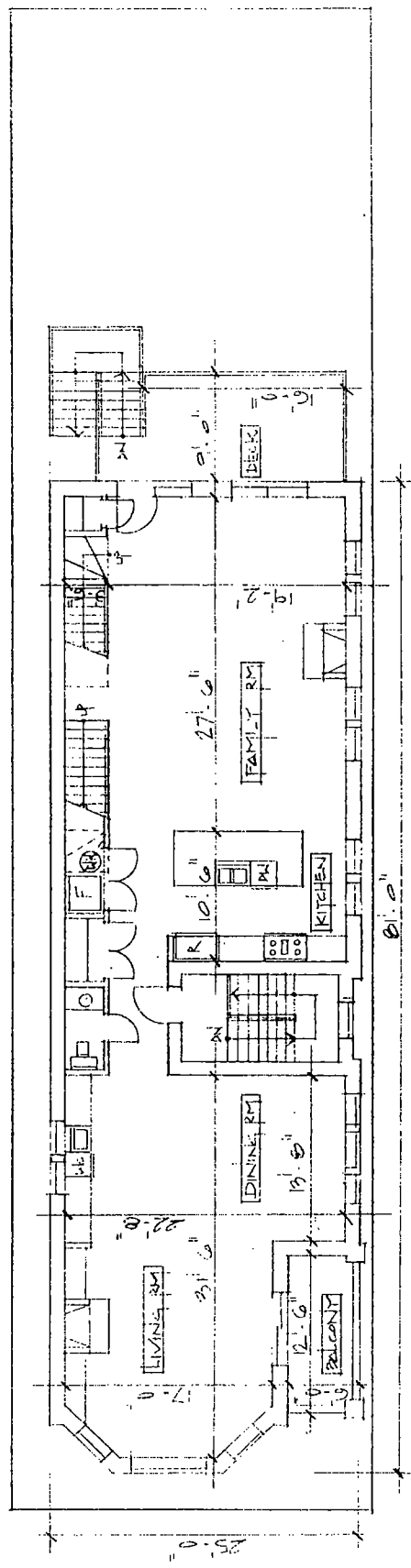
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2nd Floor Plan  
 1/3" = 1'-0"  
 095 GF

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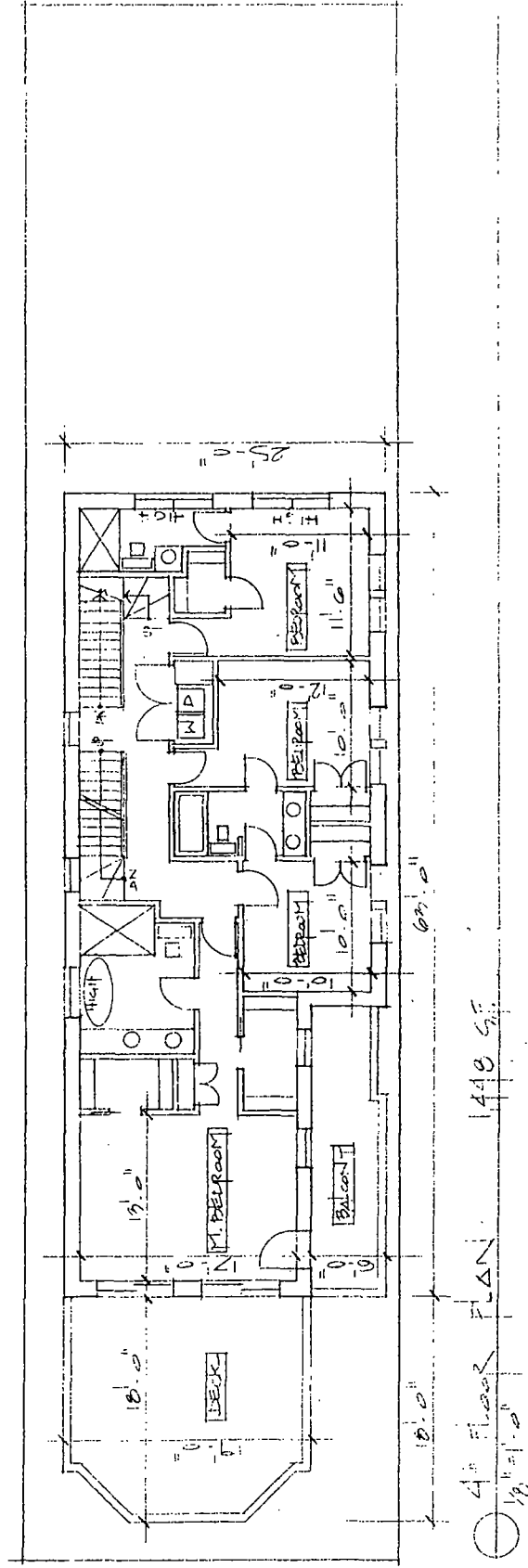


118'-0" x 81'-0" PLAN 1895 SF



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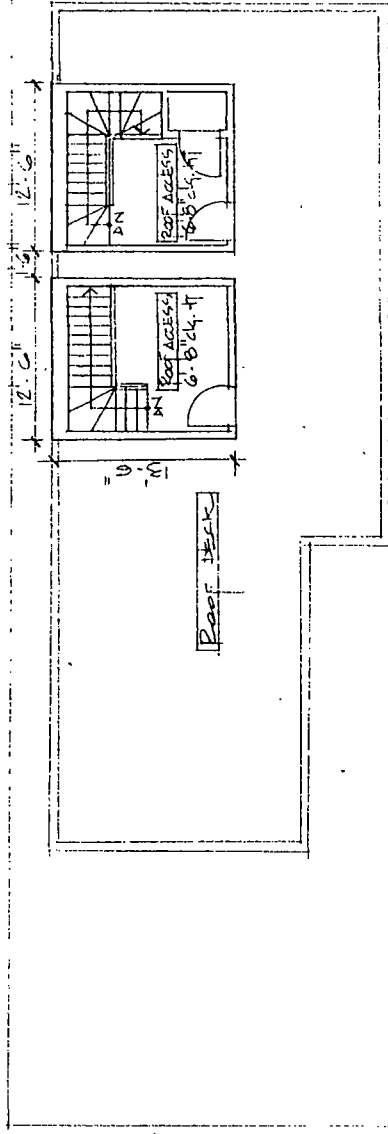
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4<sup>th</sup> Floor PLAN  
18'-0" 67'-0" 148'-0"

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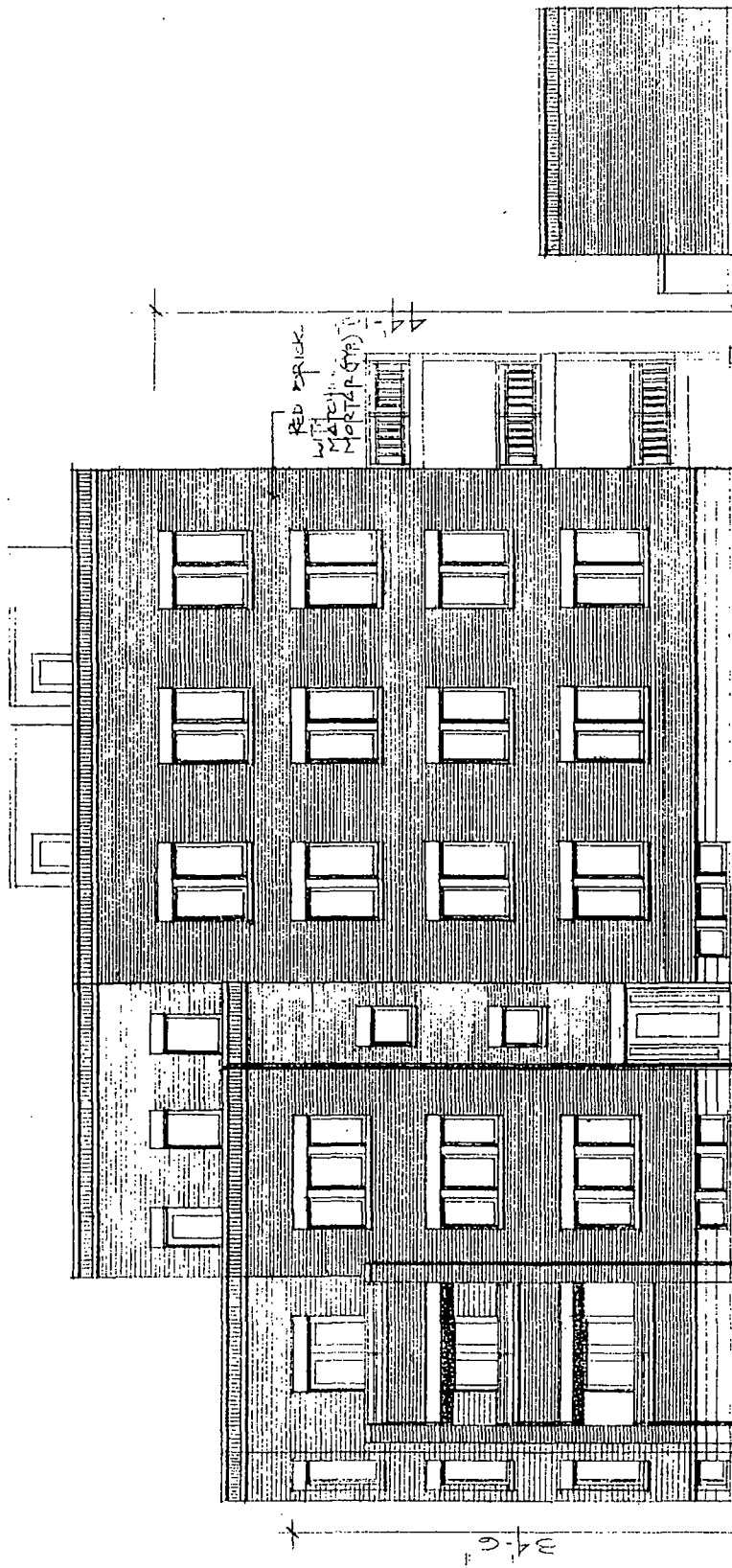
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Roof Deck Plan  
1/8" = 1'-0"

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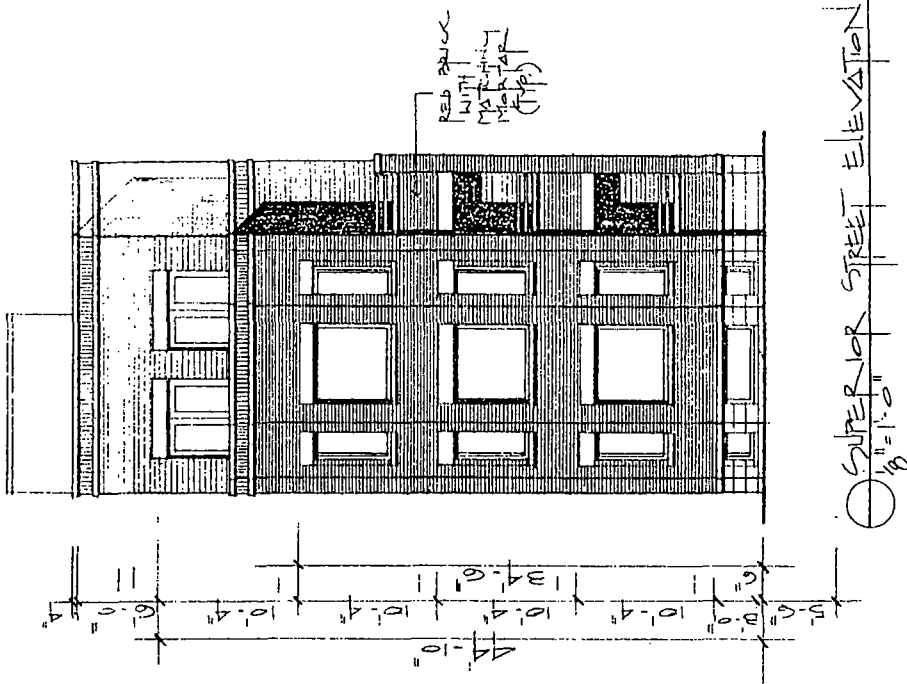
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North Street Elevation  
1/8" = 1'-0"

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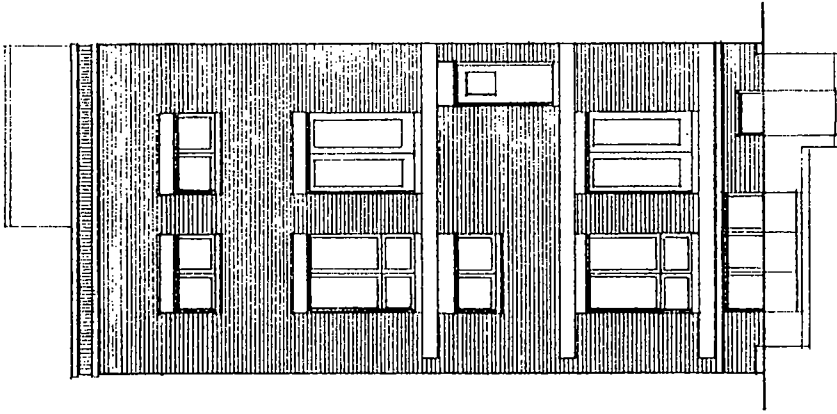


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REAR ELEVATION  
1/8" = 1'-0"

**ALMANA**  
ARCHITECTS

200 N. MARSHALL  
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PROFESSIONAL SEAL AND SIGNATURE  
OF ARCHITECT

DATE

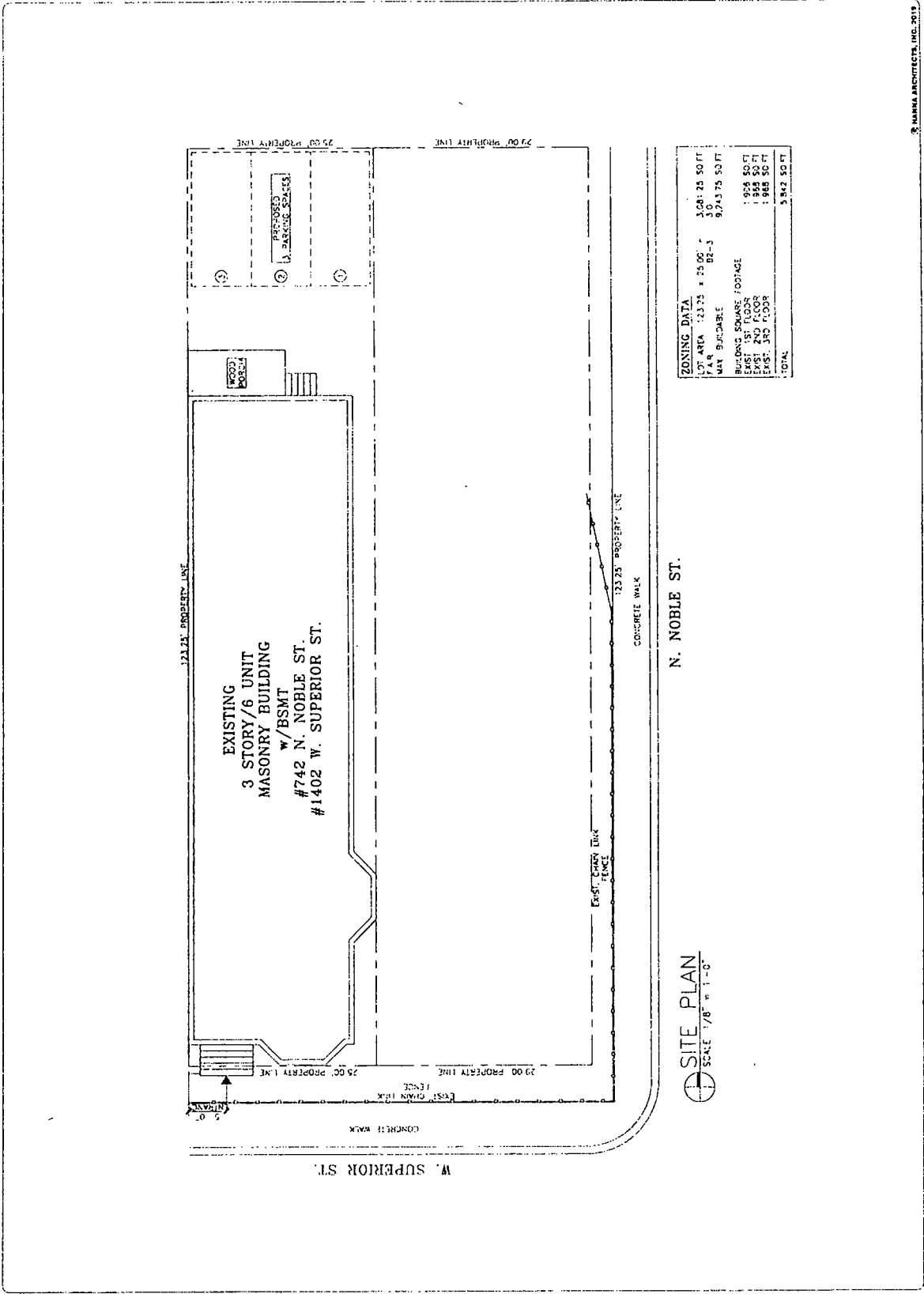
PROJECT NAME & NUMBER

742 N. NOBLE ST  
3 STORY/6 UNIT  
BUILDING  
CHICAGO, ILLINOIS

DATE

SCALE

PROJECT NUMBER



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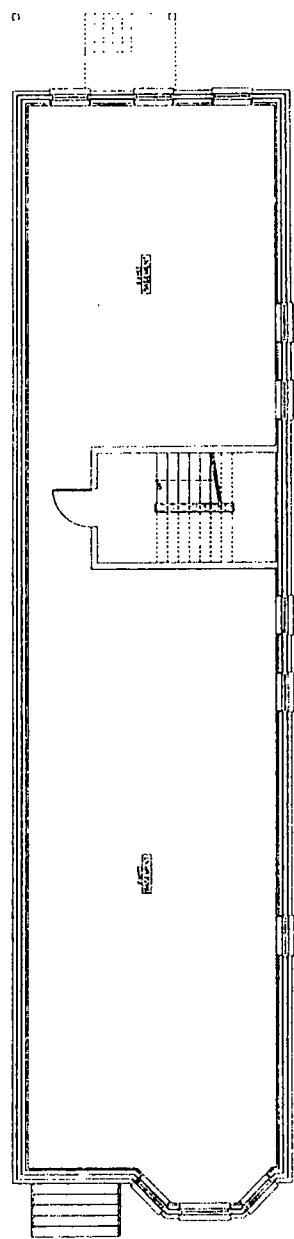
**ALHANA**  
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 100 W. WASHINGTON  
 CHICAGO, ILLINOIS 60604  
 PROFESSIONAL SERVICE AGREEMENT  
 PROJECT: 100 W. WASHINGTON  
 SHEET NUMBER: 1-1

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 CHECKED BY: [Name]  
 PROJECT: 100 W. WASHINGTON  
 SHEET NUMBER: 1-1

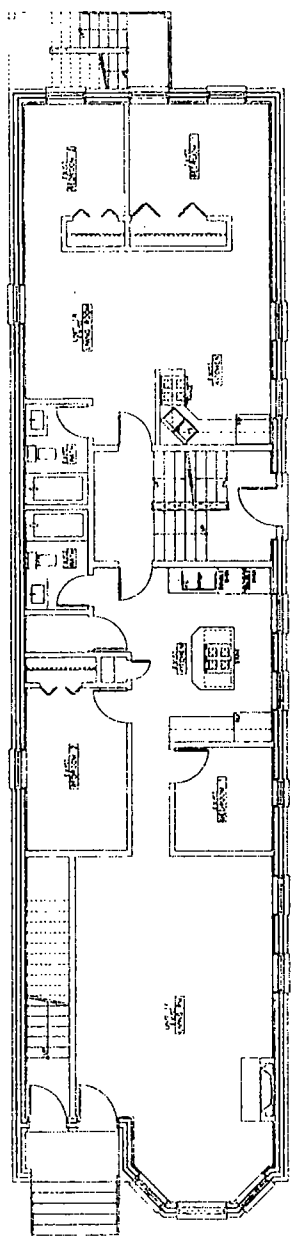
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 3 STORIES  
 CHICAGO, ILLINOIS

SHEET: 1-1  
 FLOOR: 1-1

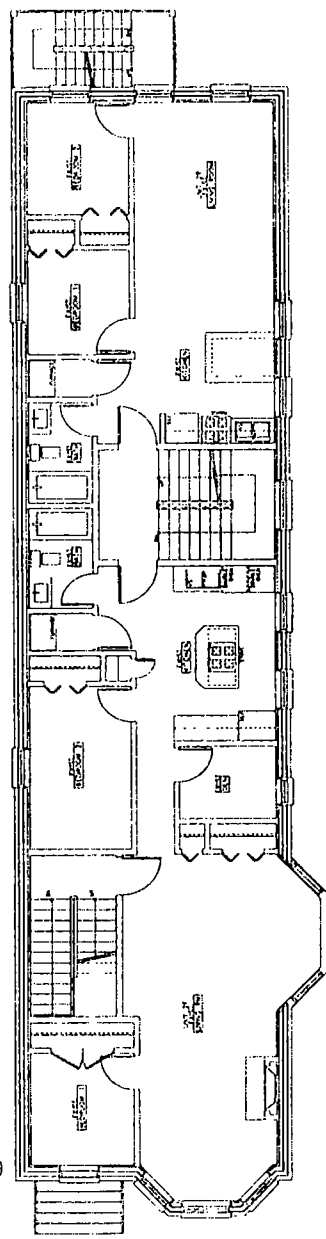
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EXIST. BSMT FLOOR PLAN  
 SCALE 1/4" = 1'-0"



EXIST. FIRST FLOOR PLAN  
 SCALE 1/4" = 1'-0"



EXIST. SECOND FLOOR PLAN  
 SCALE 1/4" = 1'-0"



EXIST. THIRD FLOOR PLAN

**A HANNA ARCHITECTS**  
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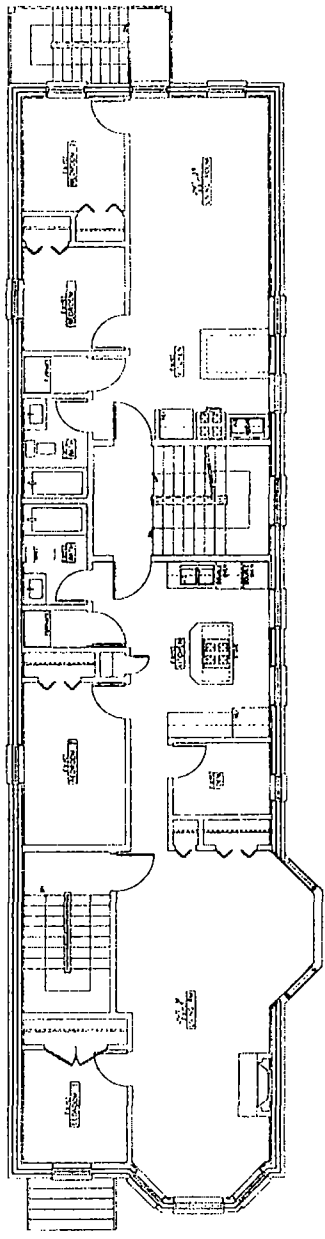
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PROJECT NAME: [REDACTED]  
 PROJECT ADDRESS: [REDACTED]  
 PROJECT NUMBER: [REDACTED]  
 SHEET NUMBER: [REDACTED]

PROJECT NAME: [REDACTED]  
 PROJECT ADDRESS: [REDACTED]  
 PROJECT NUMBER: [REDACTED]  
 SHEET NUMBER: [REDACTED]



EXIST. THIRD FLOOR PLAN  
 3/27/19

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PROJECT: 100 N. LAUREL ST.  
 3 STORIES  
 CHICAGO, ILLINOIS

DATE: 10/15/11

PROJECT: 100 N. LAUREL ST.  
 3 STORIES  
 CHICAGO, ILLINOIS

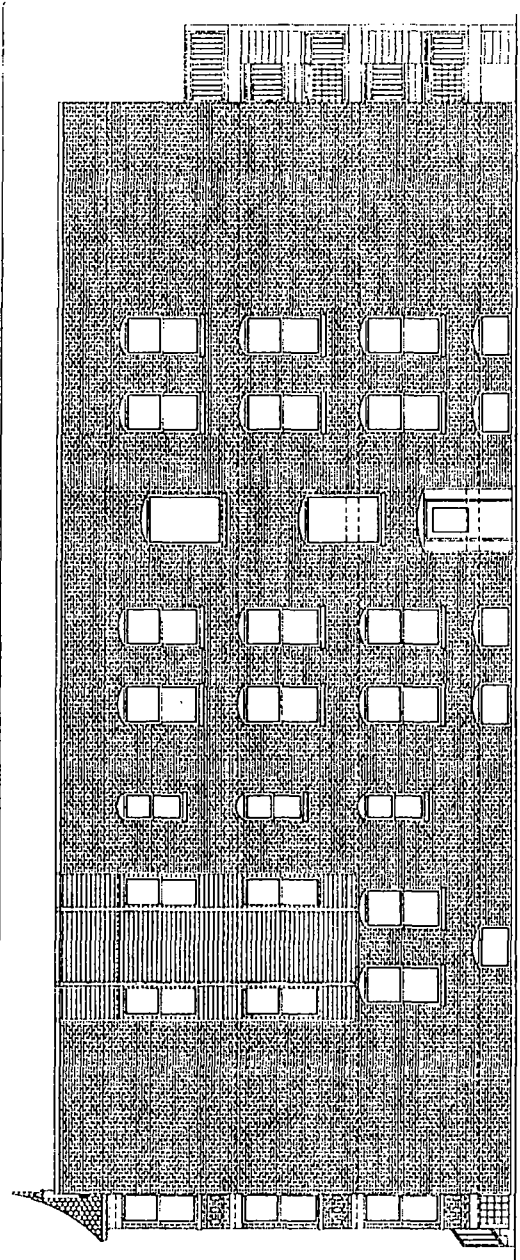
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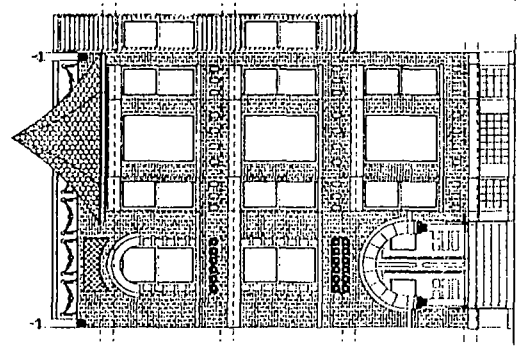
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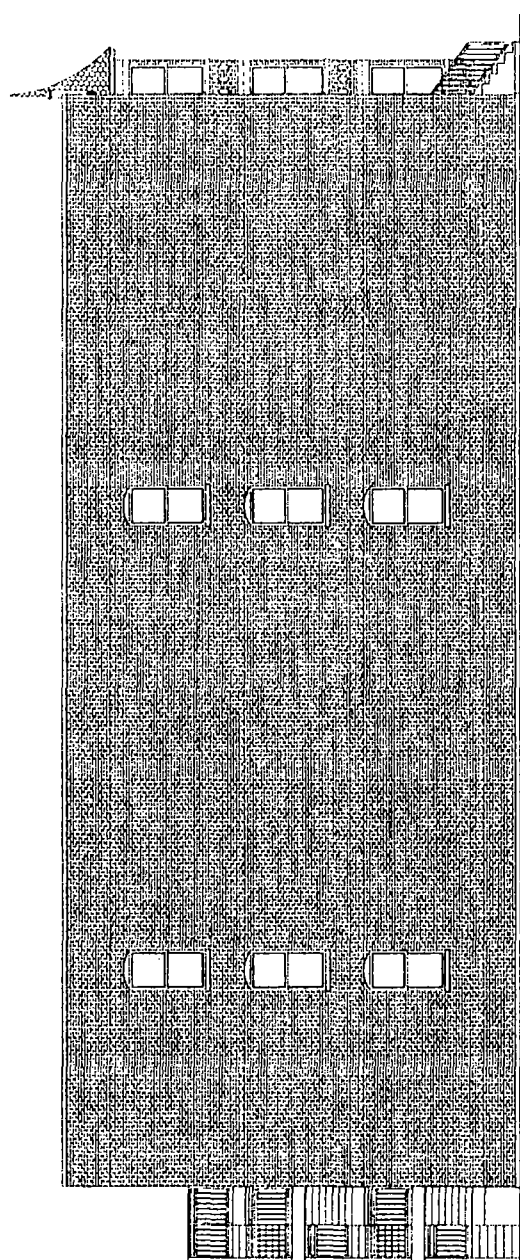
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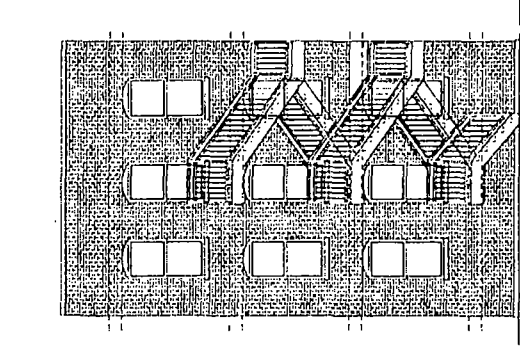
EAST ELEVATION  
 SCALE: 1/8" = 1'-0"



SOUTH ELEVATION  
 SCALE: 1/8" = 1'-0"



WEST ELEVATION  
 SCALE: 1/8" = 1'-0"



NORTH ELEVATION  
 SCALE: 1/8" = 1'-0"