



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2017-5494
Type: Ordinance **Status:** Passed
File created: 7/26/2017 **In control:** City Council
Final action: 10/11/2017
Title: Zoning Reclassification Map No. 1-G at 1459-1461 W Superior St - App No. 19311T1
Sponsors: Misc. Transmittal
Indexes: Map No. 1-G
Attachments: 1. O2017-5494.pdf, 2. SO2017-5494.pdf

Date	Ver.	Action By	Action	Result
10/11/2017	1	City Council	Passed as Substitute	Pass
9/14/2017	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
9/14/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/26/2017	1	City Council	Referred	

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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 ra\j k \ i-ftf* ni ins imr'fW

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