



Office of the City Clerk

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Legislation Text

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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 75 feet West of and parallel to North Bishop Street; the public alley
next South of and parallel to West Superior Street; a line 125 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: 1453-55 West Superior Street, Chicago IL.

NARRATIVE FOR TYPE 1 REZONING FOR 1453-55 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-Family to RM4.5 Residential Multi-Unit Zoning District
Use: Residential Building with 6 Dwelling Units
Floor Area Ratio* 1.45

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| Lot Area: | 6,154 square feet |
| Building Floor Area: | 8,916 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 8 in |
| Building height: | 34 feet 11 inches |

* Will file for variation if required

FINAL FOR PUBLICATION