



Office of the City Clerk

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Room 107
Chicago, IL 60602
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Legislation Text

File #: SO2018-8049, Version: 1

App.No. 19847-T1

SUBSTITUTE ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICA GO:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the RS-3 Residential Single-Unit District symbols and indications as shown on Map No. 1 -H in the area bounded by

a line 191 feet east of and parallel to North Hoyne Street; West Superior Street; a line 215 feet east of and parallel to North Hoyne Street; and West Lee Place,

to those of an RM-4.5 Residential Multi-Unit District and a corresponding uses district is hereby established in the area above described.

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

Common address of property: 2038 West Superior Avenue

FINAL FOR PUBLICATION

AppNo. 19847

17-13-0303-C (1) Substitute Narrative and Plans - Amended to a Type 1
2038 West Superior, Chicago, Illinois

Proposed Zoning: RM-4.5 Residential Multi-Unit District

Lot Area: 2,400 square feet

Proposed Land Use: The Applicant is seeking a zoning change to permit a second-floor rear addition to an existing two-story, single-family home. The proposed addition will follow existing building wall lines. The height of the single-family home will remain 28 feet-6 inches. Note that the subject property is a through-lot with frontages on W. Superior St. and W. Lee St.

- A) The Project's Floor Area Ratio: 3,815 square feet (1.59 FAR)
- B) The Project's Density (Lot Area Per Dwelling Unit):
 - 1 dwelling unit (2,400 square foot ML A)
- C) The amount of off-street parking: 2 parking spaces
- D) Setbacks:
 - a. Front Setback (from W. Superior St.): 7 feet-4V2 inches
 - b. Rear Setback (from W. Superior St.): 4 feet
 - c. Side Setbacks:
 - East: 3 feet West: 6 inches

Building Height: 28 feet-6 inches

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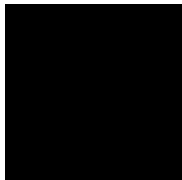
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