



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
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## Legislation Text

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File #: SO2017-5494, Version: 1

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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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