



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Details (With Text)

**File #:** SO2017-4816  
**Type:** Ordinance  
**File created:** 6/28/2017  
**Status:** Passed  
**In control:** City Council  
**Final action:** 10/11/2017  
**Title:** Zoning Reclassification Map No. 1-G at 1453-1455 W Superior St - App No. 19269T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 1-G  
**Attachments:** 1. O2017-4816.pdf, 2. SO2017-4816.pdf

Date	Ver.	Action By	Action	Result
10/11/2017	1	City Council	Passed as Substitute	Pass
9/11/2017	1	Committee on Zoning, Landmarks and Building Standards	Substituted in Committee	Pass
9/11/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
6/28/2017	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 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.

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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 an 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**