



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2020-2992
Type: Ordinance **Status:** Passed
File created: 6/17/2020 **In control:** City Council
Final action: 2/26/2021
Title: Zoning Reclassification Map No. 1-G at 732-742 N Noble St and 1400-1402 W Superior St - App 20435T1
Sponsors: Misc. Transmittal
Indexes: Map No. 1-G
Attachments: 1. O2020-2992.pdf, 2. SO2020-2992.pdf

Date	Ver.	Action By	Action	Result
2/26/2021	1	City Council	Passed as Substitute	Pass
2/23/2021	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
10/6/2020	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
6/17/2020	1	City Council	Referred	

ORDINANCE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CHICAGO:

SECTION L Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RS-3 Residential Single-Unit (Detached House) District, as shown on Map 1-G in the area bounded by:

The alley next North of and parallel to West Superior Street; North Noble Street; West Superior Street; and a line 54 feet West of and parallel to North Noble Street.

To those of B2-3 Neighborhood Mixed-Use District

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

Common Address of Property: 732-742 North Noble Street/1400-1402 West Superior Street

**SUBSTITUTE NARRATIVE AND PLANS FOR THE PROPOSED
REZONING AT**

732-742 NORTH NOBLE STREET/1400-1402 WEST SUPERIOR STREET

The Application is to change zoning for 742 North Noble Street/1400 West Superior Street and 1402 West Superior Street from RS-3 Residential Single-Unit (Detached House) District to B2-3 Neighborhood Mixed-Use District. This zoning change is to allow the sub-division of one improved zoning lot (lots 29 and 30) into two new zoning lots. Lot 30 at 1400 West Superior Street/732-742 North Noble Street proposes a four-story, three (3) residential dwelling unit building at a height of 44 feet 10 inches with a rear detached three (3) car private garage and lot 29 at 1402 West Superior Street will remain with the existing three-story, six (6) residential dwelling unit building and provide three (3) surface parking spaces at the rear of the property, with no changes to the height of the existing building, no commercial use on site and will seek parking relief by way of the transit served location.

732-742 NORTH NOBLE ST./1400 WEST SUPERIOR ST. (Lot 30)

LOT AREA: 3,574 SQUARE FEET

FLOOR AREA RATIO: 2.0

BUILDING AREA: 7,133 SQUARE FEET

DENSITY, per DWELLING UNIT: 1,191.33 SQUARE FEET PER DWELLING UNIT

OFF-STREET PARKING: THERE WILL BE THREE OFF-STREET, GARAGE PARKING SPACES PROVIDED.

FRONT SETBACK: 3 FEET 3 INCHES REAR SETBACK: 37 FEET

SIDE SETBACK: 8 INCHES (EAST) 3 FEET (WEST) BUILDING HEIGHT: 44 FEET

10 INCHES

1402 WEST SUPERIOR (Lot 29) -1402 W. Superior is included in the Application due to it being a zoning lot, as defined by Section 17-17-02197. The existing building at 1402 W. Superior will not be changed.

LOT AREA: 3,081.25 SQUARE FEET

FLOOR AREA RATIO: 1.90

AS EXISTING BUILDING AREA: 5,842 SQUARE FEET

DENSITY, per DWELLING UNIT: 513.54 SQUARE FEET PER DWELLING UNIT

AS EXISTING OFF-STREET PARKING: THERE WILL BE THREE (3) SURFACE PARKING PROVIDED AT THE PROPERTY. (The Property is considered a Transit Oriented Development Ordinance under 17-10-0102-13).

FOOTPRINT, HEIGHT, SETBACKS: AS EXISTING.

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