



# City of Chicago



O2017-7763

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	11/8/2017
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 9-K at 4167-4169 W Cornelia Ave - App No. 19439T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

## 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 be amended by changing all the C1-1 Neighborhood Commercial District symbols and indications as shown on Map No 9-K in the area bounded by

West Cornelia Avenue; the alley next east of and parallel to North Keeler Avenue; a line from a point 155 feet south of West Cornelia Avenue and the west right-of-way line of the alley next east of and parallel to North Keller Avenue; to a point 28 feet east of North Keeler Avenue and 110 feet south of West Cornelia Avenue; and a line 28 feet east of and parallel to North Keeler Avenue,

to those of a RS3 Residential Single-Unit (Detached House) District and a corresponding use 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: 4169 West Cornelia Avenue

**FINAL FOR PUBLICATION**

**NARRATIVE AND PLANS  
FOR THE PROPOSED REZONING  
AT  
4167-69 W CORNELIA AVE**

The Applicant intends to change the zoning from the existing C1-1 to RS-3 to construct a single family home.

**NARRATIVE AND FOR PLANS FOR 4167 W CORNELIA AVE:**

**ZONING:** RS-3

**LOT AREA:** 4025 square feet

**MINIMUM LOT AREA PER DWELLING UNIT:** 4025 square feet

**FLOOR AREA RATIO:** .58

**BUILDING AREA:** 2373.6 square feet

**OFF-STREET PARKING:** 2 car garage

**FRONT SETBACK:** 20 feet 0 inches

**REAR SETBACK:** 58 feet 10 inches

**SIDE SETBACK:** 2 feet 8 inches & 3 feet 0 inches = TOTAL 5 feet 8 inches

**BUILDING HEIGHT:** 26 feet 6 inches

**NARRATIVE AND PLANS FOR 4169 W CORNELIA AVE:**

**ZONING:** RS-3

**LOT AREA:** 3395 square feet

**MINIMUM LOT AREA PER DWELLING UNIT:** 3395 square feet

**FLOOR AREA RATIO:** .69

**BUILDING AREA:** 2373.6 square feet

**OFF-STREET PARKING:** 2 car garage

**FRONT SETBACK:** 20 feet 0 inches

**REAR SETBACK:** 36 feet 4 inches

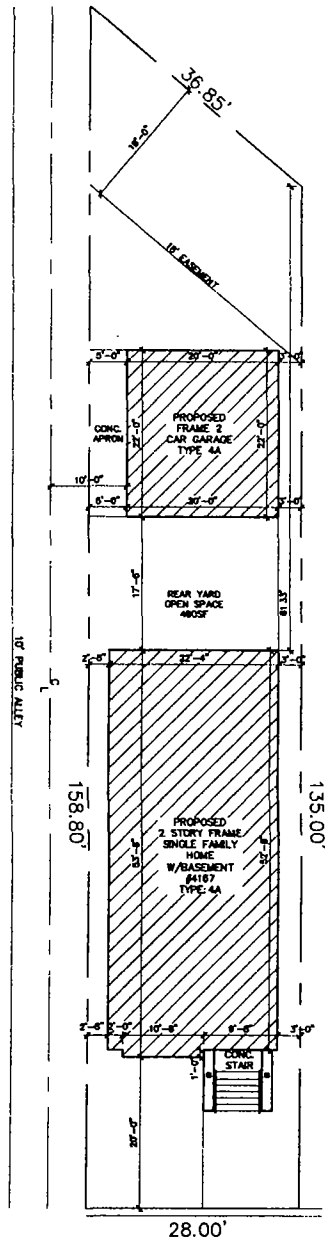
**SIDE SETBACK:** 2 feet 8 inches & 3 feet 0 inches = 5 feet 8 inches

**BUILDING HEIGHT:** 26 feet 6 inches

Masonry building.

Elevations are attached.

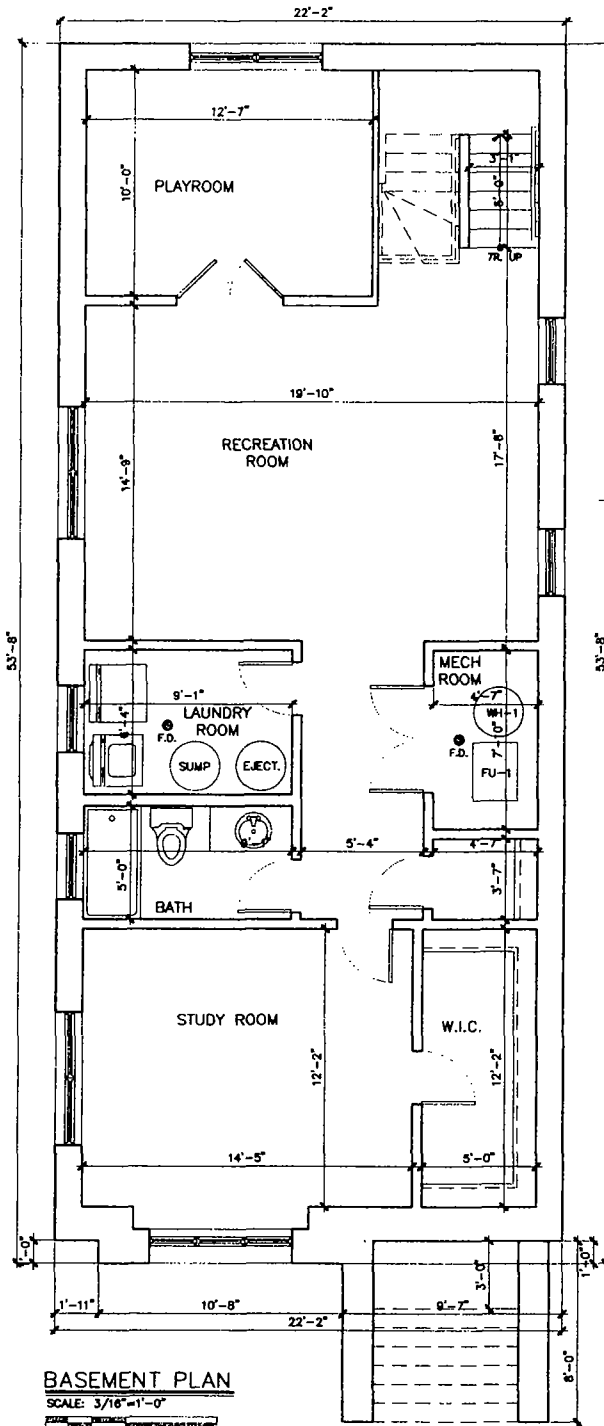
**FINAL FOR PUBLICATION**



W CORNELIA AVE  
 SITE PLAN  
 SCALE: 1/16"=1'-0"  
 0 10 20 N

FINAL FOR PUBLICATION

A-1	PROPOSED SINGLE FAMILY HOME	4167 W CORNELIA AVE CHICAGO ILLINOIS
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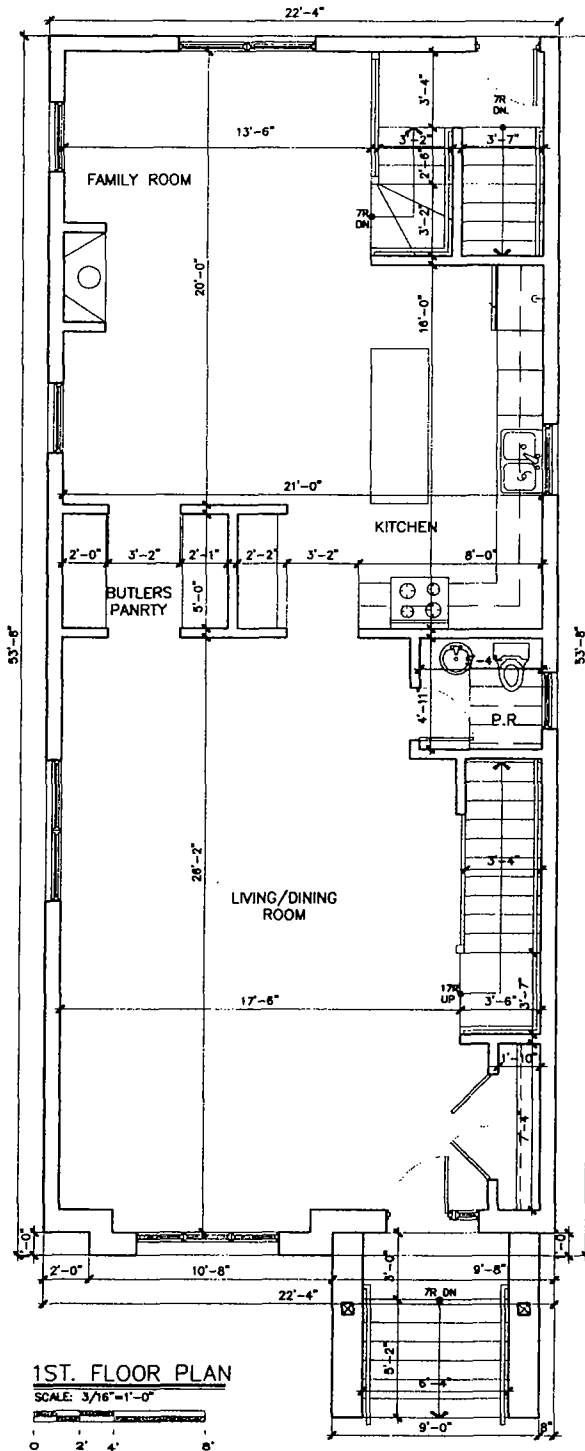


FINAL FOR PUBLICATION

A-2

PROPOSED SINGLE  
FAMILY HOME

4167 W CORNELIA AVE  
CHICAGO  
ILLINOIS

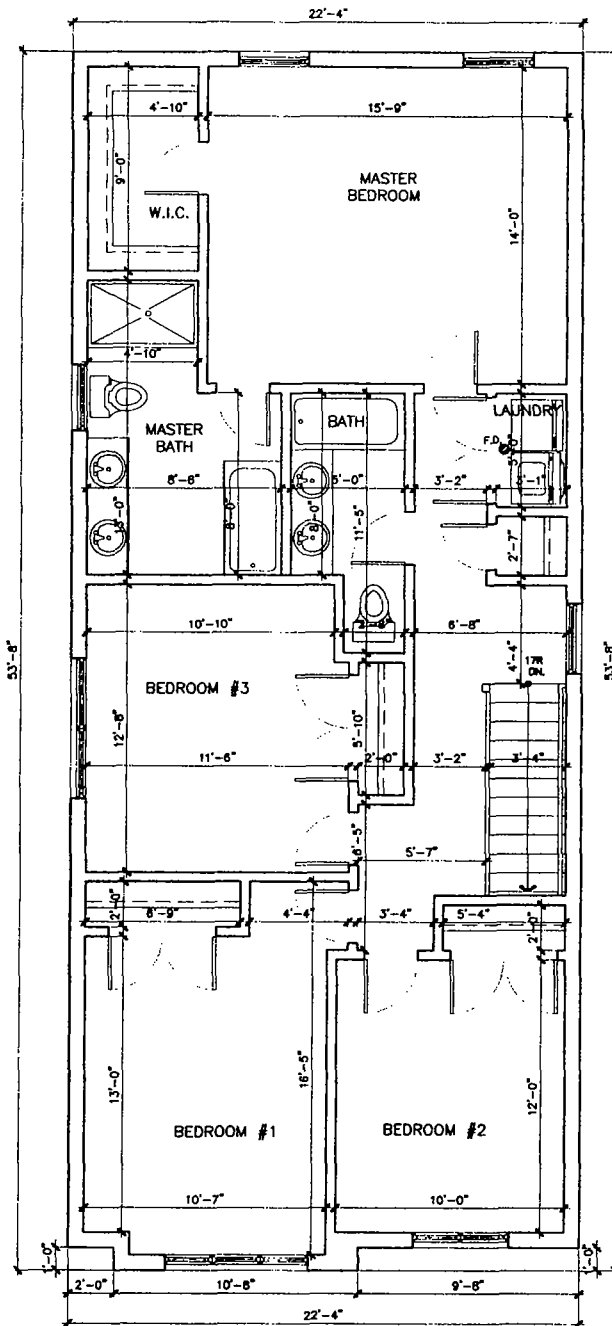


FINAL FOR PUBLICATION

A-3

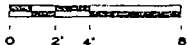
PROPOSED SINGLE  
FAMILY HOME

4167 W CORNELIA AVE  
CHICAGO  
ILLINOIS



**2ND. FLOOR PLAN**

SCALE: 3/16" = 1'-0"

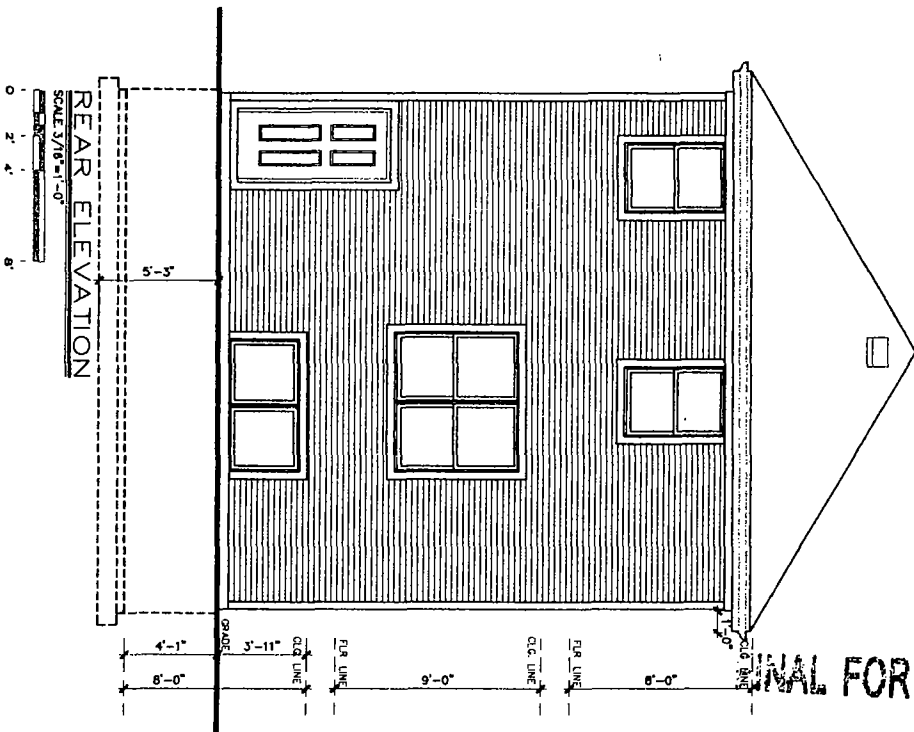
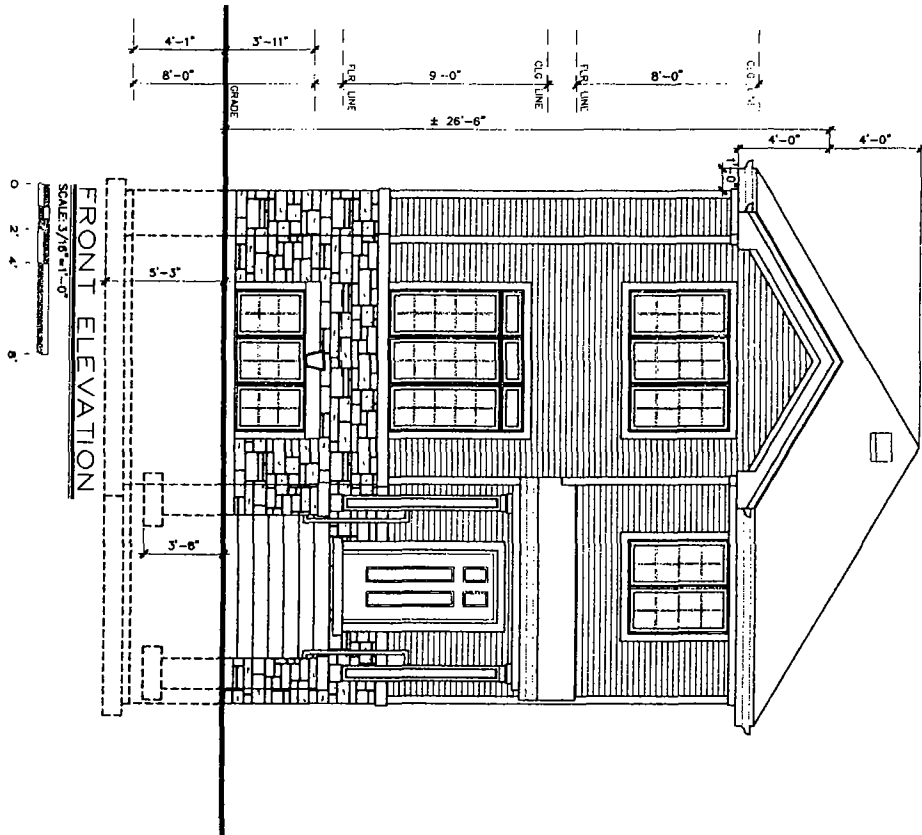


**FINAL FOR PUBLICATION**

A-4

PROPOSED SINGLE  
FAMILY HOME

**4167 W CORNELIA AVE**  
CHICAGO  
ILLINOIS

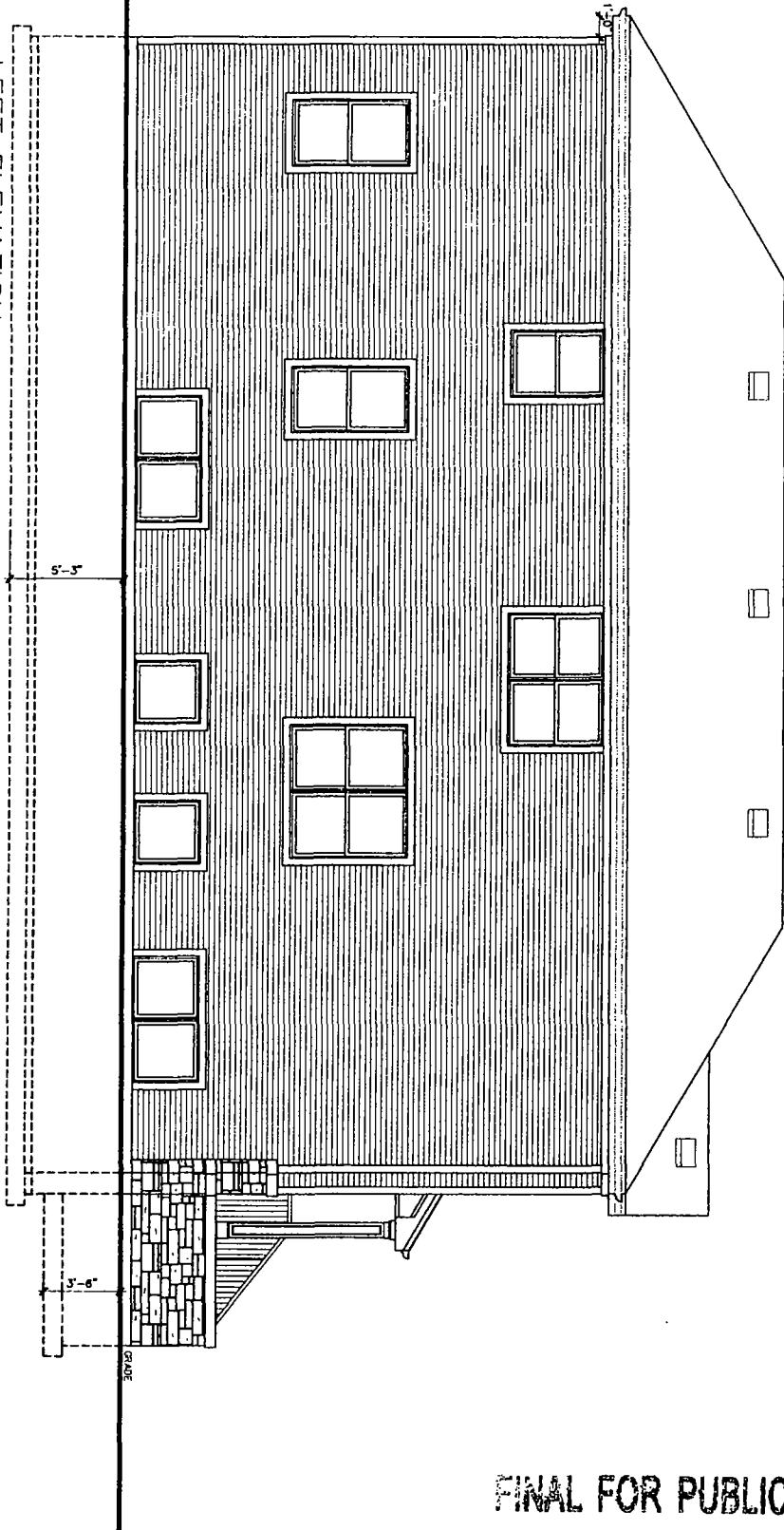


FINAL FOR PUBLICATION

A-5	PROPOSED SINGLE FAMILY HOME	4167 W CORNELIA AVE CHICAGO ILLINOIS
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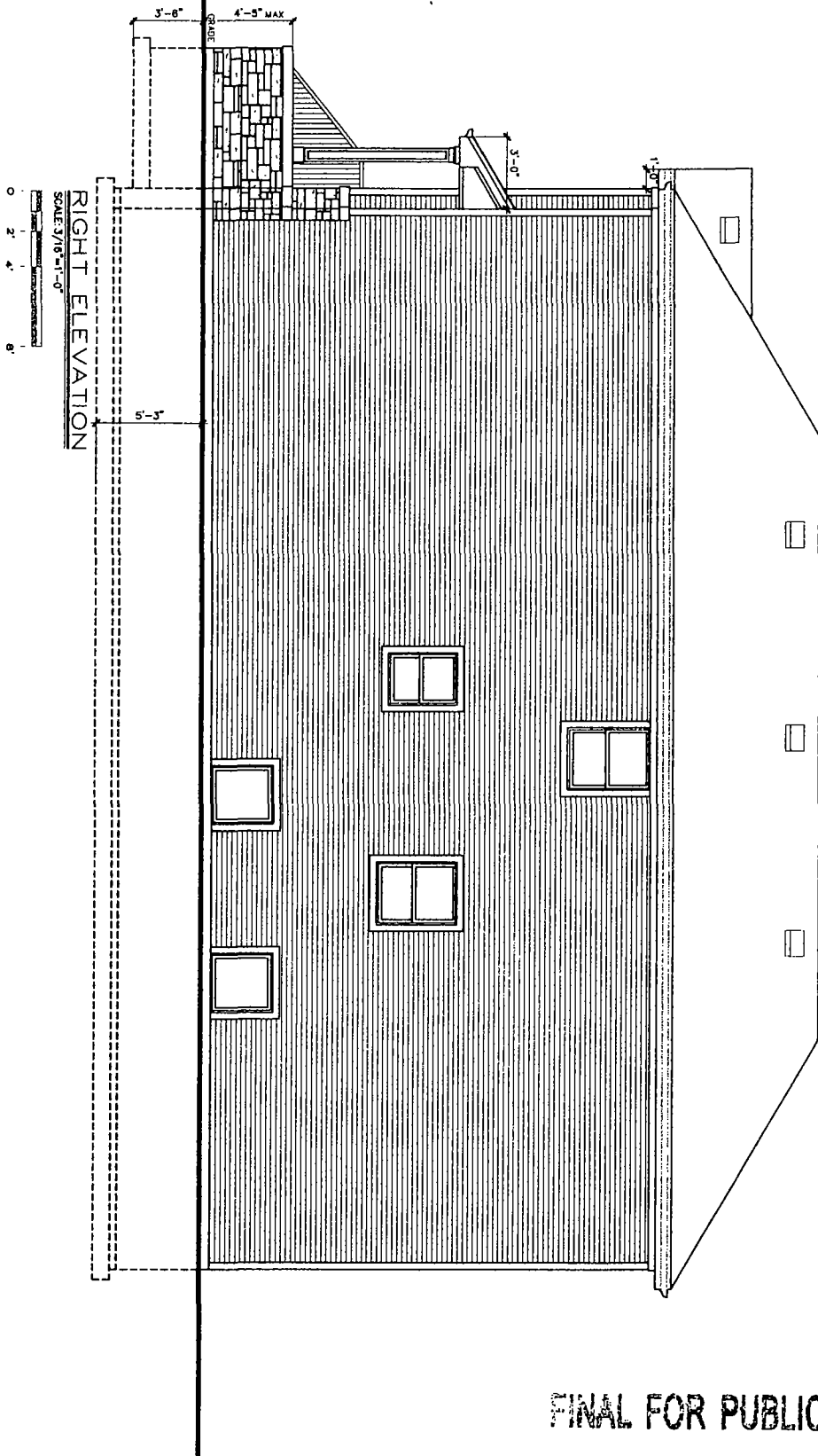


LEFT ELEVATION  
SCALE: 3/8" = 1'-0"



FINAL FOR PUBLICATION

A-6	PROPOSED SINGLE FAMILY HOME	4167 W CORNELIA AVE CHICAGO ILLINOIS
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FINAL FOR PUBLICATION

A-7

PROPOSED SINGLE  
FAMILY HOME

4167 W CORNELIA AVE  
CHICAGO ILLINOIS

**ROOF CONSTRUCTION**

240# ASPHALT SHINGLES CLASS "A"  
ON 1/2" ROOF FELT ON 1/2"  
EXTERIOR GRADE PLYWOOD SHEATHING.  
SEE PLAN FOR RAFTER SIZES AND DIRECTION.  
VENT PER CODE.

SELF-ADHESIVE ICE/WATER  
SHIELD FROM EDGE OF ROOF  
TO A POINT 24" INSIDE  
EXTERIOR WALL LINE.

CONT. MTL.  
FLASHING

PRE-FINISH  
ALUM. GUTTER

1 x 10 FASCIA

ALUM. SOFFIT

SEE  
ELEV.

SPRAY INSUL.  
(R-49) OR BOND  
OR EQUAL

**CEILING  
CONSTRUCTION**

5/8" GYP. BD. TYPE "X"  
SEE PLAN FOR JOIST  
SIZES AND DIRECTION.

**1 HR. UL #U356  
WALL CONST.**

HARDBOARD SIDING  
TYVEK  
5/8" GYP. BOARD TYPE "X"  
(MIN.) 7/16" THICK, 48" WIDE WOOD  
STRUC. SHEATHING PANELS  
2 x 8 STUDS @ 16" O.C.  
KRAFT FACED BATT INSUL. (R-21)  
5/8" GYP. BD. TYPE "X"  
BUILDING UNITS INSTALLED  
WITH 1-7/8" LONG 60  
NAILS SPACED @ 8" O.C.  
ON PERIMETER & 12" O.C.  
IN THE FIELD.  
CROSS BRACING DOWN  
TO BEARING (TYP.)  
PROVIDE DIAGONAL STEEL  
BRACING @ CORNERS.

**2ND. FLR.**

**1 HR. RATED  
FL. CONSTRUCTION UL #521**

FINISH FLOOR PER PLAN 3/4" PLYMO  
SUBFLOOR - T&G ON FLOOR JOISTS  
W/BRIDGING (PER PLAN)  
RESILIENT CHANNEL 16" O.C.  
5/8" GYPSUM BD TYPE "C"

NOTE: WRAP END OF TRUSS  
WITH BUILDING PAPER.

**1 HR. UL #U356  
WALL CONST.**

HARDBOARD SIDING  
TYVEK  
5/8" GYP. BOARD TYPE "X"  
(MIN.) 7/16" THICK, 48" WIDE WOOD  
STRUC. SHEATHING PANELS  
2 x 8 STUDS @ 16" O.C.  
KRAFT FACED BATT INSUL. (R-21)  
5/8" GYP. BD. TYPE "X"  
BUILDING UNITS INSTALLED  
WITH 1-7/8" LONG 60  
NAILS SPACED @ 8" O.C.  
ON PERIMETER & 12" O.C.  
IN THE FIELD.  
CROSS BRACING DOWN  
TO BEARING (TYP.)  
PROVIDE DIAGONAL STEEL  
BRACING @ CORNERS.

**1ST. FLR.**

**1 HR. RATED  
FL. CONSTRUCTION UL #521**

FINISH FLOOR PER PLAN 3/4" PLYMO  
SUBFLOOR - T&G ON FLOOR JOISTS  
W/BRIDGING (PER PLAN)  
RESILIENT CHANNEL 16" O.C.  
5/8" GYPSUM BD TYPE "C"

TOP BEARING TRUSS  
1ST FLR. ONLY

NOTE:  
ALL FOOTINGS TO  
BEAR ON  
UNDISTURBED SOIL.  
MIN. COMPRESSIVE  
STRENGTH OF 3000 PSF.

FIBERGLASS  
WATERPROOFING

WOLMANIZED 2x6  
PLATE w/ 1/2" x 1'-6"  
A.B. @ 48" O.C. (TYP.)

2x4 WD. FURRING  
5/8" GYP. BD.  
R-18 SPRAY INSUL.  
OR EQUAL

CONTINUOUS 2 #5  
TOP & BOTTOM

#5 @ 16" STAG.  
VERT. LEG

**BASEMENT**  
4" CONC. SLAB w/  
6x6 #10 W.W.F.  
& W/SQUEEN  
ON 4" GRAVEL

4" DRAIN TILE WITH  
2" (MIN.) STONE BASE &  
6" (MIN.)  
GRAVEL COVER (TYP.)  
AND FILTER FABRIC  
RUN TO SUMP PUMP

**WALL SECTION**

SCALE 3/8" = 1'-0"

0 6" 12" 24"

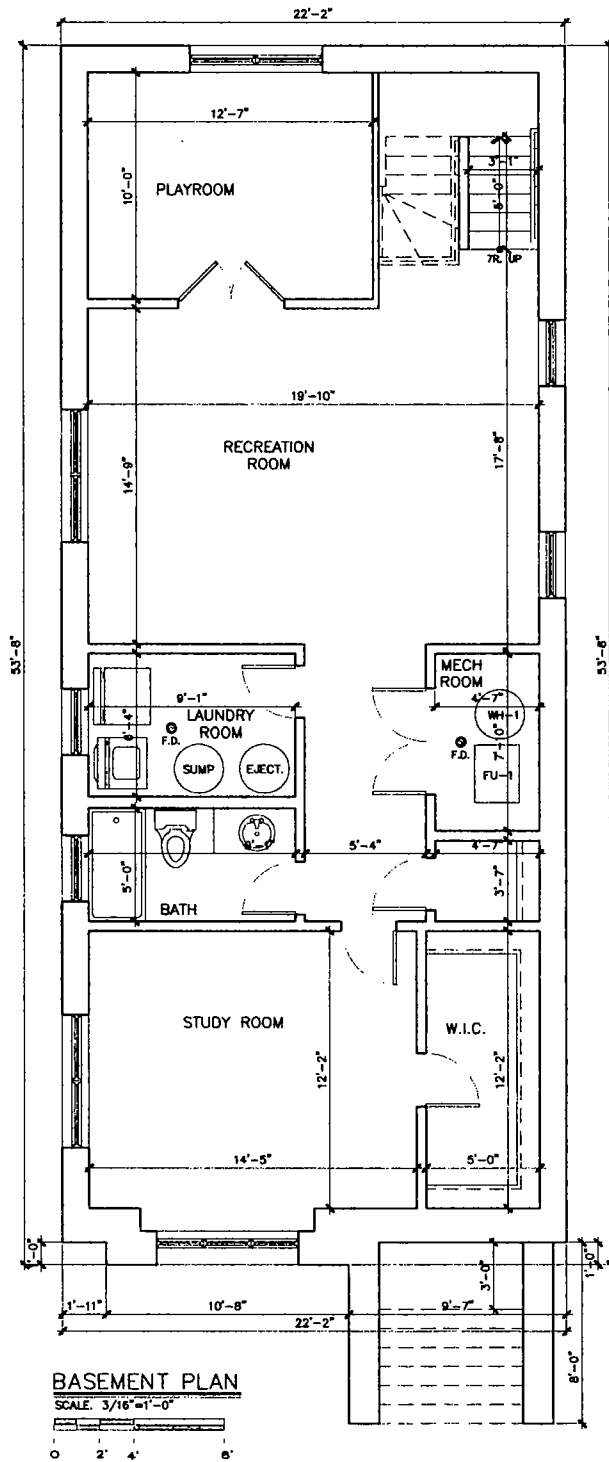
**FINAL FOR PUBLICATION**

A-8

PROPOSED SINGLE  
FAMILY HOME

4167 W CORNELIA AVE  
CHICAGO ILLINOIS





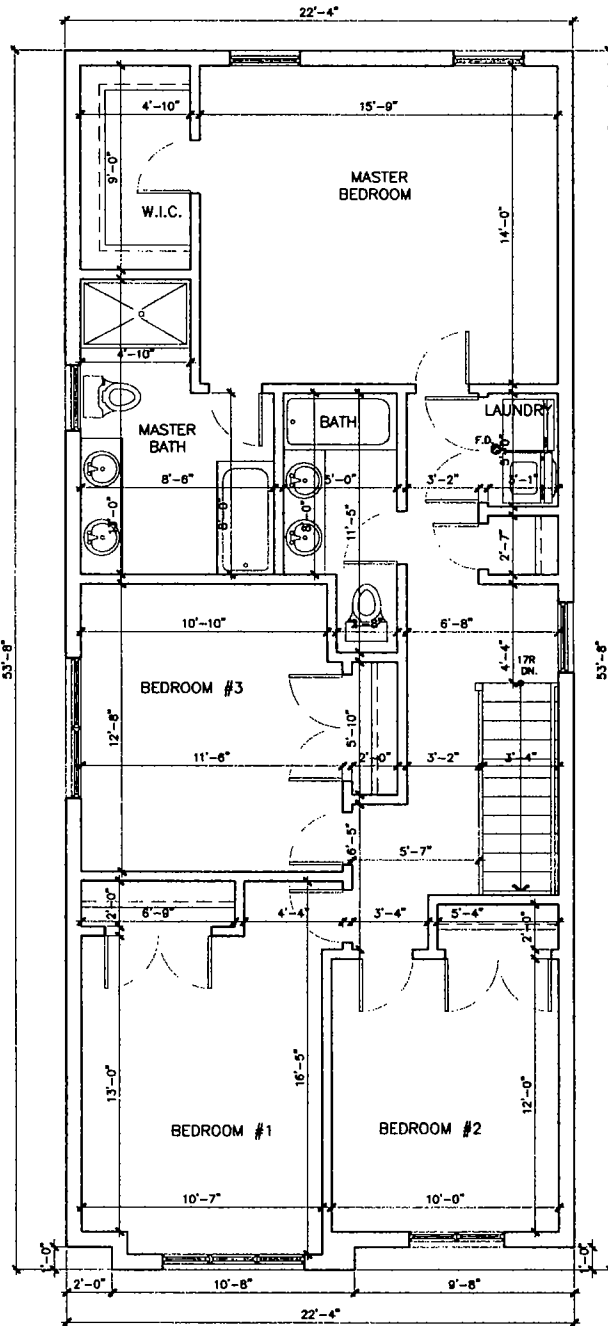
**FINAL FOR PUBLICATION**

**A-2**

**PROPOSED SINGLE  
 FAMILY HOME**

**4169 W CORNELIA AVE  
 CHICAGO  
 ILLINOIS**





2ND. FLOOR PLAN

SCALE: 3/16" = 1'-0"

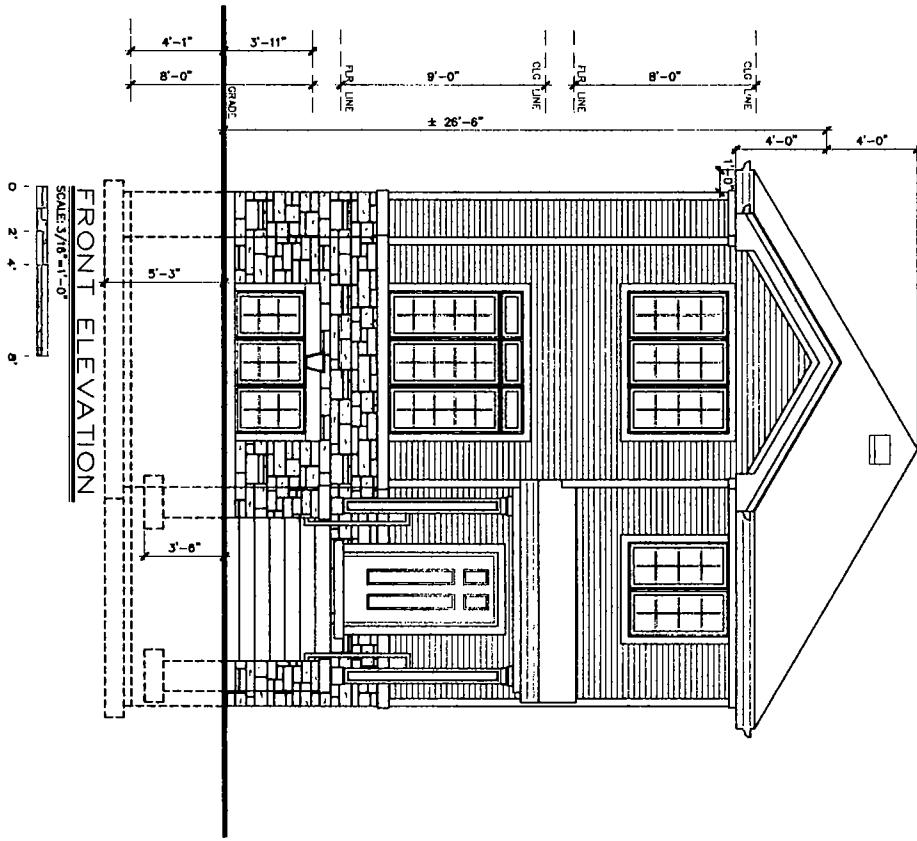


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A-4

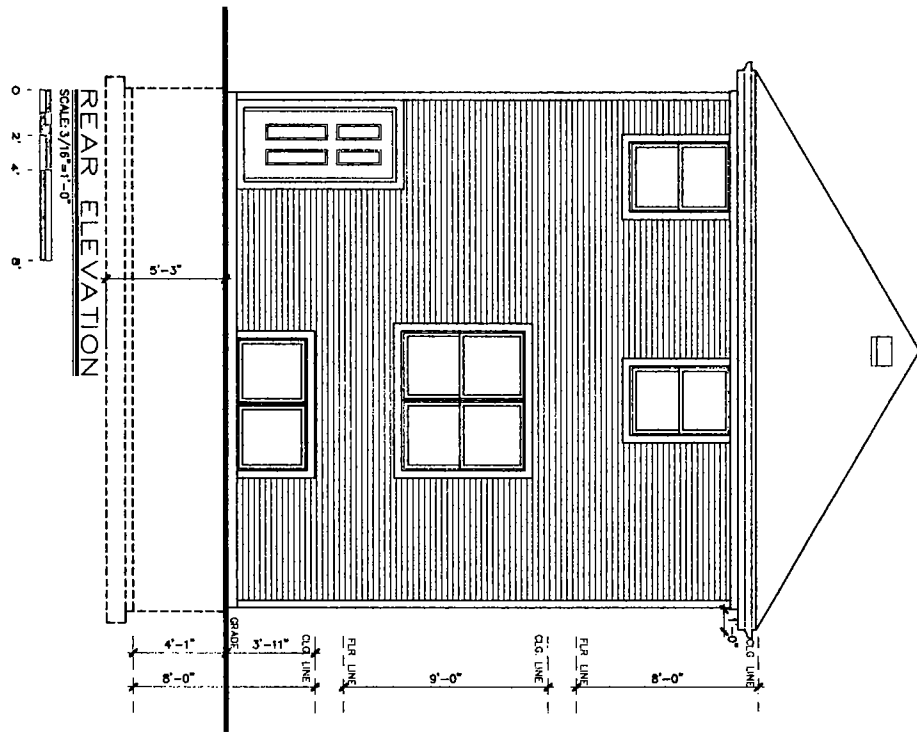
PROPOSED SINGLE  
FAMILY HOME

4169 W CORNELIA AVE  
CHICAGO  
ILLINOIS



FRONT ELEVATION  
SCALE 3/16"=1'-0"

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REAR ELEVATION  
SCALE 3/16"=1'-0"

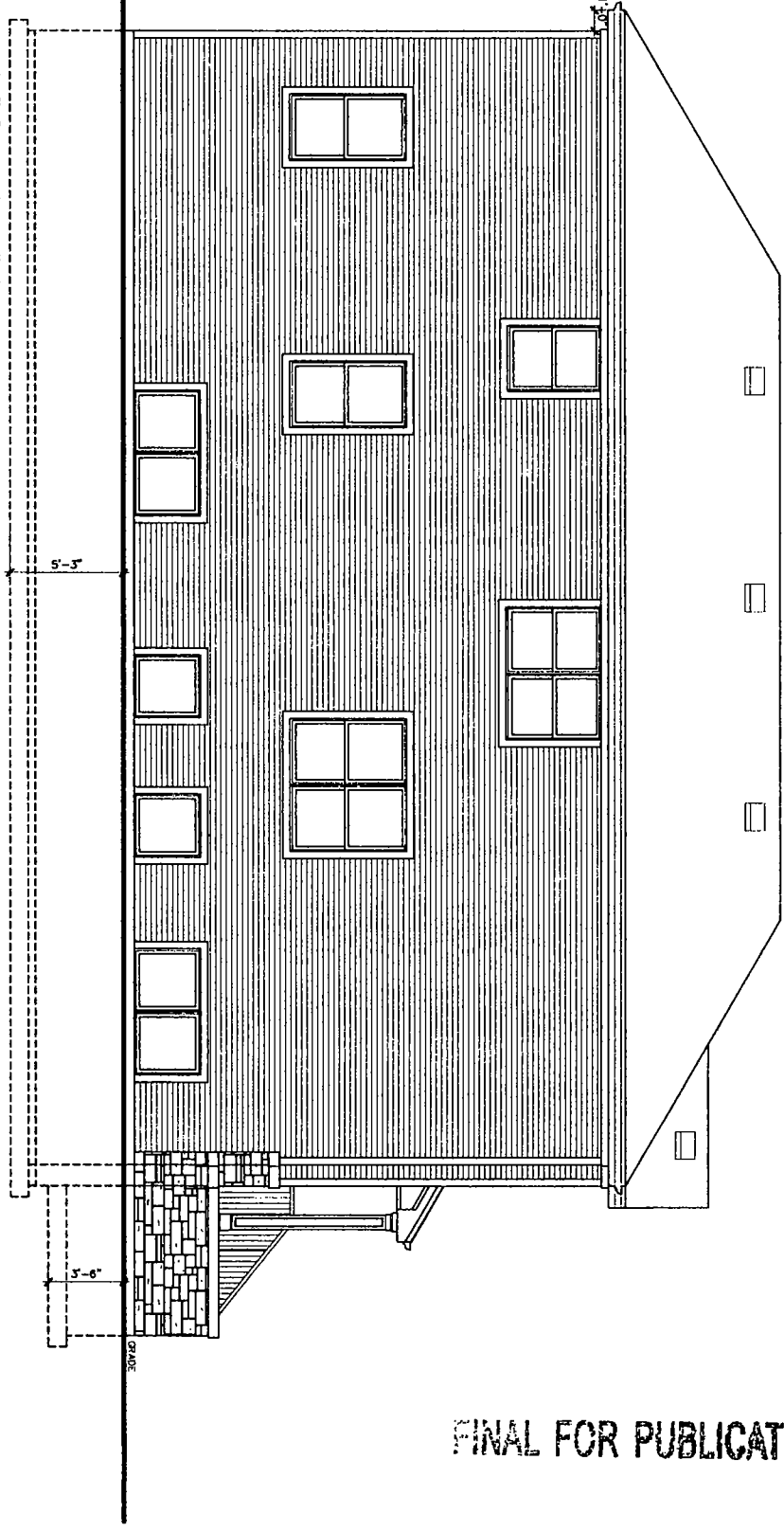
A-5

PROPOSED SINGLE FAMILY HOME

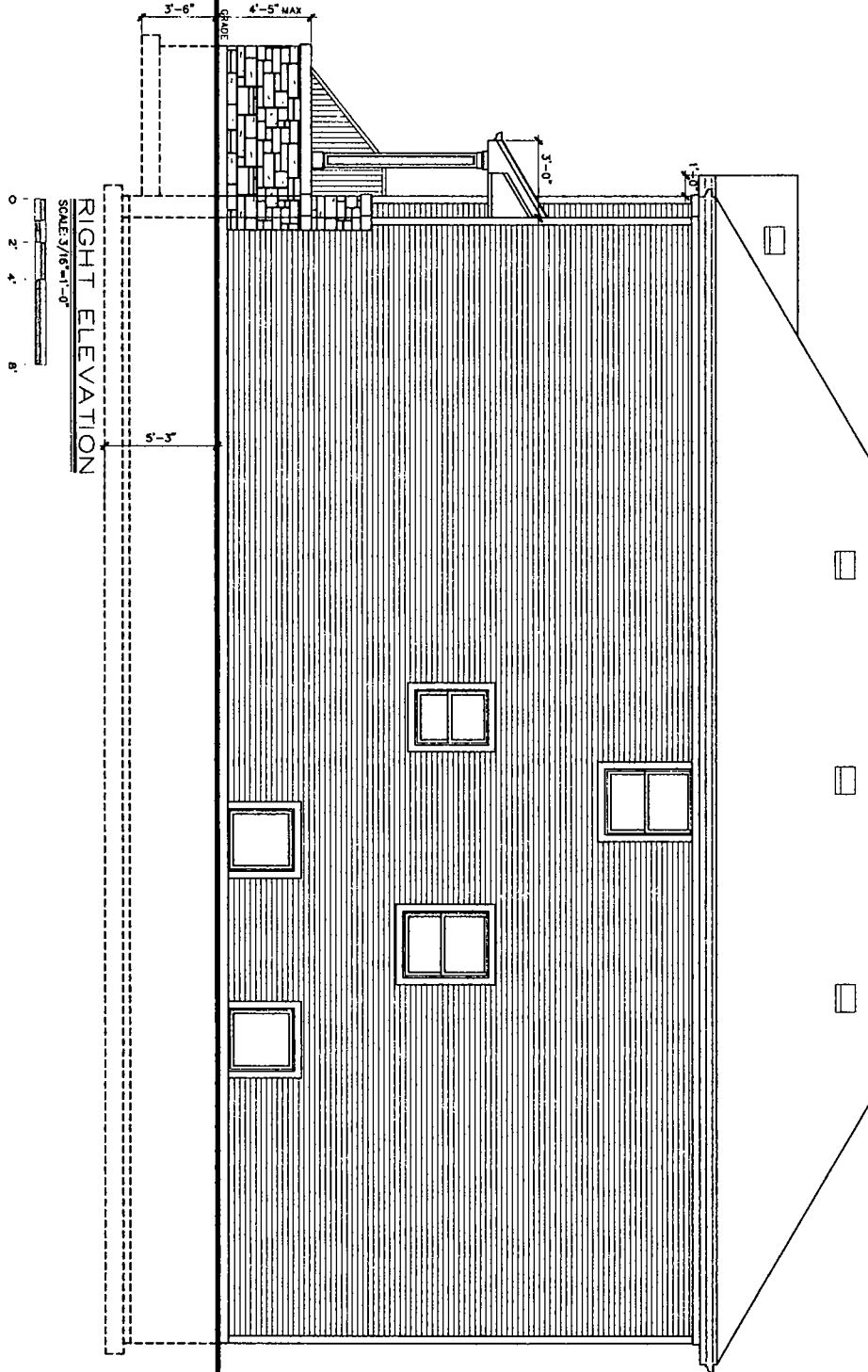
4169 W CORNELIA AVE  
CHICAGO ILLINOIS



LEFT ELEVATION  
SCALE: 3/8" = 1'-0"



FINAL FOR PUBLICATION



FINAL FOR PUBLICATION

A-7

PROPOSED SINGLE  
FAMILY HOME

4169 W CORNELIA AVE  
CHICAGO ILLINOIS

**ROOF CONSTRUCTION**

240# ASPHALT SHINGLES CLASS "A"  
ON 15# ROOF FELTS ON 1/2"  
EXTERIOR GRADE PLYWOOD SHEATHING.  
SEE PLAN FOR RAFTER SIZES AND DIRECTION.  
VENT PER CODE.

SELF-ADHESIVE ICE/WATER  
SHIELD FROM EDGE OF ROOF  
TO A POINT 24" INSIDE  
EXTERIOR WALL LINE.

CONT. MTL.  
FLASHING

PRE-FINISH  
ALUM. GUTTER

1 x 10 FASCIA

ALUM. SOFFIT

SEE  
ELEV.

SPRAY INSUL  
(R-40) OR BOND  
OR EQUAL

**CEILING  
CONSTRUCTION**

3/8" GYP. BD. TYPE "X"  
SEE PLAN FOR OLG. JST'S  
SIZES AND DIRECTION.

**1HR. UL #J356  
WALL CONST**

HARDE SIDING  
TYNEX  
5/8" GYP. BOARD TYPE "X"  
(MIN.) 7/16" THICK, 48" WIDE WOOD  
STRUC. SHEATHING PANELS  
2 x 6 STUDS @ 16" O.C.  
KRAFT FACED BATT INSUL (R-21)  
5/8" GYP. BD. TYPE "X"  
BUILDING UNITS INSTALLED  
WITH 1-7/8" LONG 60  
NAILS SPACED @ 8" O.C.  
ON PERIMETER @ 12" O.C.  
IN THE FIELD.  
CROSS BRACING DOWN  
TO BEARING (TYP.)  
PROVIDE DIAGONAL STEEL  
BRACING @ CORNERS.

NOTE: WRAP END OF TRUSS  
WITH BUILDING PAPER

**1HR. UL #J356  
WALL CONST**

HARDE SIDING  
TYNEX  
5/8" GYP. BOARD TYPE "X"  
(MIN.) 7/16" THICK, 48" WIDE WOOD  
STRUC. SHEATHING PANELS  
2 x 6 STUDS @ 16" O.C.  
KRAFT FACED BATT INSUL (R-21)  
5/8" GYP. BD. TYPE "X"  
BUILDING UNITS INSTALLED  
WITH 1-7/8" LONG 60  
NAILS SPACED @ 8" O.C.  
ON PERIMETER @ 12" O.C.  
IN THE FIELD.  
CROSS BRACING DOWN  
TO BEARING (TYP.)  
PROVIDE DIAGONAL STEEL  
BRACING @ CORNERS.

TOP BEARING TRUSS  
1ST. FLR. ONLY

NOTE:  
ALL FOOTINGS TO  
BEAR ON  
UNDISTURBED SOIL.  
MIN. COMPRESSIVE  
STRENGTH OF 3000 PSF

FIBERGLASS  
WATERPROOFING

**1 HR. RATED  
FL. CONSTRUCTION UL #521**  
FINISH FLOOR PER PLAN 3/4" PLYWD  
SUBFLOOR - 1x6 ON FLOOR JOISTS  
W/BRIDGING (PER PLAN)  
RESILIENT CHANNEL 16" O.C.  
5/8" GYPSUM BD. TYPE "C"

**1 HR. RATED  
FL. CONSTRUCTION UL #521**  
FINISH FLOOR PER PLAN 3/4" PLYWD  
SUBFLOOR - 1x6 ON FLOOR JOISTS  
W/BRIDGING (PER PLAN)  
RESILIENT CHANNEL 16" O.C.  
5/8" GYPSUM BD. TYPE "C"

WOLMANIZED 2x6  
PLATE w/ 1/2" @ 1'-6"  
A.B. @ 48" O.C. (TYP.)  
2x4 HD. FURRING  
5/8" GYP. BD.  
R-18 SPRAY INSUL.  
OR EQUAL

CONTINUOUS 2 #  
TOP & BOTTOM  
#5 @ 16" STAG.  
VERT. LEG

**BASEMENT**  
4" CONC. SLAB w/  
8x8 #10 W.W.F.  
& VISCEREN  
ON 4" GRAVEL

4" DRAIN TILE WITH  
2" (MIN.) STONE BASE &  
6" (MIN.)  
GRAVEL COVER (TYP.)  
AND FILTER FABRIC  
RUN TO SUMP PUMP

**WALL SECTION**

SCALE: 3/8" = 1'-0"

0 6" 12" 24"

**FINAL FOR PUBLICATION**