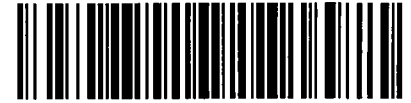




City of Chicago



SO2017-3193

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	4/19/2017
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-G at 1460-1462 W Cortez St - App No. 19184T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

1918471

INTRO. DATE:

APRIL 19, 2017

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 the RS3 Single-Unit (Detached House) District symbols and indications as shown on Map No. 3-G in the area bounded by:

the public alley next north of West Cortez Street; a line 640.00 feet east of North Ashland Avenue; West Cortez Street; and a line 616.00 feet east of North Ashland Avenue

to those of a B2-2 Neighborhood Mixed-Use District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the RS3 Single-Unit (Detached House) District symbols and indications as shown on Map No. 3-G in the area bounded by:

the public alley next north of West Cortez Street; a line 616.00 feet east of North Ashland Avenue; West Cortez Street; and a line 593.50 feet east of North Ashland Avenue

to those of an RS3 Single-Unit (Detached House) District.

SECTION 3. This Ordinance shall be in force and effect from and after its passage and due publication.

Common Address: 1460 - 62 West Cortez Street

SUBSTITUTE NARRATIVE

1460 - 62 West Cortez Street

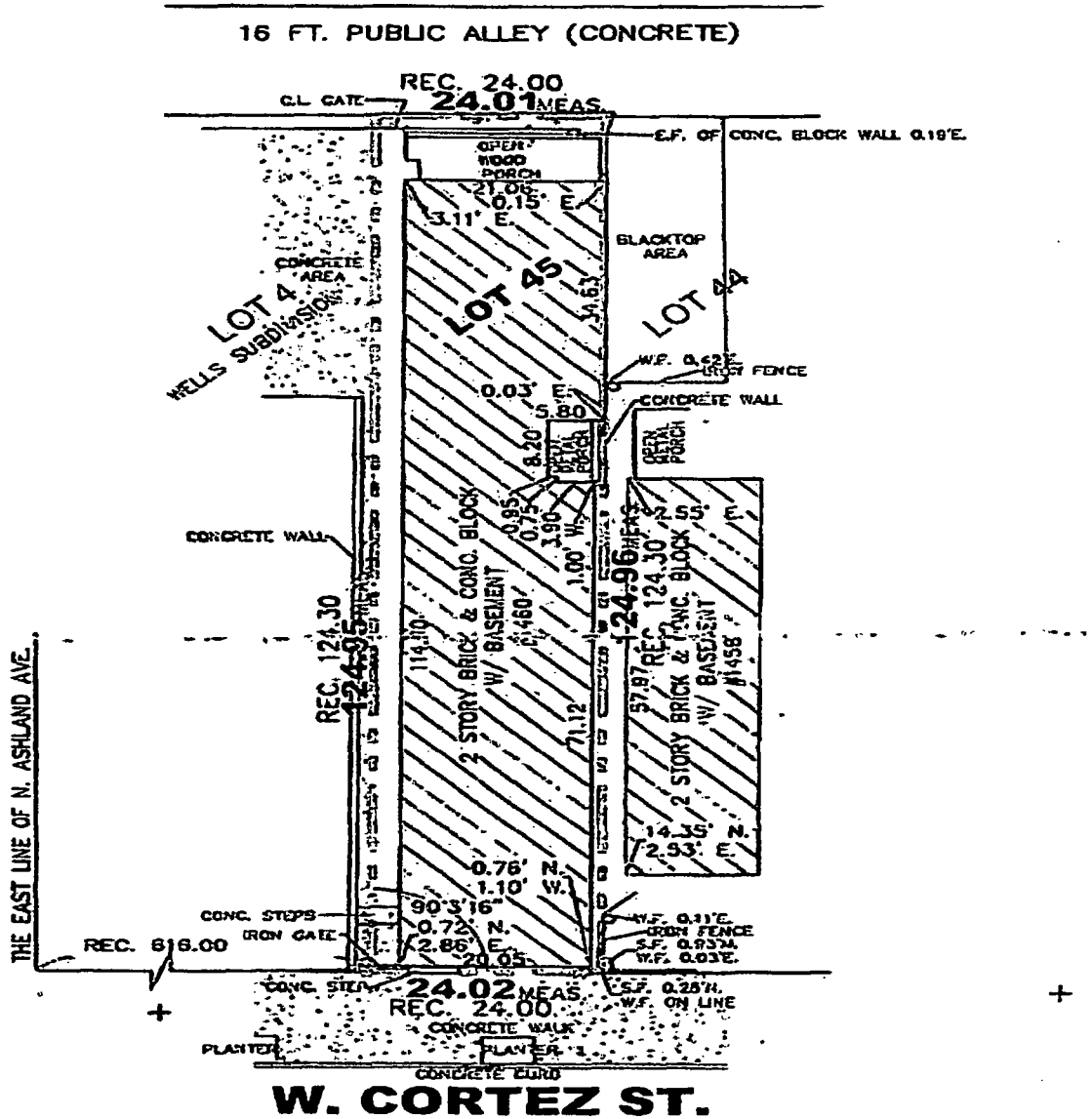
The subject property at 1460 West Cortez Street contains 3,001 square feet and is improved with a two-story building containing three residential dwelling units and no parking or loading. The subject property at 1462 West Cortez Street contains 2,813 square feet and is vacant. The Applicant proposes to rezone the 1460 West Cortez Street property to a B2-2 district and retain the RS3 zoning for the 1462 West Cortez Street to allow the division of the lots into a parcel at 1460 West Cortez Street with the following property line dimensions: North – 24.01 feet, East – 124.96 feet, South – 24.02 feet, and West – 124.95 feet, and a parcel at 1462 West Cortez Street with the following property line dimensions: North – 22.51 feet, East – 124.95 feet, South – 22.52 feet, and West – 124.94 feet. The rezoning of 1460 West Cortez Street to B2-2 makes the existing building conforming to its zoning classification, including pursuant to the Transit Served Location provisions of the Chicago Zoning Ordinance by reducing the required parking from three spaces to zero. This will allow the Applicant to construct a single-family home on the 1462 West Cortez Street property in accordance with the RS-3 regulations.

	1460 West Cortez	1462 West Cortez
Lot Area:	3,001 square feet	2,813 square feet
FAR:	1.62	0.90
FLOOR AREA:	4,861.62 square feet	2,531.70 square feet
Residential Dwelling Units:	3	1
MLA:	1,000 square feet	2,813 square feet
Height:	30 feet 0 inches	30 feet 0 inches
Bicycle Parking:	Three	One
Automobile Parking:	None*	Two
Loading:	None	None
Setbacks:		
Front (Cortez Street):	0.72 feet	Per RS-3 regulations
East Side Property Line:	0.00 feet	Per RS-3 regulations
West Side Property Line:	2.86 feet	Per RS-3 regulations
Rear (public alley):	9.33 feet	Per RS-3 regulations

* Per the Transit-Served Location provisions of the Chicago Zoning Ordinance; 1460 West Cortez Property is 1,100 feet from the entrance to the CTA Station.

FINAL FOR PUBLICATION

Site Plan



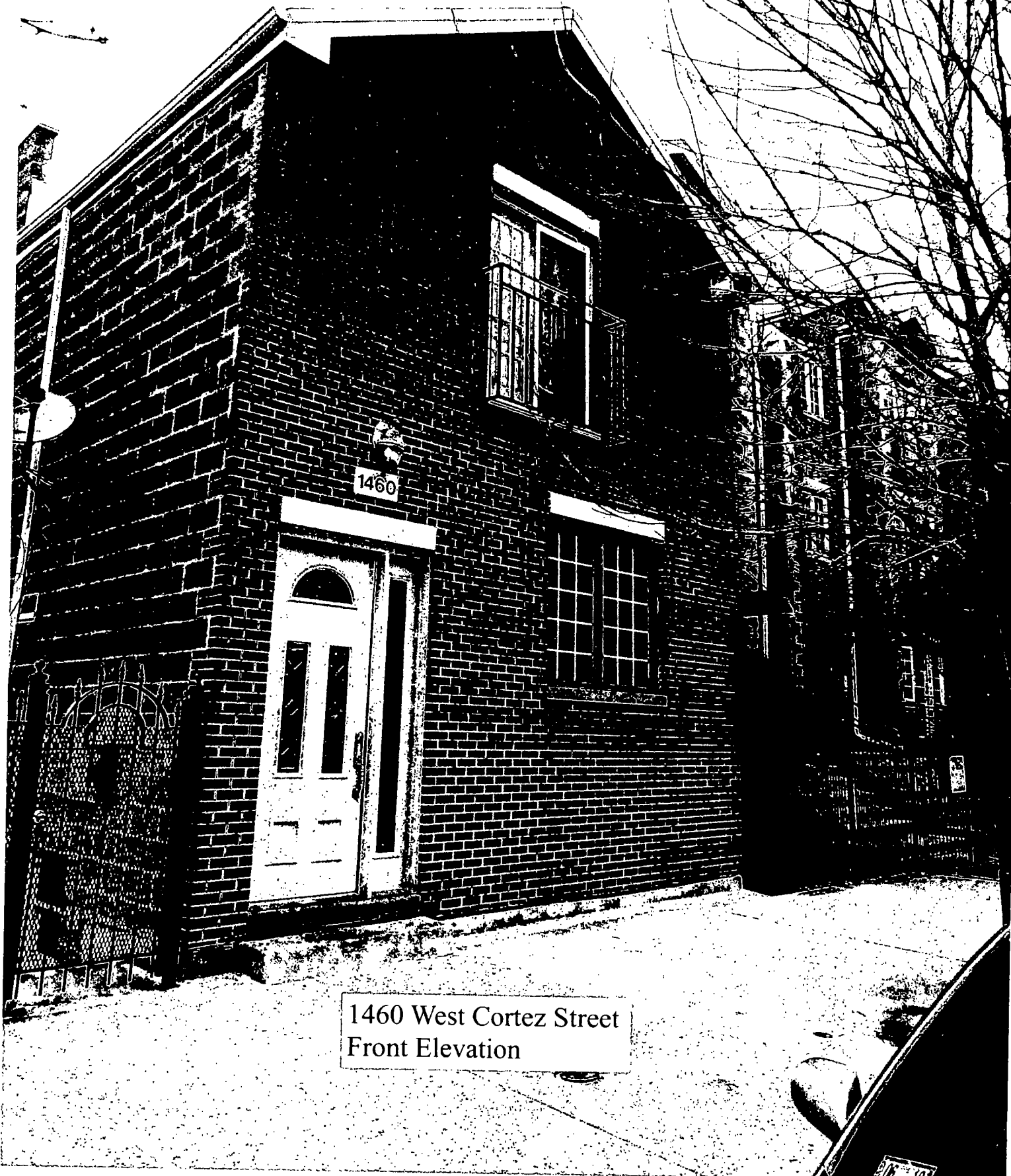
FINAL FOR PUBLICATION

1460 West Cortez Street

FINAL FOR PUBLICATION

1460

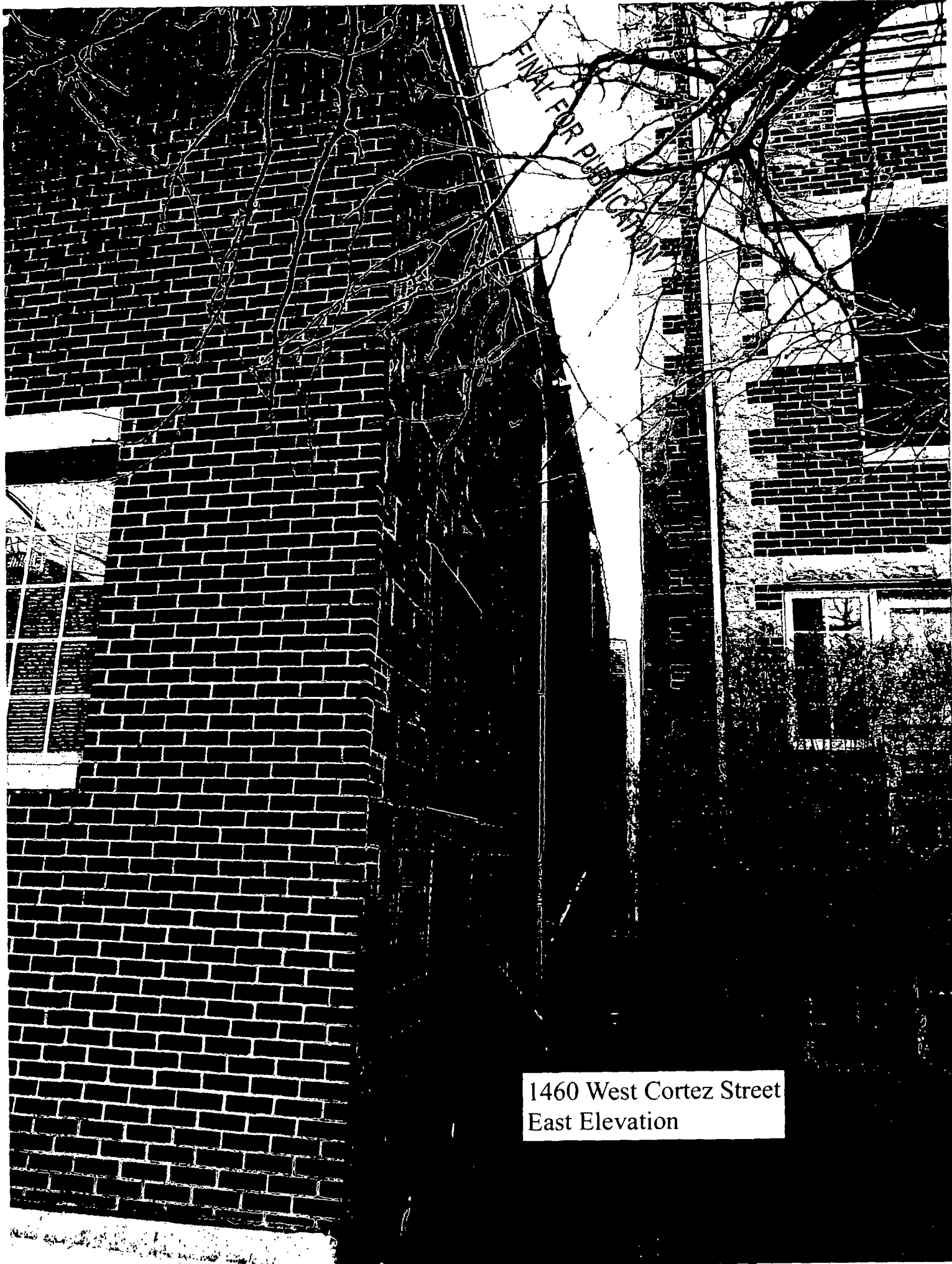
1460 West Cortez Street
Front Elevation



FINAL FOR PUBLICATION

1460 West Cortez Street
Rear Elevation

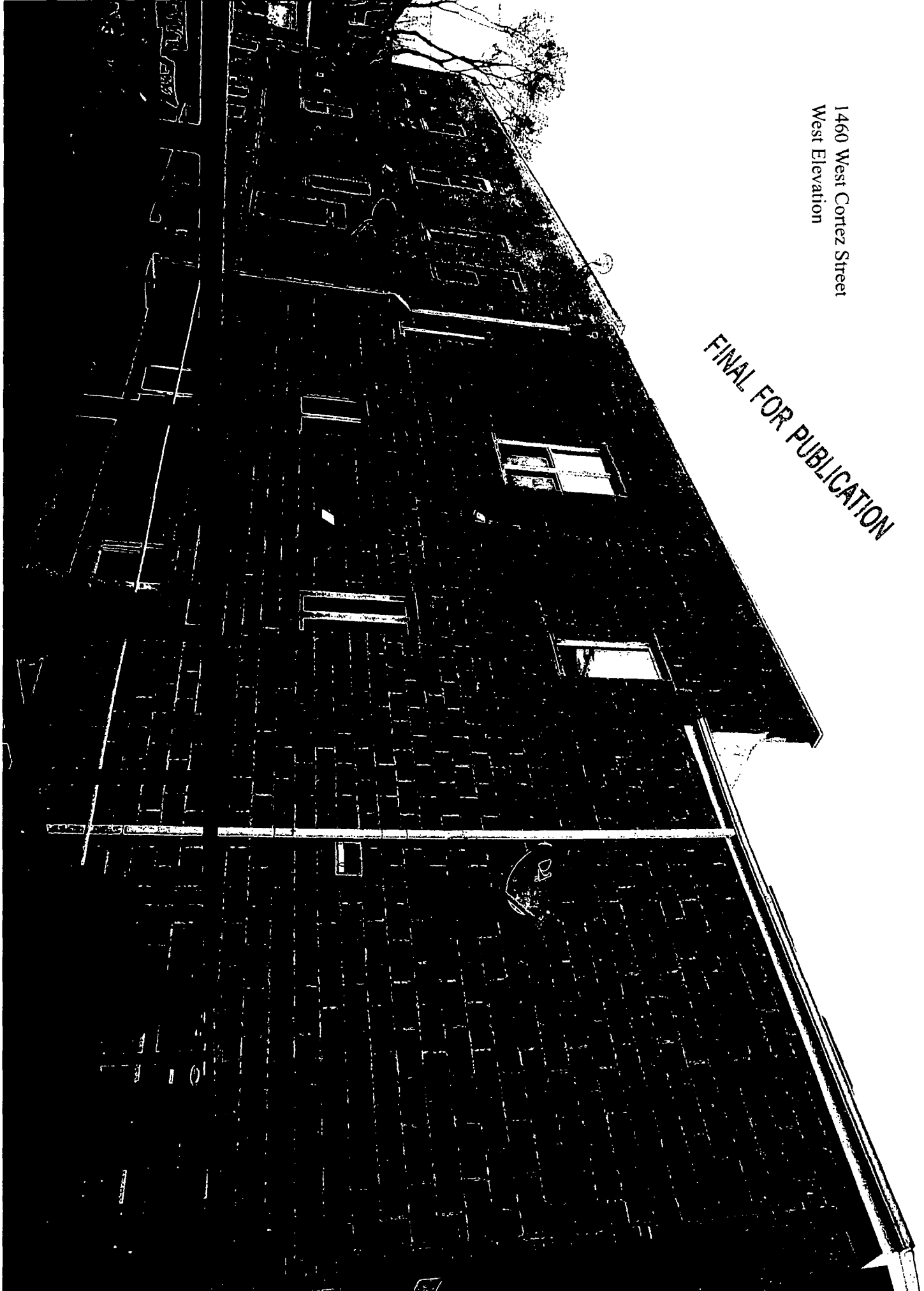




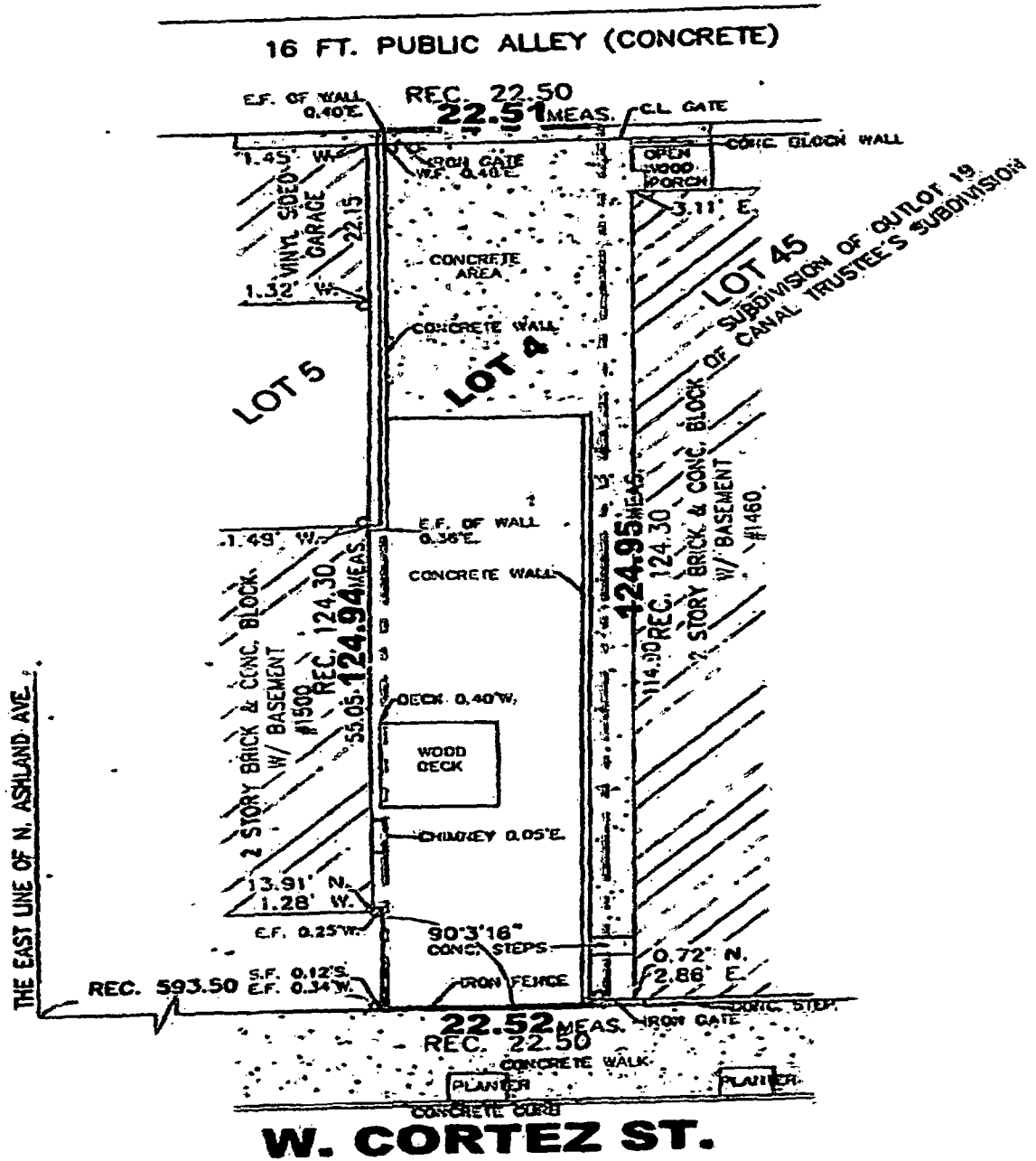
1460 West Cortez Street
East Elevation

1460 West Cortez Street
West Elevation

FINAL FOR PUBLICATION



Site Plan



FINAL FOR PUBLICATION

1462 West Cortez Street