



City of Chicago



O2020-78

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	1/15/2020
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-G at 3500-3504 N Wilton Ave and 934-938 W Cornelia Ave - App No. 20308T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

17-13-0303-C (1) Narrative Zoning Analysis

3500-3504 North Wilton Avenue and 934-38 West Cornelia Avenue, Chicago, Illinois.

Proposed Zoning: RM-6 Multi-Unit District

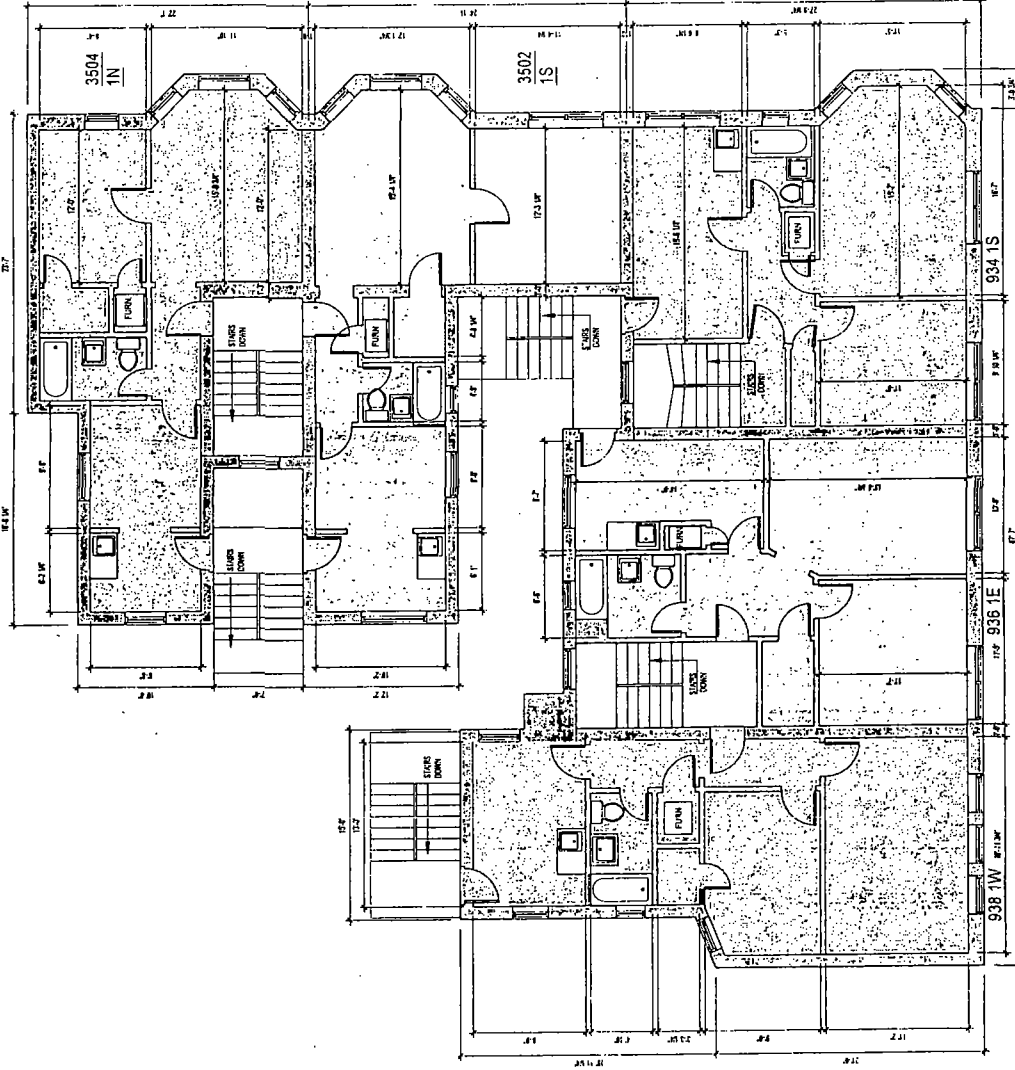
Lot Area: 5,594.95 square feet

Proposed Land Use: The Applicant is seeking a *Zoning Map Amendment* in order to permit the rehabilitation of the existing four-story (with basement) residential building, which such rehabilitation plan calls for the location and establishment of two (2) additional dwelling units, within the basement of the existing building – for a total of nineteen (19) dwelling units, at the subject site. The existing building, which presently contains seventeen (17) dwelling units, is *non-conforming* under the current Zoning Ordinance. The proposed *Zoning Change*, therefore, is required in order to bring the existing building into compliance and to permit the establishment of the two (2) additional dwelling units. The rehabilitation plan does not call for the physical expansion of the exterior footprint or envelope of the existing building. There is currently no (zero) off-street vehicular parking, at the site. As part of the rehabilitation proposal, however, the Applicant will be adding surface parking for two (2) vehicles, within the boundary of the site. The existing building is masonry in construction and measures 38 feet-3 inches (approx.) in height.

- (A) The Project's Floor Area Ratio: 11,016 square feet (2.0 FAR)
- (B) The Project's Density (Lot Area Per Dwelling Unit): 19 dwelling units (294 square feet)
**The Applicant will seek any additional administrative relief, which may be necessary, in order to permit the establishment of 19 dwelling units at the subject property.*
- (C) The amount of off-street parking: 2 vehicular parking spaces
- (D) Setbacks:
 - a. Front Setback: 3 feet-11/12 inches
 - b. Rear Setback: 0 feet-0 inches
 - c. Side Setbacks:
 - North: 0 feet-0 inches
 - South: 0 feet-0 inches

** The Applicant will seek any additional administrative relief, which may be required, in order to bring the footprint of the existing building into compliance under the current Zoning Ordinance.*

(E) Building Height:
38 feet-3 inches



3504 IN
 3502 IS
 10" AL. BLDG AREA 14,633 SF

1 | 1ST FLOOR PLAN
 1/8" = 1'-0"



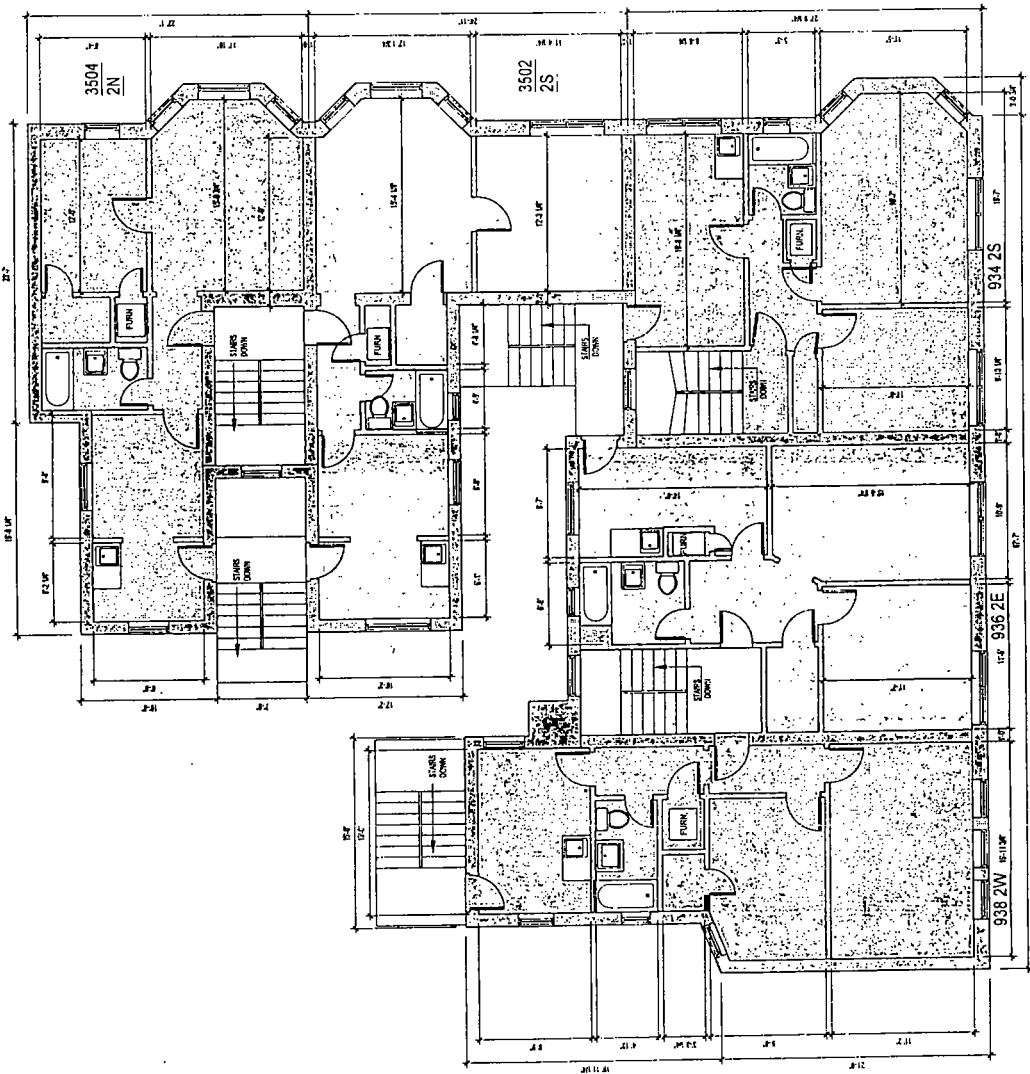
ABID
 ARCHITECTURAL DESIGN
 1211 W. MADISON ST.
 CHICAGO, IL 60607
 www.abidarchitect.com

DATE	10/27/11
DESIGNER	ABD
DRAWN BY	ABD
PROJECT	3504 IN
FLOOR PLAN	2
PROJECT TITLE	3504 IN
SHEET #	2



@PROPERTIES
 934 WEST CORNELIA STREET (930-934) NORTH WILSON STREET
 CHICAGO, IL

FINAL FOR PUBLICATION



3504 2N	625 SF
3502 2S	452 SF
1000 ST	225 SF
1000 RW	225 SF
TOTAL BLDG. AREA	1125 SF



ABD
 127 West 25th Street
 Chicago, IL 60616
 www.abd.com

1 2ND FLOOR PLAN
 1/8" = 1'-0"

3

RECORD FLOOR PLAN
 SHEET 3 OF 3

DATE	10/09	BY	WJ
DRAWN BY	WJ	CHECKED BY	WJ



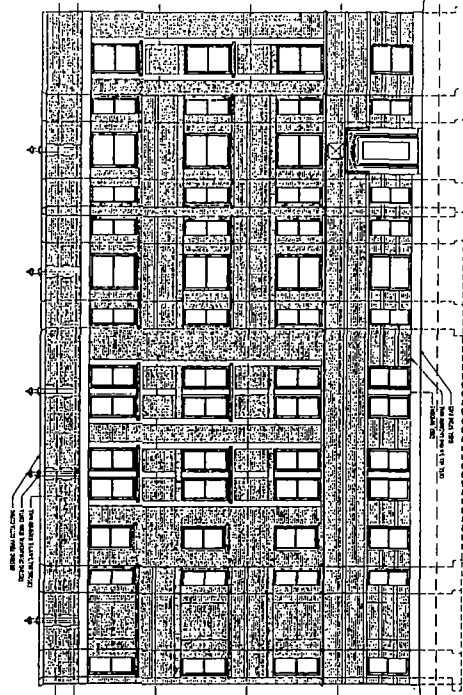
@PROPERTIES
 94438 WEST CORNELIA STREET/2502-2504 NORTH WILTON STREET
 CHICAGO, IL

F A C E I
 ARCHITECTURE PC
 100 WEST WASHINGTON
 CHICAGO, IL 60601
 PHONE: (312) 467-1000
 FAX: (312) 467-1001
 WWW.FACEIARCHITECTURE.COM

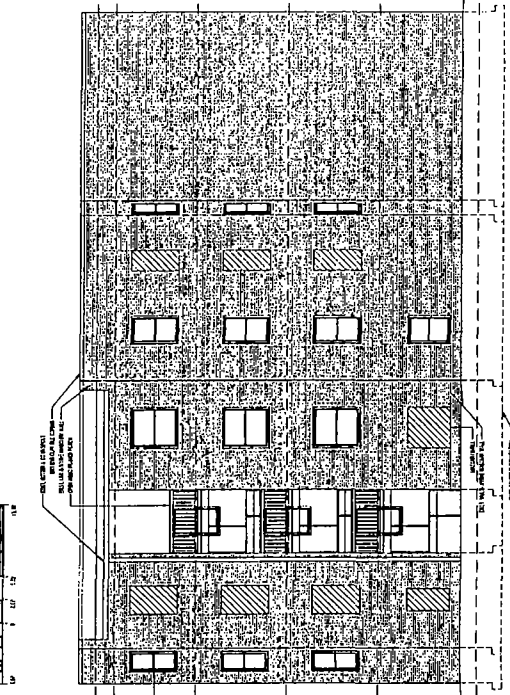
PROJECT: INTERIOR RENOVATION TO EXISTING MULTIFAMILY RESIDENTIAL BUILDING
 534 S. COMMERCE AVENUE, CHICAGO, IL 60605
 DATE: 08/2014

NO.	DATE	DESCRIPTION
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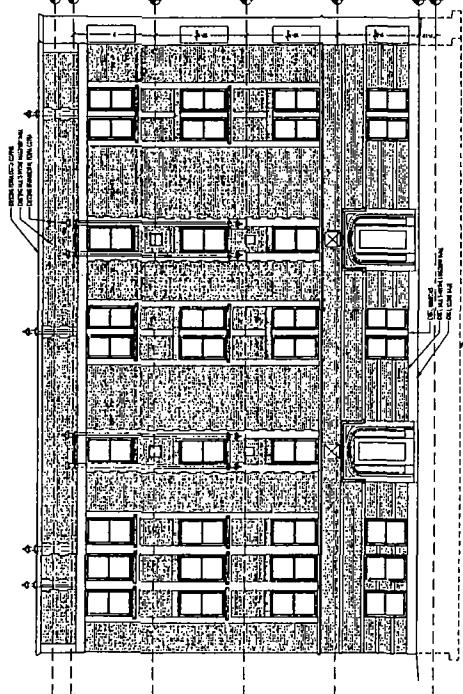
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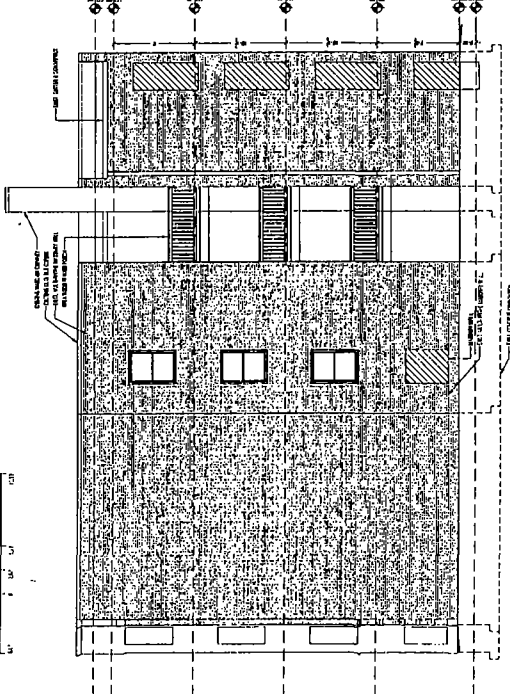
2 EXTERIOR ELEVATION - EAST



4 EXTERIOR ELEVATION - WEST



1 EXTERIOR ELEVATION - SOUTH



3 EXTERIOR ELEVATION - NORTH