



# City of Chicago



O2022-3464

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	10/26/2022
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 3-G at 1433 W Cortez St - App No. 22014T1
<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, is hereby amended by changing all of the RS-3 Single-Unit (Detached House) District, as shown on Map 3-G in the area bounded by:

**West Cortez Street; a line 318.7 feet west of North Noble Street; the alley next South of and parallel to West Cortez Street; and a line 342.7 feet west of North Noble Street,**

to those of **RM-4.5 Residential Multi-Unit District**

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

Common Address of Property: 1433 West Cortez, Chicago, Illinois 60642

**NARRATIVE AND PLANS**  
**FOR THE PROPOSED ZONING MAP AMENDMENT**  
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**AT 1433 WEST CORTEZ STREET**

The Application is for a Zoning Map Amendment from RS-3 Single-Unit (Detached House) District to RM-4.5 Residential Multi-Unit District. The Applicant intends to construct a three (3) dwelling unit building with three (3) off-street parking spaces. The footprint of the building shall approximately be 19.00 feet by 76.50 feet in size. The building height shall be 45 feet, as defined by City Code.

**LOT AREA:** 2,983.2 SQUARE FEET

**FLOOR AREA RATIO:** 1.70

**BUILDING AREA:** 5074.50 SQUARE FEET

**MINIMUM LOT AREA per DWELLING UNIT:** 994.40 SQUARE FEET PER UNIT FOR EACH OF THE THREE (3) DWELLING UNITS

**OFF-STREET PARKING:** THERE WILL BE THREE OFF-STREET PARKING SPACES

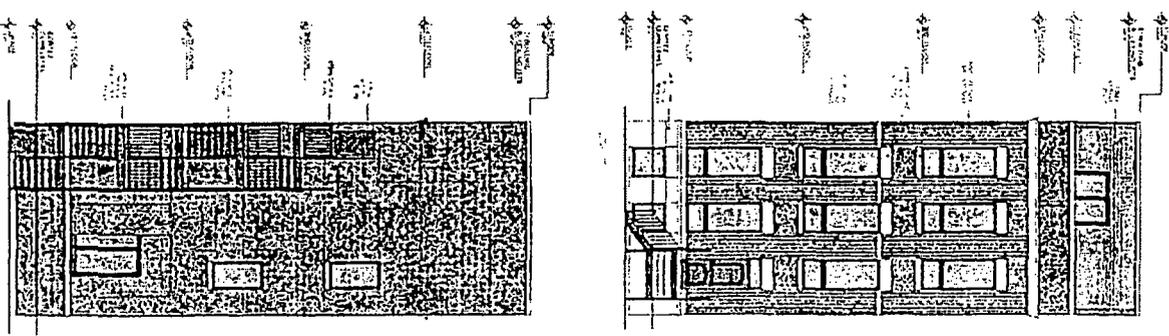
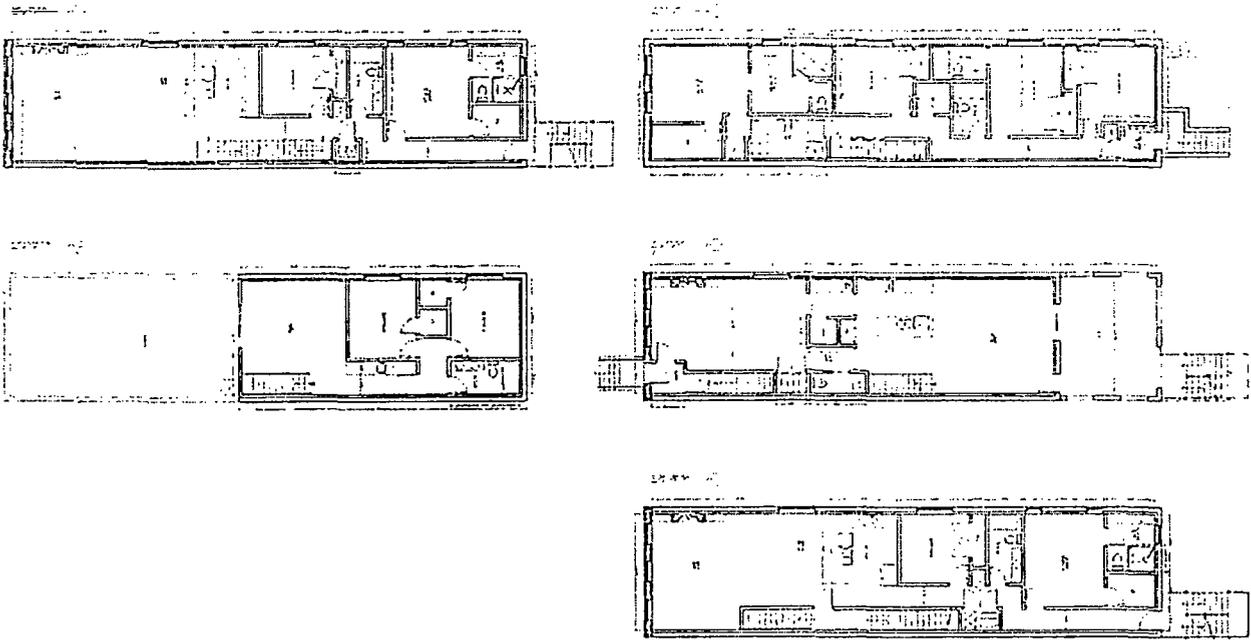
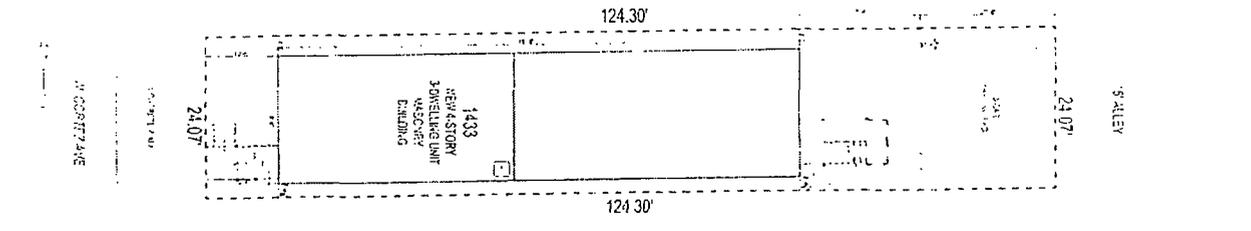
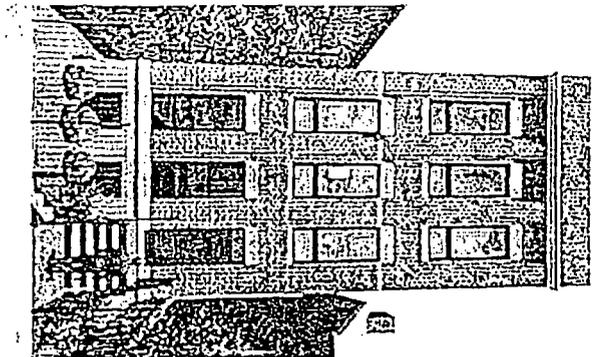
**FRONT SETBACK:** 10 FEET, 6 INCHES

**REAR SETBACK:** 37.5 FEET

**SIDE SETBACK:** 3 FEET (EAST) 2 FEET (WEST)

**BUILDING HEIGHT:** 45 FEET (measured to the upper ceiling on partial 4<sup>th</sup> Floor)

NEW 4-STORY  
3-DWELLING UNIT  
MASONRY BUILDING



FINAL FOR PUBLICATION