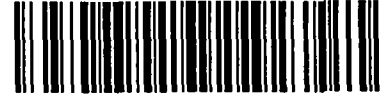




City of Chicago



SO2015-1374

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	3/18/2015
Sponsor(s):	City Clerk (transmitted by)
Type:	Ordinance
Title:	Zoning Reclassification Map No. 9-G at 1045-1047 W Cornelia Ave - App No. 18310T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

18310TR
INTRO DATE
3-18-2015

ORDINANCE

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

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the RT-4 Residential Two-Flat, Townhouse and Multi-Unit District symbols and indications as shown on Map No. 9-G in the area bounded by:

West Cornelia Avenue; the public alley next southwest of and parallel to North Clark Street; the public alley next south of and parallel to West Cornelia Avenue; and a line 40.41 feet west of the public alley next southwest of and parallel to North Clark Street as measured along the south line of West Cornelia Avenue

to those of a RM-5 Residential Multi-Unit District which is hereby established in the area described above.

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

FILED
CLERK
#94M

NARRATIVE
1045-47 W. Cornelia Avenue
TYPE I REGULATIONS

Current Zoning: RT-4 Residential Two-Flat, Townhouse and Multi-Unit District.
Proposed Zoning: RM-5 Residential Multi-Unit District.

Narrative: The subject property includes 9,535 square feet of land, and is currently being used for a detached, single-family home and a detached garage. Applicant proposes to demolish the existing building and construct a 4 story building consisting of 16 residential dwelling units, 16 parking spaces and no loading berth.

FAR: 1.99
MLA: 595.94
FLOOR AREA: 9,535 sq. ft.
Residential Dwelling Units: Sixteen
Height: 46'8"

Setbacks:

North setback:	15 feet
East setback:	0 feet
South setback:	31 feet 4 inches*
West setback:	7 feet 8 inches
Open Space:	592 Square Feet

*Applicant will seek an administrative adjustment to reduce the rear yard setback from 38 feet to 31 feet 4 inches.

Parking Spaces: Sixteen

Loading: None

FINAL FOR PUBLICATION

16'-0 3/8"
LOT WIDTH (AVERAGE)
40'-0"
LOT
7'-8"
SIDEYARD

W. CORNELIA ST.

RESIDENTIAL
ENTRY

LANDSCAPED
FRONT YARD

PROPOSED
BUILDING

ALLEY

FINAL FOR PUBLICATION

91'-7"

144.50'
Lot

REAR YARD OPEN SPACE

GAS
METERS

59'-2" X 10'-4"

GREEN ROOF

GREEN ROOF

TRASH
ENCLOSURE

112.06'
LOT

ALLEY

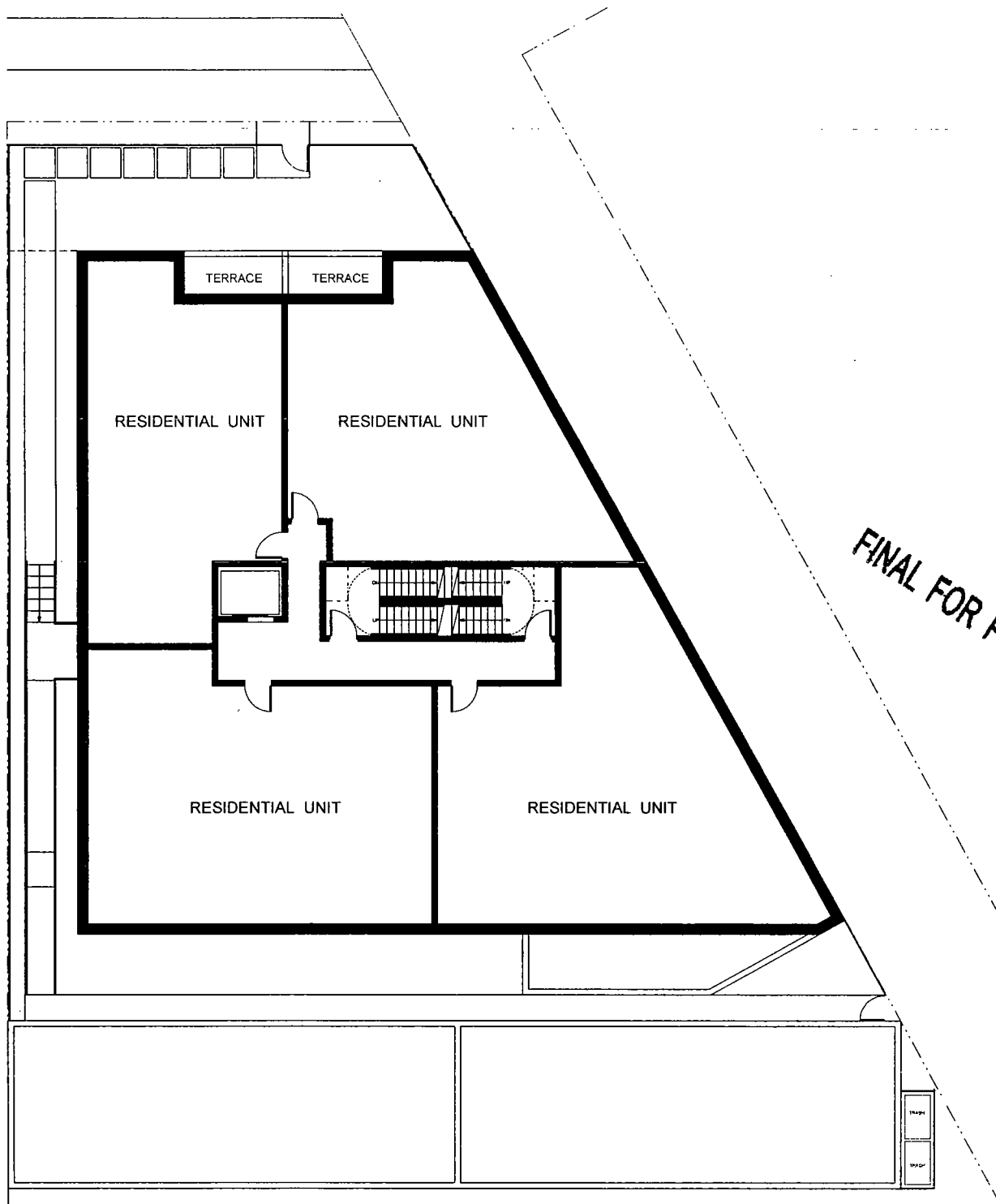
NORTH



SITE PLAN
1045 W CORNELIA

04 22 15





FINAL FOR PUBLICATION



NORTH

TYPICAL FLOOR PLAN
1045 W CORNELIA

04 22 15