



City of Chicago



SO2015-8484

Office of the City Clerk

Document Tracking Sheet

Meeting Date:	12/9/2015
Sponsor(s):	Misc. Transmittal
Type:	Ordinance
Title:	Zoning Reclassification Map No. 3-I at 2430 W Cortez St - App No. 18599T1
Committee(s) Assignment:	Committee on Zoning, Landmarks and Building Standards

#18599
INTRO DATE
Dec 9, 2015

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

SECTION 1 That the City 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. 3-1 in area bound by

THE PUBLIC ALLEY NEXT NORTH OF WEST CORTEZ STREET; A LINE 292.5 FEET WEST OF AND PARALLEL TO NORTH WESTERN AVENUE; WEST CORTEZ STREET; AND A LINE 316.51 FEET WEST OF AND PARALLEL TO NORTH WESTERN AVENUE. .

To those of an RM 4.5 Residential Multi-Unit District, and a corresponding use district is hereby established in the area above described.

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

**ZONING AND DEVELOPMENT NARRATIVE
IN SUPPORT OF AN APPLICATION FOR A TYPE I MAP AMENDMENT
OF THE CITY OF CHICAGO ZONING MAP
FOR THE PROPERTY COMMONLY KNOWN AS 2430 WEST CORTEZ STREET**

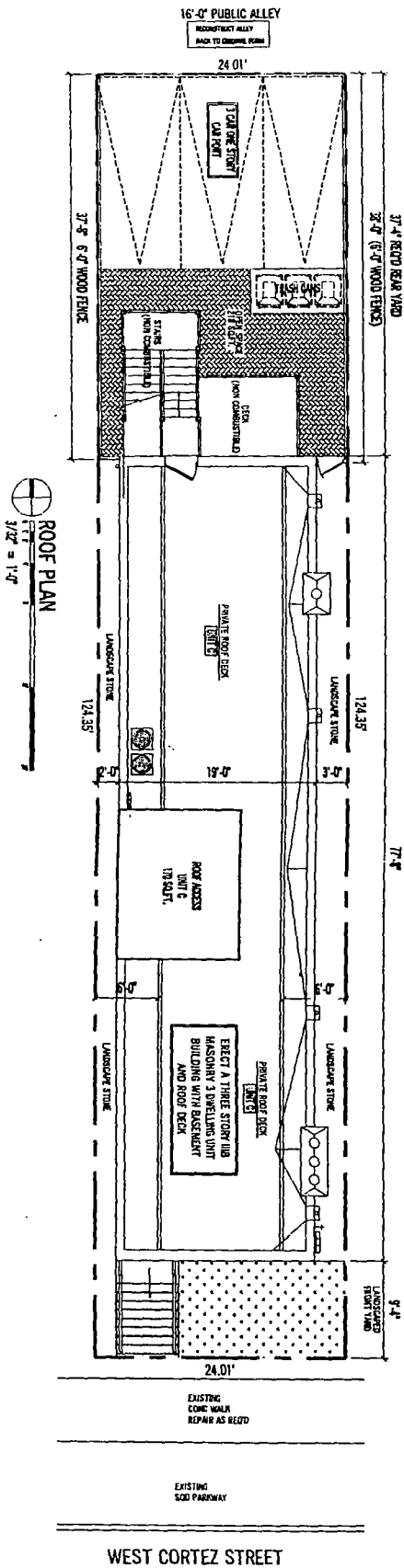
Applicant seeks a voluntary Type I Map Amendment of the City of Chicago Zoning Map from the current RT 4 District to that of a RM 4.5 District for the property commonly known as 2430 West Cortez. The lot measures approximately 24.01 feet in width and 124.35 feet in depth resulting in a total lot area 2,985 square feet. Applicant seeks to improve the site with a 3 story 3 dwelling unit building.

The following is a list of the proposed dimensions of the development.

Density:	3 residential dwelling units
Lot Area Per Unit:	995 square feet
Off Street Parking:	3 spaces
Height:	38 feet 0 inches
Floor Area:	4,463 square feet
Floor Area Ratio:	1.50
Front (south) Setback:	9 feet 4 inches
Rear (north) Setback:	37 feet 4 inches
West Side Setback:	2 feet 0 inches
East Side Setback:	3 feet 0 inches

FINAL FOR PUBLICATION

3 UNIT MASONRY BUILDING W/ 3 PARKING SPACES 2430 WEST CORTEZ STREET CHICAGO, IL



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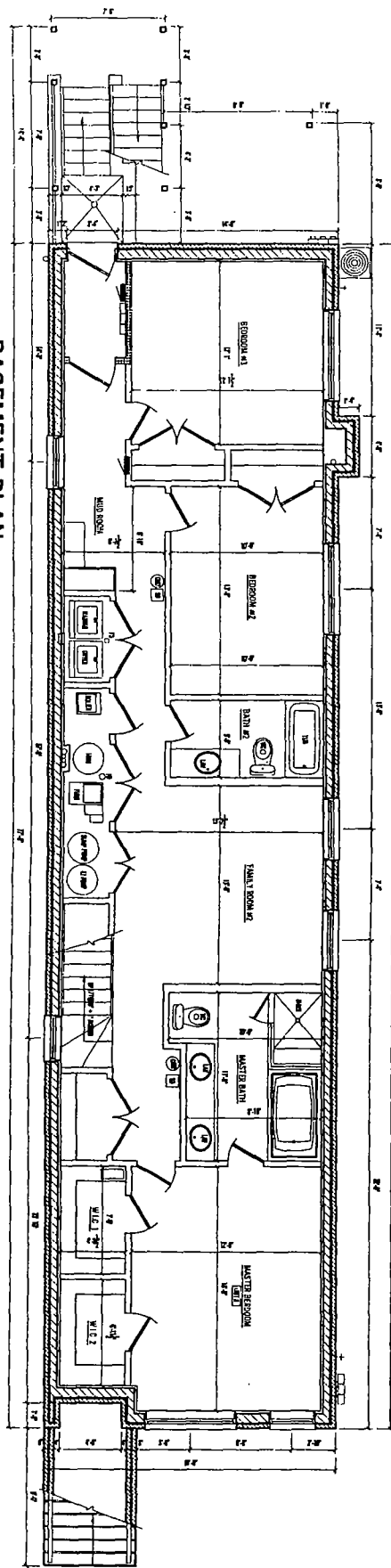
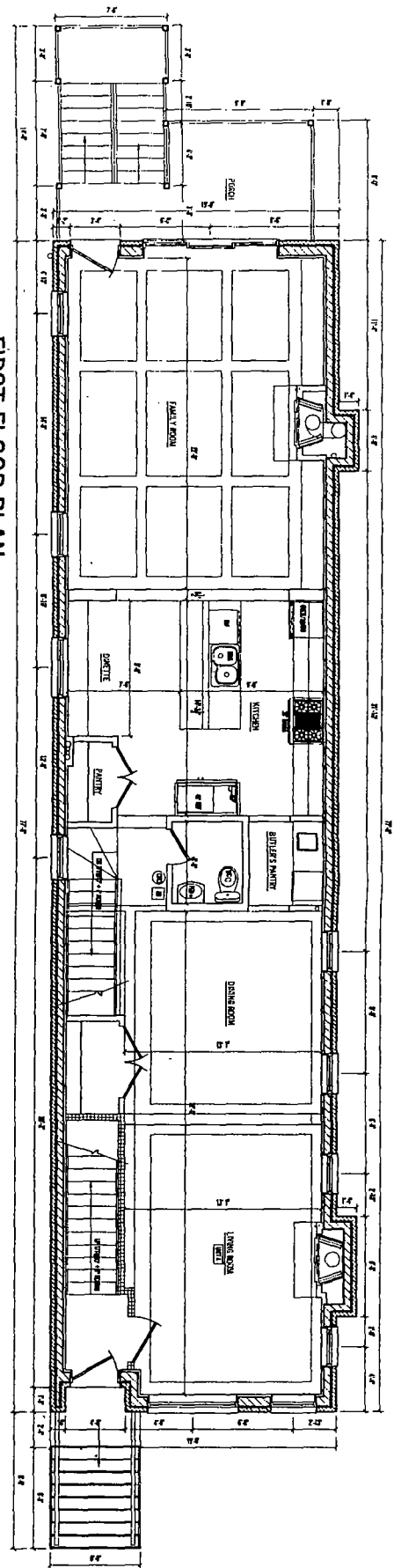
SHEET
NUMBER
A0.1

SHEET NAME
SITE PLAN

PROJECT NAME
PROPOSED THREE DWELLING UNIT
2430 WEST CORTEZ STREET
CHICAGO, IL 60622

DEVELOPER
NOONAN PROPERTIES
3115 N. DAMEN AVE
CHICAGO, IL 60618

360
3115 N. DAMEN AVE
CHICAGO, IL 60618
P. 312.467.2225
F. 312.467.2233
SHEETS: 0123
PREP: 10-2-15



FINAL FOR PUBLICATION

SHEET
A1.0
NUMBER

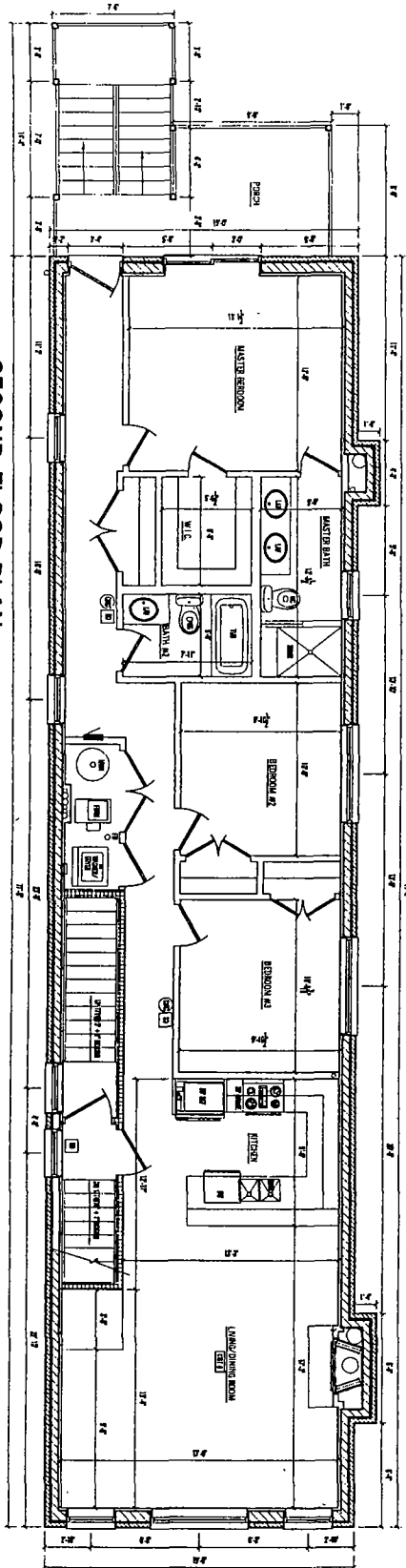
SHEET NAME
FLOOR PLANS

PROJECT NAME
PROPOSED THREE DWELLING UNIT
2430 WEST CORTEZ STREET
CHICAGO, IL 60622

DEVELOPER
NOONAN PROPERTIES
3115 N. DAMEN AVE
CHICAGO, IL 60618

2430 S. ASHLAND AVE
SUITE C
CHICAGO, IL 60616
P. 312.442.2225
F. 312.442.2235
SUBMITTAL DATES
PRELIMINARY 10-25-15





SECOND FLOOR PLAN
1/4" = 1'-0"
1/4" = 1'-0"
1/4" = 1'-0"

FINAL FOR PUBLICATION

SHEET
A1.1
NUMBER

SHEET NAME
FLOOR PLANS

PROJECT NAME
PROPOSED THREE DWELLING UNIT
2430 WEST CORTEZ STREET
CHICAGO, IL 60622

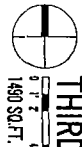
DEVELOPER
NOONAN PROPERTIES
3115 N. DAMEN AVE
CHICAGO, IL 60618

SEBASTIAN DAVIS
PRELIMINARY 10-25-15

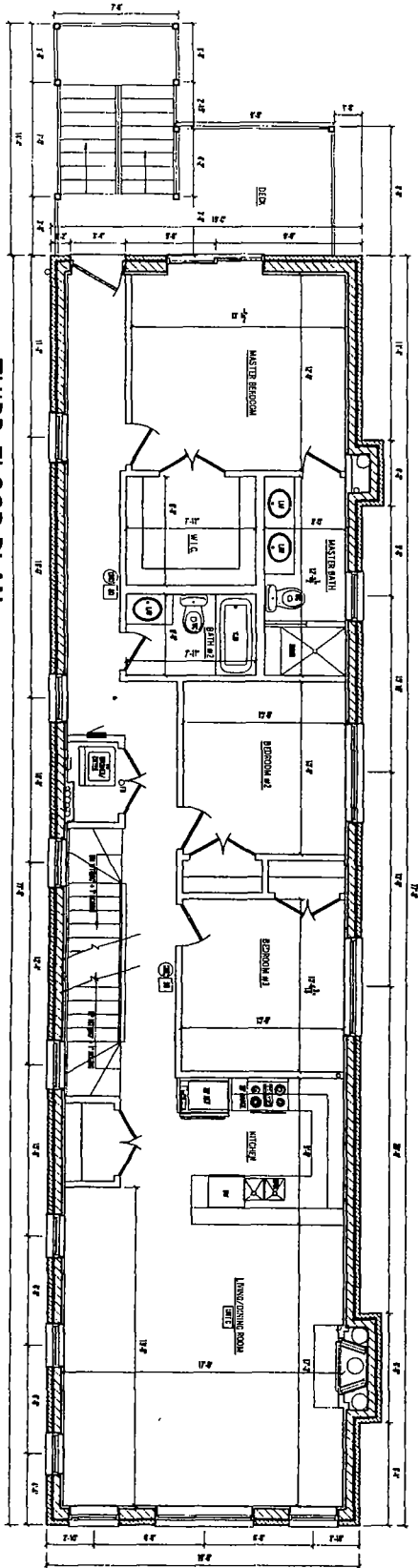
2430 S. ARCHER AVE
SUITE 1C
CHICAGO, IL 60616
P 312.412.2225
C 312.412.2253



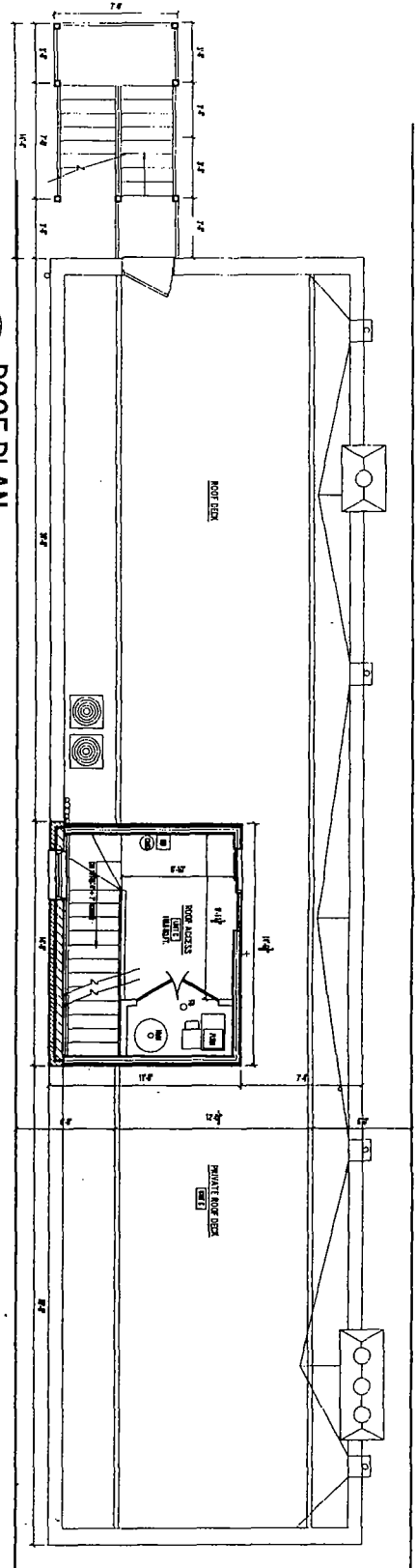
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THIRD FLOOR PLAN



ROOF PLAN



SHEET
NUMBER
A1.2

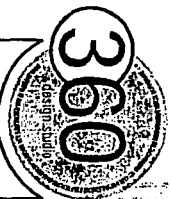
SHEET NAME
FLOOR PLANS

PROJECT NAME
PROPOSED THREE DWELLING UNIT
2430 WEST CORTEZ STREET
CHICAGO, IL 60622

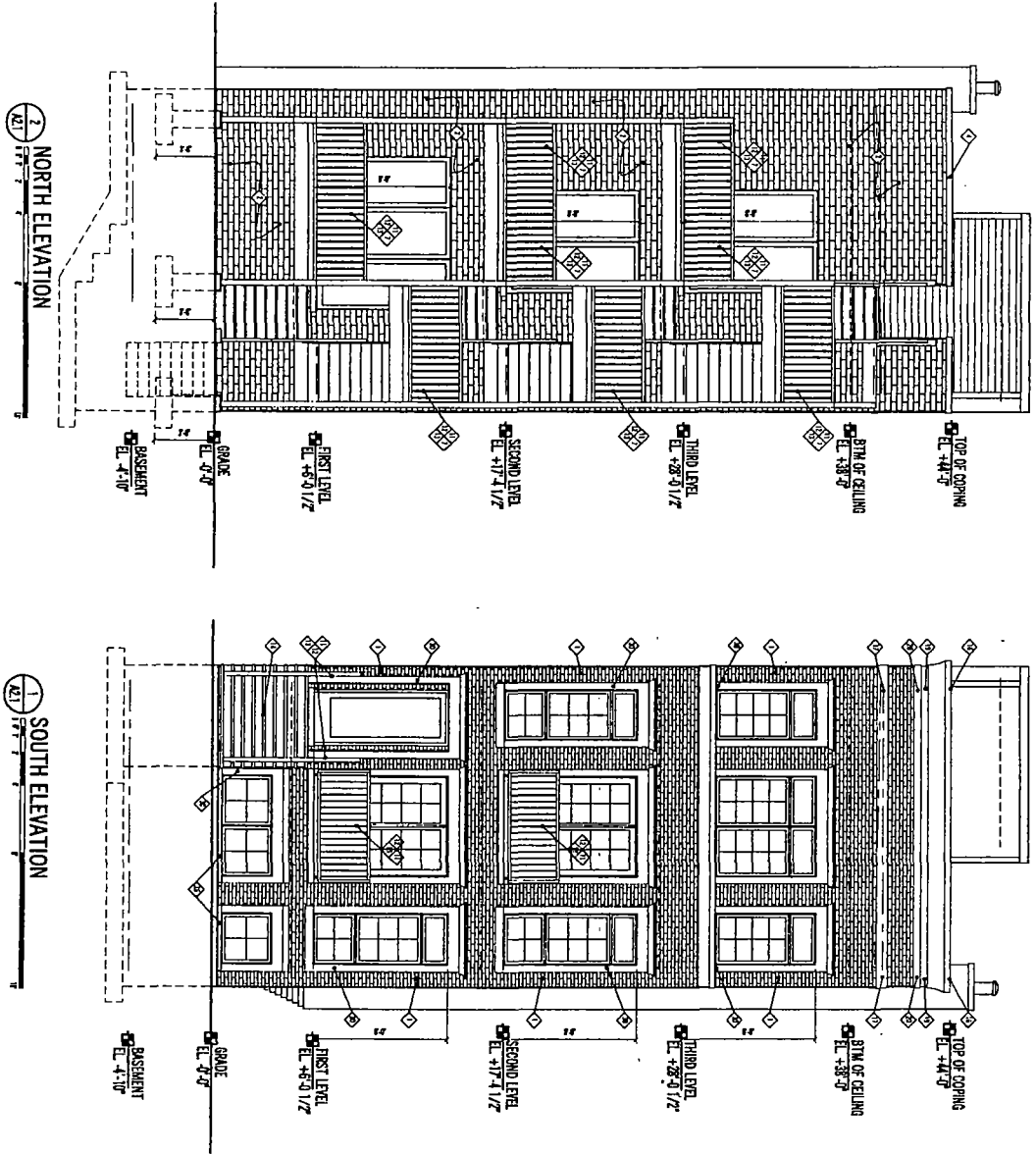
DEVELOPER
NOONAN PROPERTIES
3115 N. DAMEN AVE
CHICAGO, IL 60618

DESIGN DATE
10/25/15

2430 S. ARCHER AVE
SUITE C
CHICAGO, IL 60616
P. 312.842.2225
L. 312.842.2233



ELEVATION KEYNOTES	
1	FACE BRICK
2	UTILITY BRICK, COLOR: MATCH FACE BRICK
3	4" LIMESTONE SILL W/ 5/8" PROJECTION
4	4" STONE CORNING, RADE AND CHALK ALL JOINTS
5	MASONRY CONTROL JOINT
6	ALUMINUM SHUTTER DOOR AND DOWN SPOUTS COLOR TO MATCH WINDOWS
7	NON COMBUSTIBLE STEEL STRUT/CLACK
8	CONCRETE ALUMINUM BUTTER AND DS
9	5" LIMESTONE SILL W/ 5/8" STONE PROJECTION
10	FIBER CONCRETE SILLING
11	4" HIGH CL. SILLING ABOVE 3" HIGH HAND RAILINGS W/ JOISTS @ 4" O.C. MAX
12	RAILINGS TO RESIST 200 LB CONCENTRATED LOAD IN ANY DIRECTION
13	RAILINGS TO RESIST 200 LB CONCENTRATED LOAD IN ANY DIRECTION
14	LIMESTONE TYPICAL STAIR OVER POURED CONCRETE
15	RECESSED BOX FOR EXTERIOR LIGHT FIXTURE, VERIFY LOCATION W/ OWNER
16	15" HIGH CAPPED LIMESTONE CORNING CORNING, RADE AND CHALK ALL JOINTS
17	10" LIMESTONE BAND
18	LIMESTONE CORNING RADE AND CHALK ALL JOINTS
19	5" LIMESTONE BAND W/ 1" PROJECTION
20	8" WIDE POURED LIMESTONE SURROUND
21	4" LIMESTONE CORNING, RADE AND CHALK ALL JOINTS
22	12" LIMESTONE BAND
23	14" HIGH POURED LIMESTONE BAND
24	5" LIMESTONE CORNING, RADE AND CHALK ALL JOINTS
25	8" LIMESTONE BAND W/ 1" PROJECTION
26	10" LIMESTONE BAND W/ 1" PROJECTION
27	LIMESTONE BANDS
28	10" HIGH STONE BANDER W/ ARCHER RELIEF
29	5" HIGH SMOOTH LIMESTONE SURROUND
30	18" HIGH ARCHER STONE HEADER
31	SOLID CONCRETE
32	POURED AT PLACE CONCRETE STIRS
33	12" 1/2" DOUBLE DOWN VENT
34	2 1/2" LIMESTONE SILL W/ 5/8" PROJECTION
35	LIMESTONE BOX FOR LIGHT FIXTURE, VERIFY LOCATION W/ OWNER
36	ALUMINUM CORNER CAP RULE W/ TERMINATION CAP
37	



FINAL FOR PUBLICATION

SHEET
A2.1
NUMBER

SHEET NAME
ELEVATIONS

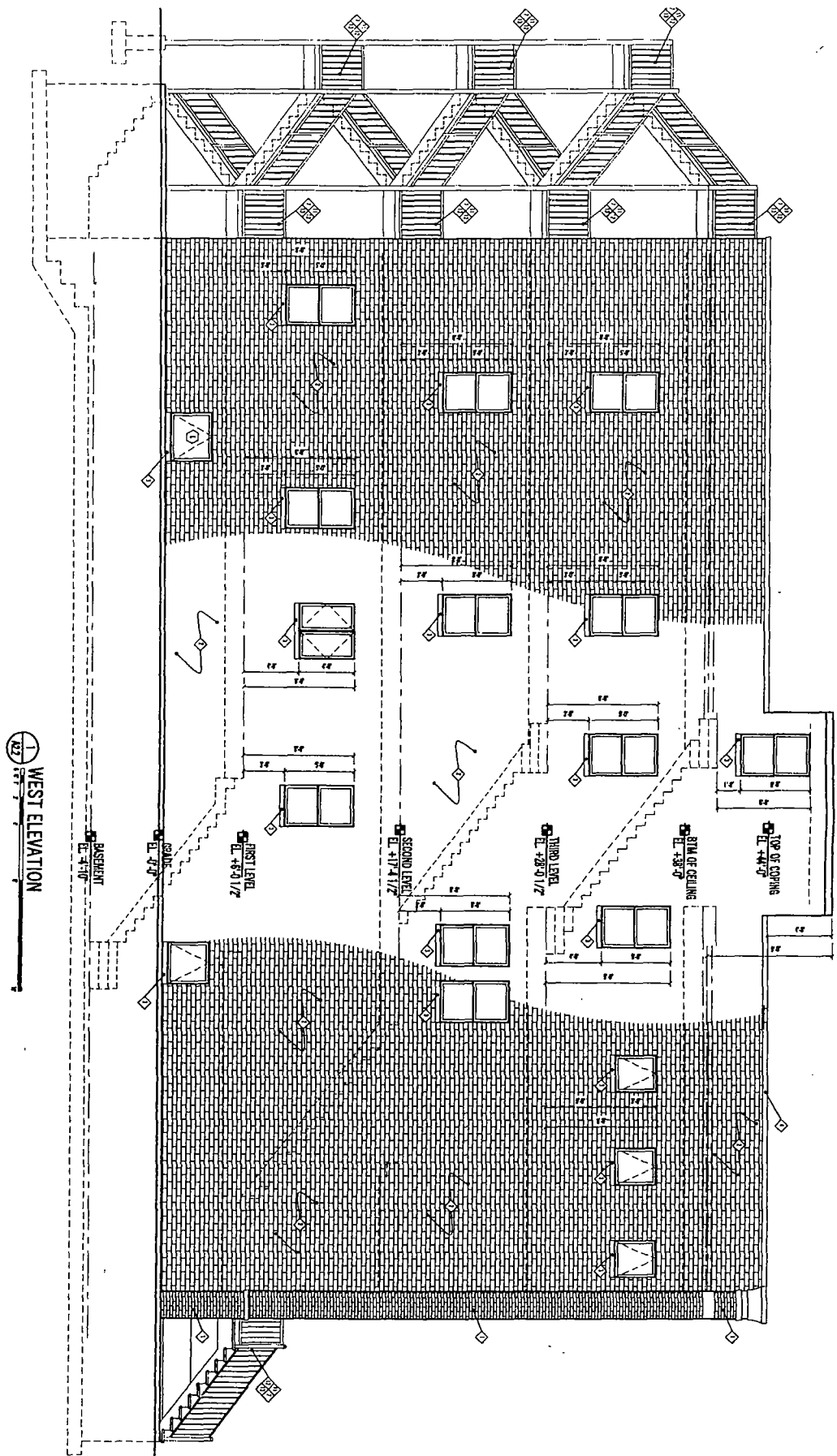
PROJECT NAME
PROPOSED THREE DWELLING UNIT
2430 WEST CORTEZ STREET
CHICAGO, IL 60622

DEVELOPER
NOONAN PROPERTIES
3115 N. DAMEN AVE
CHICAGO, IL 60618

REVISIONS
10-23-15
SUBMITTAL LISTS
PRELIMINARY

360
DESIGN STUDIO

2433 S. ARCHER AVE
SUITE 1C
CHICAGO, IL 60616
P 312.412.2233
F 312.842.2233



FINAL FOR PUBLICATION

SHEET
NUMBER
A2.2

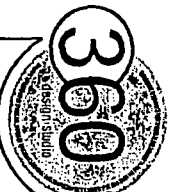
SHEET NAME
ELEVATIONS

PROJECT NAME
PROPOSED THREE DWELLING UNIT
2430 WEST CORTEZ STREET
CHICAGO, IL 60622

DEVELOPER
NOONAN PROPERTIES
3115 N. DAMEN AVE
CHICAGO, IL 60618

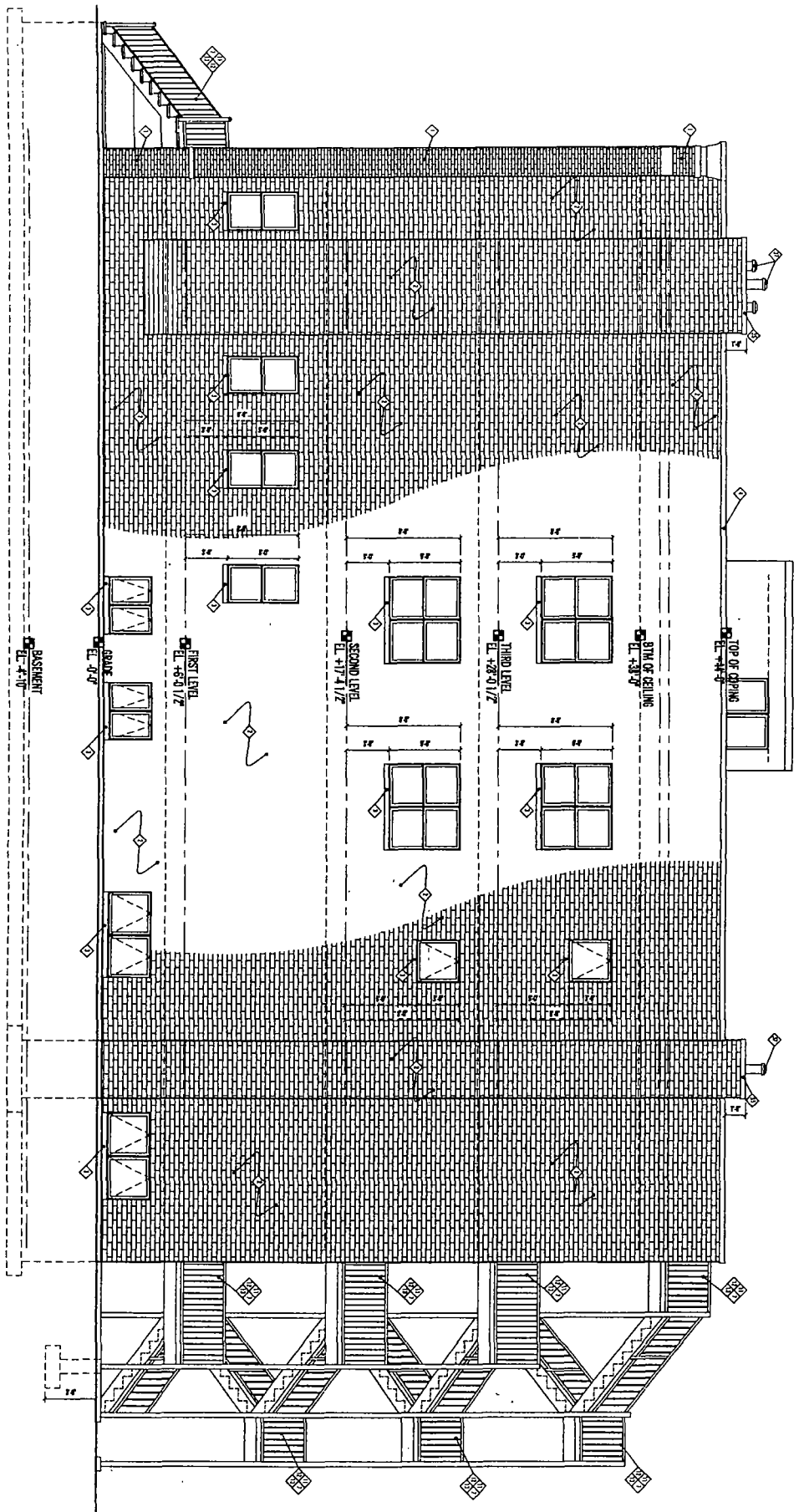
DESIGNED BY
2453 S. ARCHER AVE
SUITE 1C
CHICAGO, IL 60616
P. 312.462.2225
F. 312.462.2233

PRELIMINARY
10/2/15



FINAL FOR PUBLICATION

1 EAST ELEVATION



SHEET
NUMBER
A2.3

SHEET NAME
ELEVATIONS

PROJECT NAME
PROPOSED THREE DWELLING UNIT
2430 WEST CORTEZ STREET
CHICAGO, IL 60622

DEVELOPER
NOONAN PROPERTIES
3115 N. DAMEN AVE
CHICAGO, IL 60618

ARCHITECT
10-23-15

SUBMITTAL DATES
3/12/15, 4/12/15, 5/12/15

