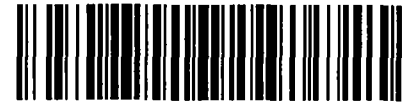




# City of Chicago



SO2017-3836

Office of the City Clerk

## Document Tracking Sheet

<b>Meeting Date:</b>	5/24/2017
<b>Sponsor(s):</b>	Misc. Transmittal
<b>Type:</b>	Ordinance
<b>Title:</b>	Zoning Reclassification Map No. 5-I at 2413 W Cortland Ave - App No. 19237T1
<b>Committee(s) Assignment:</b>	Committee on Zoning, Landmarks and Building Standards

19237-TV  
SUB.  

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Application Number: 19237 T-1

**SUBSTITUTE 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 RS3 Residential Single-Unit (Detached House) District symbols as shown on Map No. 5-1 in the area bounded by:**

**West Cortland Street; a line 103 feet West of and parallel to North Western Avenue; the public alley next South of and parallel to West Cortland Street; a line 127 feet West of and parallel to North Western Avenue.**

**To those of an RM4.5, Residential Multi-Unit District**

**SECTION 2. This Ordinance takes effect after its passage and due publication.**

**Common address of property: 2413 West Cortland Street, Chicago IL**

**Application Number: 19237 T 1**

**NARRATIVE FOR TYPE 1 REZONING FOR  
2413 WEST CORTLAND STREET, CHICAGO**

The subject property is currently improved with a residential building. The Applicant intends to demolish the existing building and build a new three-story three dwelling unit residential building. The Applicant needs a zoning change in order to comply with the minimum lot area and the maximum floor area requirements of the Zoning Ordinance.

Project Description:	Zoning Change from an RS3 to an RM4.5
Use:	Three dwelling unit residential building
Floor Area Ratio:	1.466
Lot Area:	2,991 square feet
Building Floor Area:	4,387 square feet
Density:	997 square feet per DU
Off- Street parking:	Parking spaces: 3
Set Backs:	Front: 12 feet 8 inches Side: east setback 6 inches and west setback 3 feet Rear: 25 feet 4 inches * Rear Yard Open Space: 195 square feet
Building height:	35 feet 7 inches

\* will file an application for variation, if required

**FINAL FOR PUBLICATION**

**HANNA**  
ARCHITECTS, INC.  
181 W. WASHINGTON  
CHICAGO, ILLINOIS 60601  
TEL: (312) 750-1100  
FAX: (312) 750-1001  
PROFESSIONAL DESIGNER FROM  
ILLINOIS  
LICENSE NUMBER: RA-031485

DATE: 08/11/11  
DRAWN BY: [REDACTED]  
CHECKED BY: [REDACTED]  
PROJECT NO: [REDACTED]  
SHEET NO: [REDACTED]

DESIGNER REVIEW  
CHECKED FOR PERMITS  
BY: [REDACTED]

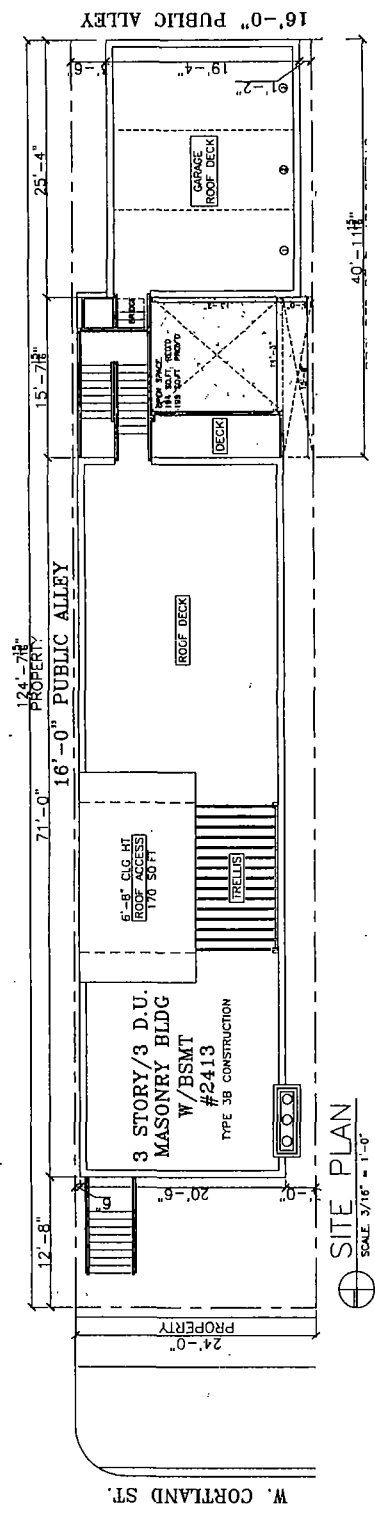


PROJECT NAME & ADDRESS  
2413 W. CORTLAND ST.  
3 STORY/3 UNIT  
BUILDING W/BSMT  
CHICAGO, ILLINOIS

SHEET TITLE  
**SITE PLAN**

FIGURE

SHEET NUMBER  
A-1



**SITE PLAN**  
SCALE 3/16" = 1'-0"

**FINAL FOR PUBLICATION**

**HANNA**  
ARCHITECTS, INC.

(312) 754-1800  
181 N. WASHINGTON  
CHICAGO, ILLINOIS 60602  
PAX (312) 754-1801

PROFESSIONAL DESIGN FIRM  
ARCHITECT CORPORATION  
LICENSE NUMBER 184-071445

**WARNING:**  
This Plan Prepared under Contract  
at the Architect's Office and is to be  
used only for the project and location  
indicated. ANY OTHER USE IS  
PROHIBITED. CONTACT: HANNA ARCHITECTS, INC.  
(312) 754-1800

SEAL FOR REVIEW  
SEAL FOR PERMIT  
FOR CONSTRUCTION

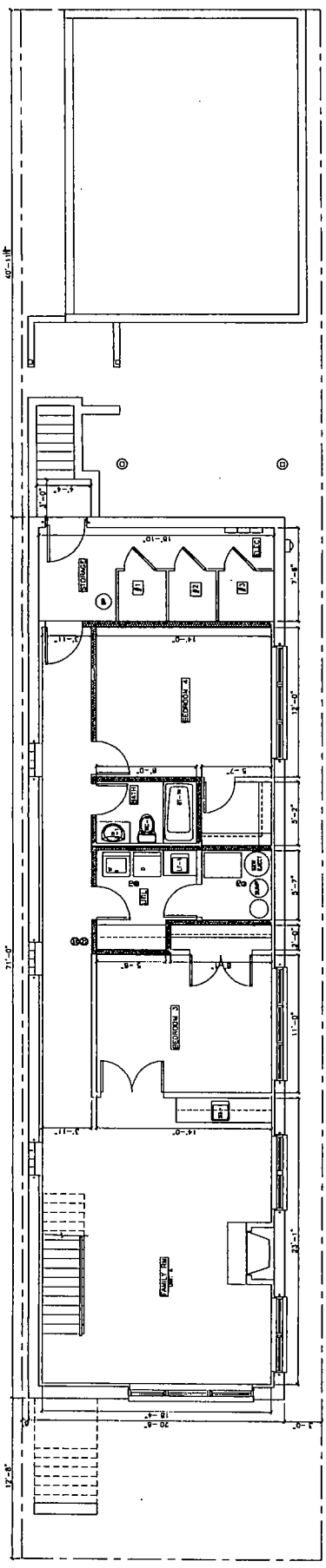


PROJECT NAME & ADDRESS  
2413 W. CORTLAND ST  
3 STORY/3 UNIT  
BUILDING W/BSMT  
CHICAGO, ILLINOIS

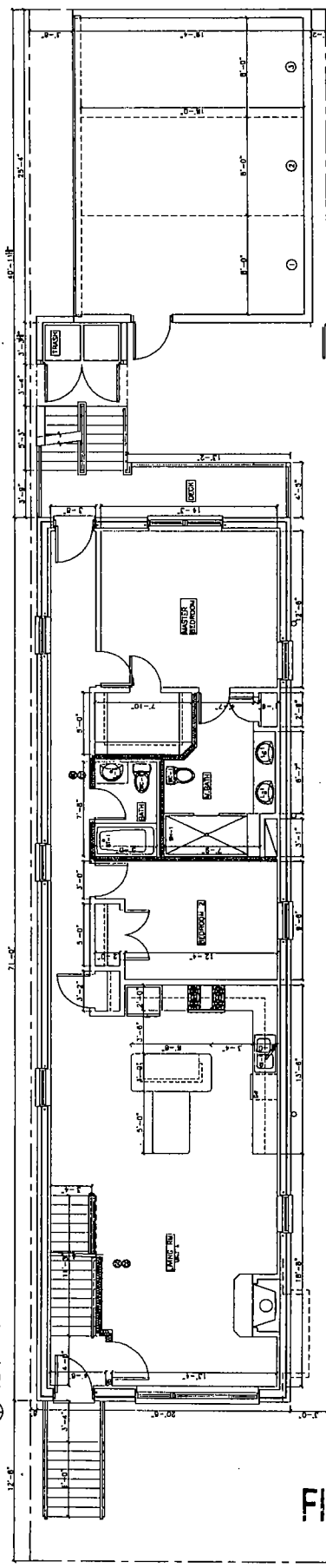
SHEET TITLE  
**FLOOR PLANS**

FILE NAME

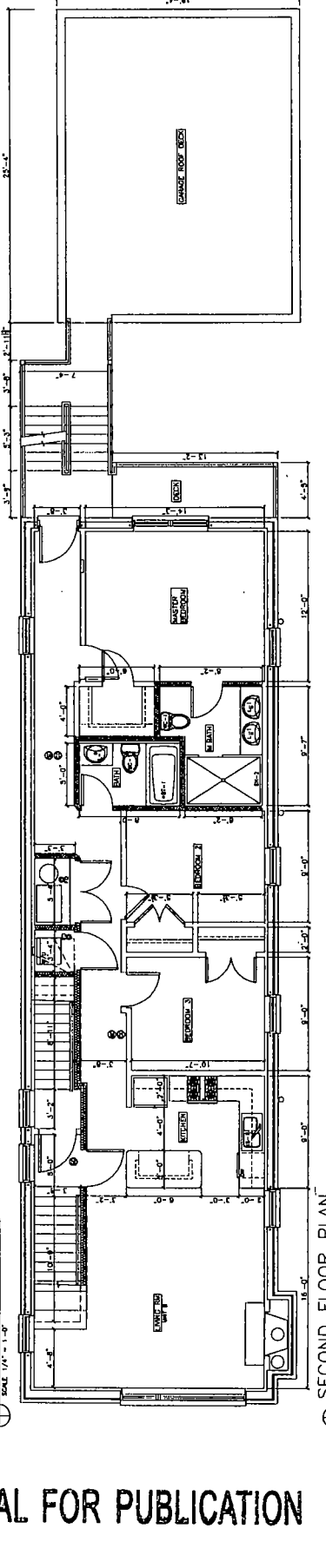
SHEET NUMBER  
**A-2**



⊕ BASEMENT FLOOR PLAN  
SCALE 1/4" = 1'-0"



⊕ FIRST FLOOR PLAN  
SCALE 1/4" = 1'-0"



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

**FINAL FOR PUBLICATION**



180 W. WASHINGTON  
CHICAGO, ILLINOIS 60602  
FAX (312) 754-1811  
PROFESSIONAL DESIGN FIRM  
ARCHITECT CORPORATION  
LICENSE NUMBER 114-010485

WARNING: THESE PLANS HAVE BEEN PREPARED BY AN ARCHITECT REGISTERED UNDER THE ARCHITECTURE ACT OF 1987. ANY OTHER PERSONS WHOSE NAMES ARE LISTED ON THESE PLANS ARE NOT REGISTERED ARCHITECTS UNDER THE ARCHITECTURE ACT OF 1987. (312) 754-1811

ISSUED FOR REVIEW  
ISSUED FOR PERMIT  
FOR CONSTRUCTION

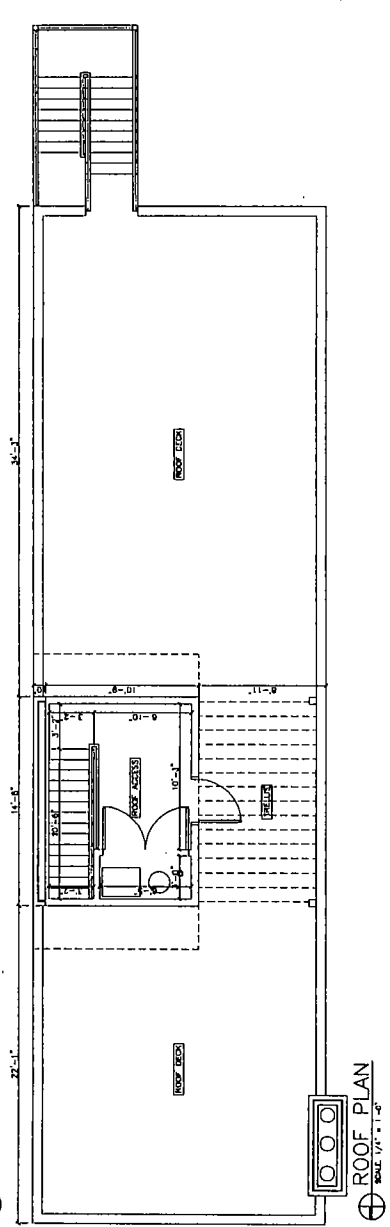
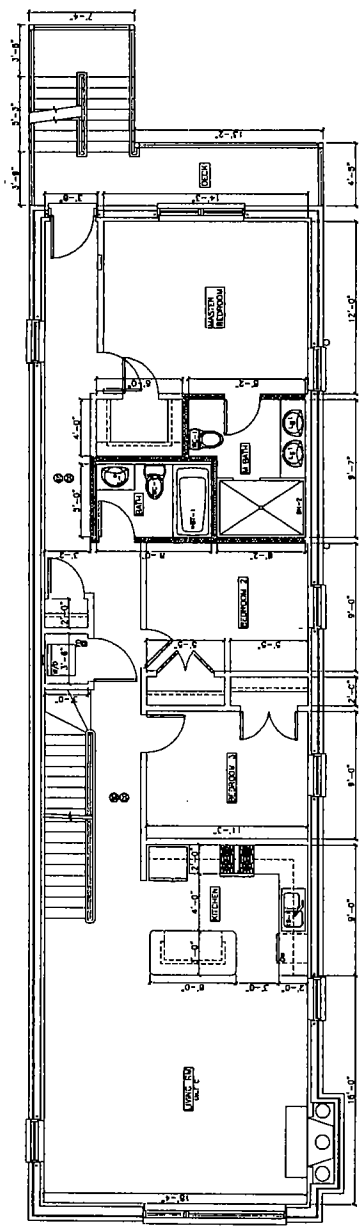


PROJECT NAME & ADDRESS  
2413 W. CORTLAND ST  
3 STORY/3 UNIT  
BUILDING W/BSMT  
CHICAGO, ILLINOIS

SHEET TITLE  
FLOOR PLANS

FILE NAME

SHEET NUMBER  
A-3



FINAL FOR PUBLICATION



(312) 756-1800  
 180 N. WASHINGTON  
 CHICAGO, ILLINOIS 60602  
 FAX (312) 756-1801  
 PROFESSIONAL DESIGN FIRM  
 ARCHITECT CORPORATION  
 LICENSE NUMBER: 184 - 070485

WARNING: Licensed Architect  
 State of Illinois  
 at the Architectural Center for the  
 State of Illinois, 100 N. Dearborn  
 Street, Chicago, IL 60610  
 If you are not the architect, please  
 contact the architect at the above  
 address. (312) 756-1800

ISSUED FOR REVIEW  
 ISSUED FOR PERMIT  
 FOR CONSTRUCTION

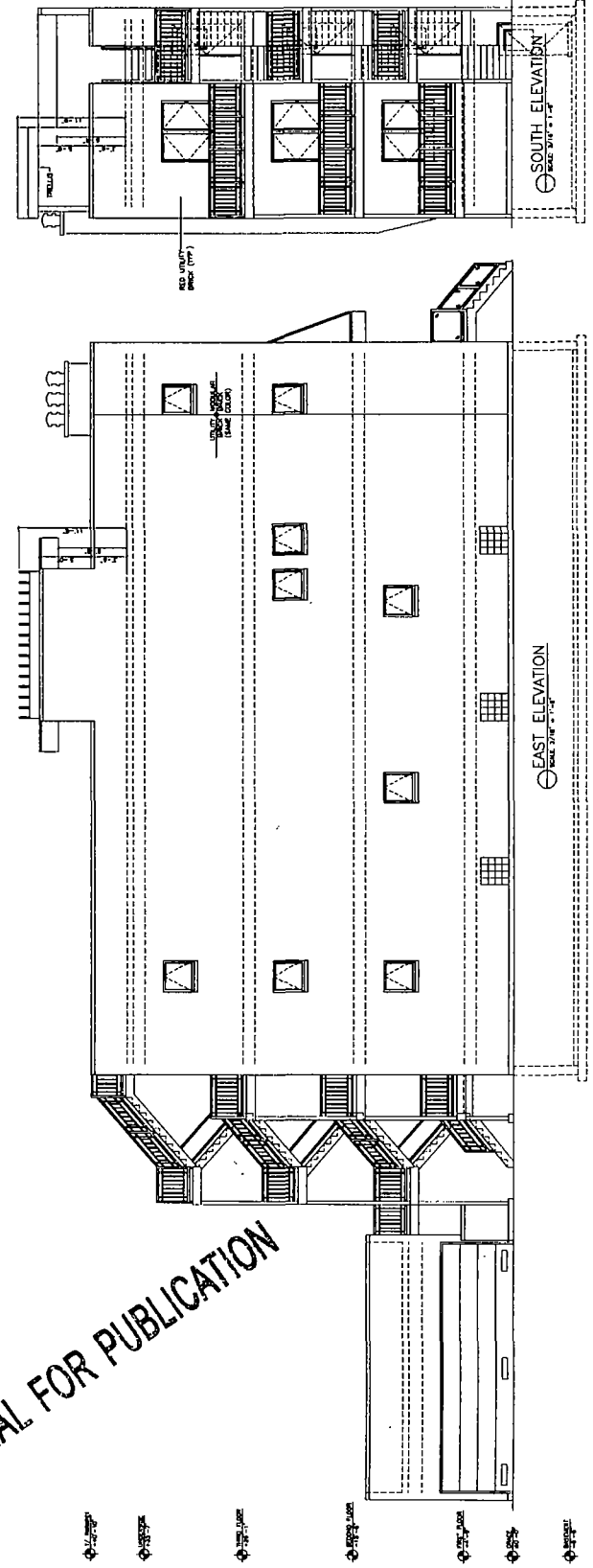
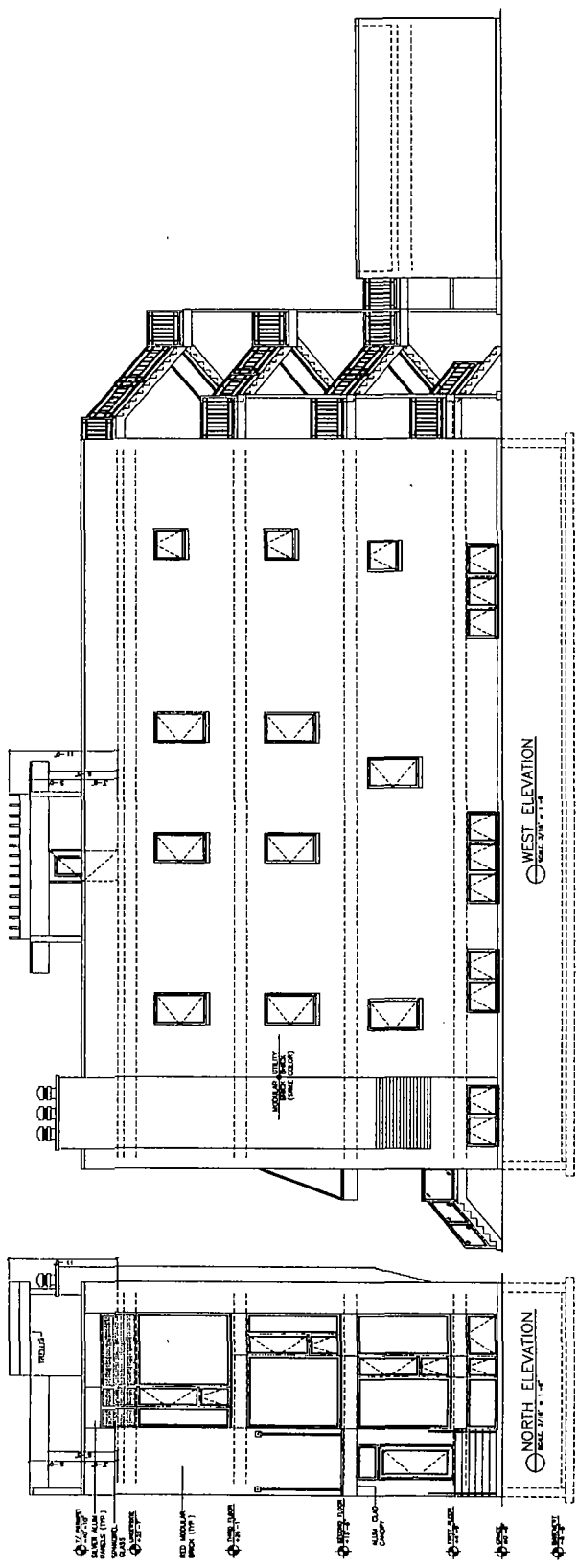


PROJECT NAME & ADDRESS  
 2413 W. CORTLAND ST  
 3 STORY/3 UNIT  
 BUILDING W/BSMT  
 CHICAGO, ILLINOIS

SHEET TITLE  
**ELEVATIONS**

FILENAME

SHEET NUMBER  
 A-4



FINAL FOR PUBLICATION



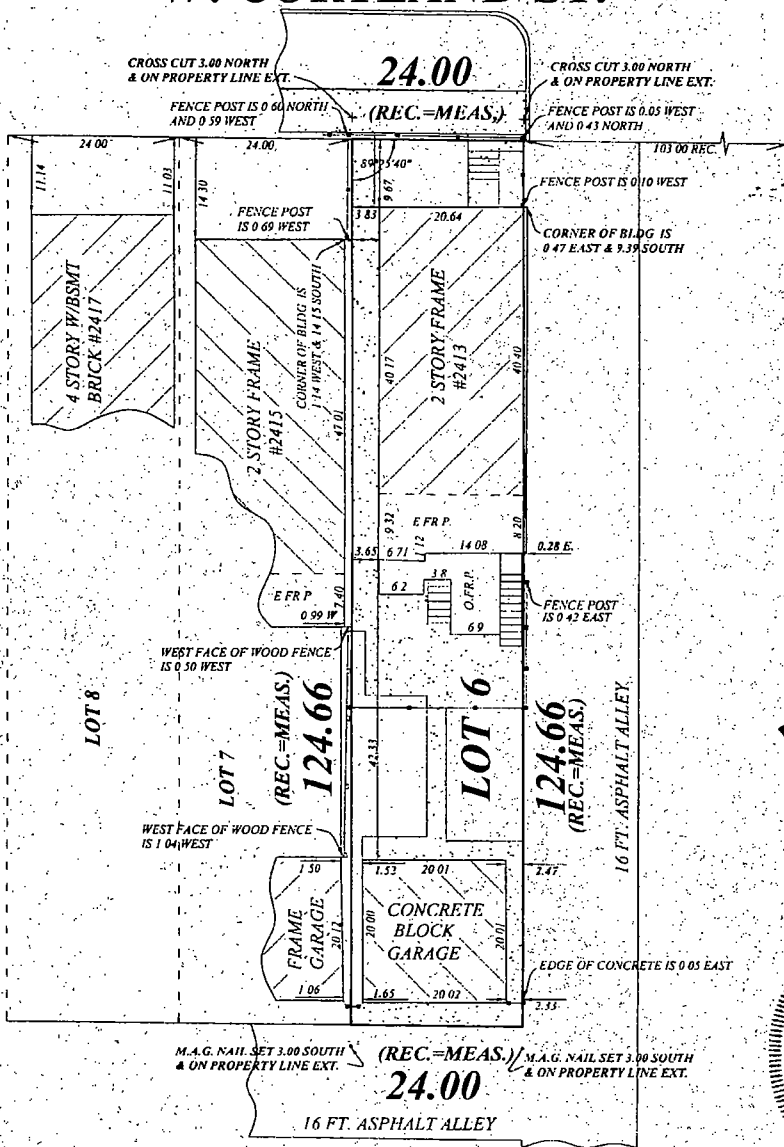
# PLAT OF SURVEY

DESCRIBED AS

LOT 6 IN COLEHOUR'S SUBDIVISION OF BLOCK 4 IN JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA: 2988 SQ. FEET

## W. CORTLAND ST.



FINAL FOR PUBLICATION

**LEGEND**

- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- CONCRETE PAVEMENT
- E F R P ENCLOSED FRAME PORCH
- O F R P OPEN FRAME PORCH
- SIDE BOUNDARY LINE
- EASEMENT LINE
- BLDG. SETBACK LINE
- CENTER LINE

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SCALE: 1"=16'  
 ORDERED BY: WALTER TECH  
 JOB NO.: 170320-A  
 FIELDWORK COMPLETION DATE: MARCH 17<sup>TH</sup> 2017  
 MUNICIPALITY: CHICAGO

STATE OF ILLINOIS COUNTY OF COOK SS SIGNATURE DATE: MARCH 20<sup>TH</sup> 2017

I, ANDRZEJ MURZANSKI, AN ILLINOIS REGISTERED LAND SURVEYOR, DO HERBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY

ANDRZEJ MURZANSKI PLS. NO. 35-3258 EXPIRES 11/30/2018  
 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ANY DISCREPANCY IN MEASUREMENT SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION

FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THIS PLAT REFER TO YOUR ABSTRACT, DEED, TITLE POLICY AND LOCAL BUILDING REGULATIONS



ANDRZEJ MURZANSKI  
 LAND SURVEYORS, INC  
 PROFESSIONAL DESIGN FIRM  
 NO. 184-004748

240 COUNTRY LANE  
 GLENVIEW, IL 60025  
 PHONE : 847-486-8731  
 FAX : 847-486-8732

amurzanski@outlook.com

THE LEGAL DESCRIPTION NOTED ON THIS PLAT IS A COPY OF THE ORDERS AND FOR ACCURACY MUST BE COMPARED WITH THE DEED.