



Office of the City Clerk

City Hall
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Legislation Details (With Text)

File #: O2017-7763
Type: Ordinance **Status:** Passed
File created: 11/8/2017 **In control:** City Council
Final action: 12/13/2017
Title: Zoning Reclassification Map No. 9-K at 4167-4169 W Cornelia Ave - App No. 19439T1
Sponsors: Misc. Transmittal
Indexes: Map No. 9-K
Attachments: 1. O2017-7763 (V1).pdf, 2. O2017-7763.pdf

Date	Ver.	Action By	Action	Result
12/13/2017	1	City Council	Passed	Pass
12/11/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
11/8/2017	1	City Council	Referred	

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 be amended by changing all the CI-1 Neighborhood Commercial District symbols and indications as shown on Map No 9-K in the area bounded by

West Cornelia Avenue; the alley next east of and parallel to North Keeler Avenue; a line from a point 155 feet south of West Cornelia Avenue and the west right-of-way line of the alley next east of and parallel to North Keller Avenue; to a point 28 feet east of North Keeler Avenue and 110 feet south of West Cornelia Avenue; and a line 28 feet east of and parallel to North Keeler Avenue,

to those of a RS3 Residential Single-Unit (Detached House) District and a corresponding use district is hereby established in the area above described.

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

Common Address of Property: 4169 West Cornelia Avenue

**FINAL FOR
PUBLICATION**

**NARRATIVE AND PLANS
FOR THE PROPOSED REZONING AT
4167-69 W CORNELIA AVE**

The Applicant intends to change the zoning from the existing CI-1 to RS-3 to construct a single family home.

NARRATIVE AND FOR PLANS FOR 4167 W CORNELIA AVE: ZONING: RS-3

LOT AREA: 4025 square feet

MINIMUM LOT AREA PER DWELLING UNIT: 4025 square feet

FLOOR AREA RATIO: .58

BUILDING AREA: 2373.6 square feet

OFF-STREET PARKING: 2 car garage

FRONT SETBACK: 20 feet 0 inches

REAR SETBACK: 58 feet 10 inches

SIDE SETBACK: 2 feet 8 inches & 3 feet 0 inches = TOTAL 5 feet 8 inches BUILDING

HEIGHT: 26 feet 6 inches

NARRATIVE AND PLANS FOR 4169 W CORNELIA AVE: ZONING: RS-3

LOT AREA: 3395 square feet

MINIMUM LOT AREA PER DWELLING UNIT: 3395 square feet

FLOOR AREA RATIO: .69

BUILDING AREA: 2373.6 square feet

OFF-STREET PARKING: 2 car garage

FRONT SETBACK: 20 feet 0 inches

REAR SETBACK: 36 feet 4 inches

SIDE SETBACK: 2 feet 8 inches & 3 feet 0 inches = 5 feet 8 inches BUILDING

HEIGHT: 26 feet 6 inches

FINAL FOR PUBLICATION

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PUBLICATION

PROPOSED SINGLE FAMILY HOME

4167 W CORNELIA AVE

CHICAGO ILLINOIS

NAL FOR PUBLICATION

PROPOSED SINGLE FAMILY HOME

4167 W CORNELIA AVE

CHICAGO ILLINOIS

Fir¹*

PROPOSED SINGLE FAMILY HOME

4167 W CORNELIA AVE

CHICAGO ILLINOIS

MASTER BEDROOM

« -11

Z-2'

■-
*1

r

*

T-e LL 5'-#1

BEDROOM #2

2ND. FLOOR PLAN

FOR

PROPOSED SINGLE FAMILY HOME

4167 W CORNELIA AVE

CHICAGO ILLINOIS

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PROPOSED SINGLE FAMILY HOME
4167 W CORNELIA AVE
CHICAGO ILLINOIS

ROOF CONSTRUCTION
SELF-ADHESIVE ICE/WATER SHIELD FROM EDGE OF ROOF TO A POINT 24" HSOC EXTERIOR WALL LINE.
240# ASPHALT SHINGLES CLASS "A" ON 13# ROOF FELTS ON 1/2" EXTERIOR ORAM PLYWOOD SHEATHING SEE PLAN FOR RAFTER SIZES AND DRCTKM. VENT PER CODE.

1 x 10 FASCIA -ALUM. SOFFIT-

ceiling.

CONSTRUCTION

3/8" GYP. BD. TYPE "X" SEE PLAN FOR CLC. JSTS SIZES AND DIRECTKM.

1HR. UL IU356

WALL CONST

HAROC SONG TVOC

3/4" GYP. BOARD TYPE "X" (MM.) 7/16" THICK. 48" HOC WOOD -w/rw-STRUC SHEATHING PANELS -2x6 STUDS @ 16" O.C KRAFT FACED BATT HSUL (R-21) 3/8" CYP. BO. TYPE "X" BLADMG UMTS INSTALLED WITH (-7/8" LONG 60 HALS SPACED @ 6" O.C OH PERMETER * 12" O.C H THE FIELD. CROSS BRACHD DOWN TO BEARMG (TYP.) PROMDE DIAGONAL STEEL BRACMG @ CORNERS.

2ND. FLR.

1 HR. RATED

FL. CONSTRUCTION UL1521

FINISH FLOOR PER PLAN J¹⁵ PLYOC

subfloor - r/c on floor joists

WBRTONG (PER PLAN) RESIUEANT CHANNEL 16" O.C. 5/8" GYPSUM BD TYPE "C"

1HR. UL

WALL CONST

HA-XE SUXNC TYXCK

5/8" CYP. BOARD TYPE "X"

(MM.) 7/16" THICK. 40" WOC WOOD

STRUC. SHEATHING PANELS

2x1 STUDS @ 16" O.C.

KRAFT FACED BATT HSUL (R-21)

3/8" CYP. BO. TYPE "X"

BUILDING UMTS INSTALLED

WITH 1-7/8" LONG 60

HALS SPACED @ 6" O.C.

ON PEW METER * 12" O.C.

IN THE FIELD.

CROSS BRACMG DOWN

TO BEARMG (TYP.)

PROVCE DIAGONAL STEEL

BRACING @ CORNERS.

1ST. FLR.

1HR. RATED

FINISH FLOOR PER PLAN 3/4" PLYVO SUBFLOOR - T/C ON FLOOR JOISTS WBRTONG (PER PLAN) RESIUEANT CHANNEL 16" O.C. 5/8" GYPSUM BD TYPE "C"
WDLMAMZED 2x6 PLATE # 1/2" x 1/2" A.B. @ 48" O.C. (TYP.)

BASEMENT

CONG SLAB # 8 #10 W.W.F * WSQUEEN ON 4" GRAVEL

4" ORAM TIE WITH (UN.) STONE BASE * 4" (MM.)

ORAVCL COSEB (TYP) AMD FLTR FABnC RUN TO SUMP PUMP

2x4 WD. FURRMC 3/5" GYP. BO. R-19 SPRAY HSUL OR EQUAL

WALL SECTION

SCALE-3/8" = 1'-0"

0 e"12' 24"

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00

PROPOSED SINGLE FAMILY HOME

4167 W CORNELIA AVE

CHICAGO ILLINOIS

28.00'

W CORNELIA A VE SITE PLAN

SCML 1/8" = 1'-0"

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FINAL FOR PUBLICATION

PROPOSED SINGLE FAMILY HOME

4169 W CORNELIA AVE

CHICAGO ILLINOIS

22-2'

RECREATION ROOM

BASEMENT PLAN

scmi. s/ii'-f-if

PROPOSED SINGLE FAMILY HOME

4169 W CORNELIA AVE

CHICAGO ILLINOIS

"Ij£

FAMILY ROOM

O

KITCHEN

2'-0" L 3'-2" .2'

BUTLER PANTRY
Q.V. 

LIVING/DINING ROOM

IP 1'Zea.

1ST. FLOOR PLAN
SCALE: 3/16"=1'-0"

FOR PUBLICATION

PROPOSED SINGLE FAMILY HOME
4169 W CORNELIA AVE
CHICAGO ILLINOIS
MASTER BEDROOM

MASTER BATH
laOwrTF

4-,
3

1

#3 v

BEDROOM #2

2ND. FLOOR PLAN
SCALE: 3/16"=1'-0"

**FINAL FOR
PUBLICATION**

ILLINOIS

4169 W CORNELIA AVE

CHICAGO

ROOF CONSTRUCTION

SELF-ADHESIVE ICE/WATER SHIELD FROM EDGE OF ROOF TO A POINT 24" MSIDE EXTERIOR WALL LINE.
240# ASPHALT SHIMCLCS CLASS "A" ON 13# ROOF FELTS OH 1/2" EXTERIOR GRADE PLYWOOD SHEATHMG. SEE PLAN FOR RAFTER SIZES ANO DIRECTION. VENT PER CODE.

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ILLINOIS

4169 W CORNELIA AVE

CHICAGO