



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2015-1374
Type: Ordinance **Status:** Passed
File created: 3/18/2015 **In control:** City Council
Final action: 5/6/2015
Title: Zoning Reclassification Map No. 9-G at 1045-1047 W Cornelia Ave - App No. 18310T1
Sponsors: Misc. Transmittal
Indexes: Map No. 9-G
Attachments: 1. SO2015-1374.pdf, 2. O2015-1374.pdf

| Date | Ver. | Action By | Action | Result |
|-----------|------|---|----------------------|--------|
| 5/6/2015 | 1 | City Council | Passed as Substitute | Pass |
| 4/23/2015 | 1 | Committee on Zoning, Landmarks and Building Standards | Recommended to Pass | Pass |
| 3/18/2015 | 1 | City Council | Referred | |

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ORDINANCE

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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.

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: East setback: South setback: West setback: Open Space:

15 feet 0 feet

31 feet 4 inches* 7 feet 8 inches 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**

NORTH SITE PLAN
1 04 5 W CORNELIA

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NORTH
FIRST FLOOR PLAN
1045 W CORNELIA

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