



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
www.chicityclerk.com

## Legislation Text

---

File #: O2017-7763, Version: 1

---

### 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 C1-1 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 Cl-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

FINAL FOR  
PUBLICATION

PROPOSED SINGLE FAMILY HOME  
**4167 W CORNELIA AVE**  
CHICAGO ILLINOIS

# NAL FOR PUBLICATION

PROPOSED SINGLE FAMILY HOME  
**4167 W CORNELIA AVE**  
CHICAGO ILLINOIS

Fir<sup>1</sup>\*

PROPOSED SINGLE FAMILY HOME  
**4167 W CORNELIA AVE**  
CHICAGO ILLINOIS  
MASTER BEDROOM

# « -11

Z-2'

■-  
\*1

r

\*

T~e LL 5~\*\*

BEDROOM #2

2ND. FLOOR PLAN

FOR

PROPOSED SINGLE FAMILY HOME

**4167 W CORNELIA AVE**

CHICAGO ILLINOIS

>  
|

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 LME.

**File #: O2017-7763, Version: 1**

240# ASPHALT SMHCLES CLASS "A" ON 13# ROOF FELTS ON 1/2" EXTERIOR ORAM PLYWOOD SHEATHMG SEE PLAN FOR RAFTER SIZES AW DRCTKM. VENT PER COOL.

1 x 10 FASCIA -ALUM. SOFFIT-

**cuutie.**

**CONSTRUCTION**

3/8" GYP. BD. TYPE "X" SEE PLAN FOR CLC. J5TS SIZES AND OIRECTKM.

1HR. UL IU356

**WALL CONST**

HAROC SONG TTVOG

3/4" GYP. 80AR0 TYPE "X" (MW.) 7/16" THICK. 48" HOC WOOD -w/rw-STRUC SHEATHMG PANELS -2x6 STUDS O 16" O.C KRAFT FACED BATT HSUL (R-21) 3/8" CYP. BO. TYPE "" BLADMG UMTS MSTALLED WITH (-7/8" LOW 60 HALS SPACED 0 4" O.C OH PERME1ER \* 12" O.C H THE FIELD. CROSS BRACH0 DOWN TO BEARMG (TYP.) PROMDE D1A00NAL STEEL BRACMG O CORNERS.

**2ND. FLR.**

1 HR. RATED

FL. CONSTRUCTION UL1521

FINISH FLOOR PER PLAN J111 PLYYC

subeoOR - r&c on floor joists

WBRTOGnG (PES PLAN) RESUIENT 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. SHEATHMG PANELS

211 STUDS O 16" O.C.

KRAFT FACED BATT HSUL (R-21)

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

BUILDINC UMTS INSTALLED

WTH 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 WBRI00NC (PER PLAN) RESUIENT CHANNEL 16" O C. 5/8" GYPSUM BD TYPE "C"  
WDLMMAMZED 2x6 PLATE # 1/2# \* 1"-4" A.B. O 48" O.C. (TYP.)

**BASEMENT**

CONG SLAB # S8 #10 W.W.F \* WSOUJEN ON 4" GRAVEL

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

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

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

**WALL SECTION**

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

O e"12" 24"

>  
00

PROPOSED SINGLE FAMILY HOME  
**4167 W CORNELIA AVE**  
CHICAGO ILLINOIS

28.00'

W CORNELIA A VE SITE PLAN  
SCML 1/8"-1'-0"

N

**FINAL FOR PUBLICATION**

PROPOSED SINGLE FAMILY HOME  
**4169 W CORNELIA AVE**  
CHICAGO ILLINOIS

22-2'

RECREATION ROOM

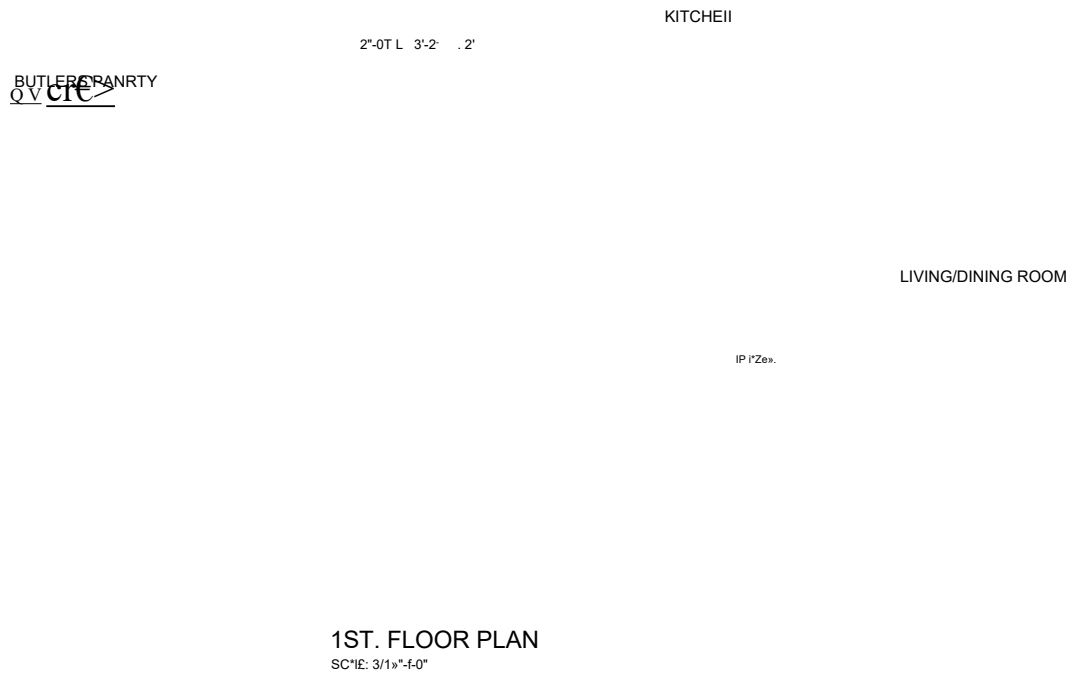
BASEMENT PLAN  
scmi. s/ii'-f-if

PROPOSED SINGLE FAMILY HOME  
**4169 W CORNELIA AVE**  
CHICAGO ILLINOIS

"Ij£

FAMILY ROOM

O



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" MSJDE EXTERKIT WALL LINE.  
240# ASPHALT SHMCLCS CLASS 'A' ON 13# ROOF FELTS OH 1/2" EXTERIOR GRADE PLYWOOD SHEATHMG. SEE PLAN FOR RAFTER SIZES ANO DIRECTION. VENT PER CODE.

**FOR PISLICAT**

ILLINOIS

**4169 W CORNELIA AVE**

CHICAGO