



# Office of the City Clerk

City Hall  
121 N. LaSalle St.  
Room 107  
Chicago, IL 60602  
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## Legislation Details (With Text)

**File #:** SO2015-8484  
**Type:** Ordinance **Status:** Passed  
**File created:** 12/9/2015 **In control:** City Council  
**Final action:** 4/13/2016  
**Title:** Zoning Reclassification Map No. 3-I at 2430 W Cortez St - App No. 18599T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 3-I  
**Attachments:** 1. SO2015-8484.pdf, 2. O2015-8484.pdf

Date	Ver.	Action By	Action	Result
4/13/2016		City Council	Passed as Substitute	Pass
4/5/2016	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
4/5/2016	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	
1/20/2016	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
12/9/2015	1	City Council	Referred	

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:**

**Lot Area Per Unit: Off Street Parking: Height: Floor Area: Floor Area Ratio: Front (south) Setback:**

**Rear (north) Setback: West Side Setback: East Side Setback:**

3 residential dwelling units

995 square feet

3 spaces

38 feet 0 inches

4,463 square feet

1.50

9 feet 4 inches 37 feet 4 inches

2 feet 0 inches

3 feet 0 inches

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DEVELOPER

N00NAN PROPERTIES 3115 N. DAMEN AVE CHICAGO IL 60618

PROJECT NAME

PROPOSED THREE DWELLING U 2430 WEST CORTEZ STREET CHICAGO, IL 60622

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