



Office of the City Clerk

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Legislation Details (With Text)

File #: SO2017-3193
Type: Ordinance **Status:** Passed
File created: 4/19/2017 **In control:** City Council
Final action: 7/26/2017
Title: Zoning Reclassification Map No. 3-G at 1460-1462 W Cortez St - App No. 19184T1
Sponsors: Misc. Transmittal
Indexes: Map No. 3-G
Attachments: 1. SO2017-3193.pdf, 2. O2017-3193.pdf

Date	Ver.	Action By	Action	Result
7/26/2017		City Council	Passed as Substitute	Pass
7/21/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/21/2017	1	Committee on Zoning, Landmarks and Building Standards	Amended in Committee	Pass
5/22/2017	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
4/19/2017	1	City Council	Referred	

ORDINANCE

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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 the RS3 Single-Unit (Detached House) District symbols and indications as shown on Map No. 3-G in the area bounded by:

the public alley next north of West Cortez Street; a line 640.00 feet east of North Ashland Avenue; West Cortez Street; and a line 616.00 feet east of North Ashland Avenue

to those of a B2-2 Neighborhood Mixed-Use District.

SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all the RS3 Single-Unit (Detached House) District symbols and indications as shown on Map No. 3-G in the area bounded by:

the public alley next north of West Cortez Street; a line 616.00 feet east of North Ashland Avenue; West Cortez Street; and a line 593.50 feet east of North Ashland Avenue

to those of an RS3 Single-Unit (Detached House) District.

SECTION 3. This Ordinance shall be in force and effect from and after its passage and due publication.

Common Address: 1460 - 62 West Cortez Street

SUBSTITUTE NARRATIVE

1460 - 62 West Cortez Street

The subject property at 1460 West Cortez Street contains 3,001 square feet and is improved with a two-story building containing three residential dwelling units and no parking or loading. The subject property at 1462 West Cortez Street contains 2,813 square feet and is vacant. The Applicant proposes to rezoned the 1460 West Cortez Street property to a B2-2 district and retain the RS3 zoning for the 1462 West Cortez Street to allow the division of the lots into a parcel at 1460 West Cortez Street with the following property line dimensions: North - 24.01 feet, East - 124.96 feet, South - 24.02 feet, and West - 124.95 feet, and a parcel at 1462 West Cortez Street with the following property line dimensions: North - 22.51 feet, East -124.95 feet, South - 22.52 feet, and West - 124.94 feet. The rezoning of 1460 West Cortez Street to B2-2 makes the existing building conforming to its zoning classification, including pursuant to the Transit Served Location provisions of the Chicago Zoning Ordinance by reducing the required parking from three spaces to zero. This will allow the Applicant to construct a single-family home on the 1462 West Cortez Street property in accordance with the RS-3 regulations.

1462 West Cortez

Lot Area: FAR:

4,861.62 square feet

Residential Dwelling Units: 3

2,813 square feet

30 feet 0 inches

Bicycle Parking:

Automobile Parking:

Loading:

Setbacks:

Front (Cortez Street):	0.72 feet
East Side Property Line:	0.00 feet
West Side Property Line:	2.86 feet
Rear (public alley):	9.33 feet

Per RS-3 regulations Per RS-3 regulations Per RS-3 regulations Per RS-3 regulations

* Per the Transit-Served Location provisions of the Chicago Zoning Ordinance; 1460 West Cortez Property is 1,100 feet from the entrance to the CTA Station.

FINAL FOR PUBLICATION

Site Plan

16 FT. PUBLIC ALLEY (CONCRETE)

W. CORTEZ ST.

1460 West Cortez Street

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/ 1460 West Cortez Street Rear Elevation

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Site Plan

16 FT- PUBUC ALLEY (CONCRETE)

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1462 West Cortez Street