



# Office of the City Clerk

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

## Legislation Details (With Text)

**File #:** SO2017-3836  
**Type:** Ordinance      **Status:** Passed  
**File created:** 5/24/2017      **In control:** City Council  
**Final action:** 7/26/2017  
**Title:** Zoning Reclassification Map No. 5-I at 2413 W Cortland Ave - App No. 19237T1  
**Sponsors:** Misc. Transmittal  
**Indexes:** Map No. 5-I  
**Attachments:** 1. SO2017-3836.pdf, 2. O2017-3836.pdf

Date	Ver.	Action By	Action	Result
7/26/2017		City Council	Passed as Substitute	Pass
7/24/2017	1	Committee on Zoning, Landmarks and Building Standards	Recommended to Pass	
7/21/2017	1	Committee on Zoning, Landmarks and Building Standards	Substituted in Committee	Pass
6/22/2017	1	Committee on Zoning, Landmarks and Building Standards	Held in Committee	Pass
5/24/2017	1	City Council	Referred	

**Application Number: 19237 T~K**

### SUBSTITUTE 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 is hereby amended by changing all of the RS3 Residential Single-Unit (Detached House) District symbols as shown on Map No. 5-1 in the area bounded by:**

**West Cortland Street; a line 103 feet West of and parallel to North Western Avenue; the public alley next South of and parallel to West Cortland Street; a line 127 feet West of and parallel to**

**North Western Avenue.**

**To those of an RM4.5, Residential Multi-Unit District**

**SECTION 2. This Ordinance takes effect after its passage and due publication. Common**

**address of property: 2413 West Cortland Street, Chicago IL**

**Application Number: 19237 T**

**NARRATIVE FOR TYPE 1 REZONING FOR 2413 WEST  
CORTLAND STREET, CHICAGO**

The subject property is currently improved with a residential building. The Applicant intends to demolish the existing building and build a new three-story three dwelling unit residential building. The Applicant needs a zoning change in order to comply with the minimum lot area and the maximum floor area requirements of the Zoning Ordinance.

Project Description:	Zoning Change from an RS3 to an RM4.5
Use:	Three dwelling unit residential building
Floor Area Ratio:	1.466
Lot Area:	2,991 square feet
Building Floor Area:	4,387 square feet
Density:	997 square feet per DU
Off- Street parking:	Parking spaces: 3
Set Backs:	Front: 12 feet 8 inches Side: east setback 6 inches and west setback 3 feet Rear: 25 feet 4 inches * Rear Yard Open Space: 195 square feet
Building height:	35 feet 7 inches

will file an application for variation, if required

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# FINAL FOR PUBLICATION

## PLAT OF SURVEY

DESCRIBED AS :

JOHNSTON'S SUBDIVISION OF THE EASI V, OK THE SOUTHEAST ii OF SECTION 36, TOWNSHIP 40 NORTH RANCKnSifnp THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY^LINCHS

TOTAL LAND AREA: 2988 SQ. FEET -

### W. CORTLAND ST.

#### LEGEND

- CHAIN LINK FENCE -WOODFENCE "
- IRON FENCE.
- CONCRETE PA VEMENT
- ENCLOSED FRAME PORCH
- OPEN FRAME PORCH . " .-SIDE BOUNDARY LINE
- EASEMENT LINE
- BLDG. SETBACK UNE .
- CENTERLINE . .

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. .

SCALE.: ORDERED : JOB NO : riKi.nwoitK ■

' COMPLETION. DATE

MUNICIPALITY :

. THE LEGAL" DESCRIPTION NOTED ON THIS PLAT IS A COPY OF THE ORDERS AND FOR ACCURACY.MUST BE; "-COMPARED WITH THE DEED.. M.A.G. NAH. \* ON PROPERTY

7vM^^"i> (^C.=MEAS.),,..A.a.nailset3.

'■ v 24.00<sup>1</sup>-

SS.

16 FT. ASPHALT ALLEY

SIGNATURE DATE: ■ .

STATE OF ILLINOIS COUNTY OF COOK

■ I, ANDRZFIJ MURZANSKI, AN ILLINOIS REGISTERED LAND SURVEYOR, DO HERBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT. PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY^

7. J?A.

ANDRZEJ MURZANSKJ PLS: NO.,35-3258 EXPIRES 11/30/2018 THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY:

" ANY DISCREPANCY IN MEASUREMENT SHOULD BE PROMPTLY REPORTED TO " THE SURVEYOR FOR EXPLANATION OR CORRECTION ..

FOR EASEMENTS, BUILDING LINES AND OTHERRESTRICTIONS NOT SHOWN ON THIS PLAT REFER TO YOUR ABSTRACT, DEED, TITLE POLICY AND LOCAL ' BUILDING REGULATIONS' :