CITA	CHICACO

Legislation Details (With Text)

File #:	O20	17-7763				
Туре:	Ordi	nance	Status:	Passed		
File created:	11/8	/2017	In control:	City Council		
			Final action:	12/13/2017		
Title:	Zoning Reclassification Map No. 9-K at 4167-4169 W Cornelia Ave - App No. 19439T1					
Sponsors:	Misc	. Transmittal				
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Indexes:	Мар	No. 9-K				
•	•	No. 9-K 2017-7763 (V1).pdf, 2. O201	17-7763.pdf			
Indexes:	•		17-7763.pdf Act	ion	Result	
Indexes: Attachments:	1. 0	2017-7763 (V1).pdf, 2. O201	Act	ion ssed	Result Pass	
Indexes: Attachments: Date	1. O. Ver.	2017-7763 (V1).pdf, 2. O201 Action By	Act Pa			
Attachments: Date 12/13/2017	1. O Ver. 1	2017-7763 (V1).pdf, 2. O201 Action By City Council Committee on Zoning, Land	Act Pa dmarks Re	ssed		

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 Cl-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

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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

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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

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PROPOSED SINGLE FAMILY HOME 4167 W CORNELIA AVE

CHICAGO ILLINOIS MASTER BEDROOM

« -11

Z'-2'

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T~e LL 5'-*'

r

BEDROOM #2

2ND. FLOOR PLAN

FOR

PROPOSED SINGLE FAMILY HOME 4167 W CORNELIA AVE CHICAGO ILLINOIS

Т PROPOSED SINGLE FAMILY HOME **4167 W CORNELIA AVE**

CHICAGO ILLINOIS

ROOF CONSTRUCTION SELF-ADHESRC ICE/WATER SHIELD FROM EDGE OF ROOF TO A POMT 24* HSOC EXTERIOR WALL LME. 240# ASPHALT SMHCLE5 CLASS *A* ON 13# ROOF FELTS ON V2* EXTERIOR ORAM PLYWOOD SHEATHING SEE PLAN FOR RAFTER SIZES AW DRCCTKM. VENT PER COOL

1 « 10 FASCIA -ALUM, SOFFITcuutie. CONSTRUCTION 3/B" GYP. BD. TYPE "X* SEE PLAN FOR CLC. J5TS SIZES AND OIRECTKM.

1HR. UL IU356

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WALL CONST HAROC SONG TTVCC 90 (VPP. 80ARD TVPE "Y" MU) 7/18" THICK. 48" HOC WOOD -w/w-STRUC SHEATHING PANELS -2x6 STUDS O 11" 0.C KRAFT FACED BATT HSUL (R-21) 3/8" CYP. BO. TYPE "" BLADMG UMTS MSTALLED WITH (-7/8" LOW 60 HALS SPACED 0 4" 0.C OH PERME1ER * 12" O.C H THE FIELD. CROSS 6RACHO DOWN TO BEARMG (TYP.) PROMDE DIADONAL STEEL BRACMG O CORNERS.

2ND. FLR.

1 HR. RATED FL. CONSTRUCTION UL|L521 FINISH FLOOR PER PLAN J/4* PLYYC sueaooR - r&c on floor joists W/BRTOGnG (PES PLAN) RESIUENT CHANNEL 16" 0 C. 5/8" GYPSUM BD TYPE "C"

1HR. UL <u>WALL CONST</u> HAXE SUXNC TYXCK 58° CYP. BOARD TYPE 'X' (MM) 7/16- THICK. 40° WOC WOOD STRUC. SHEATHMG PANELS 2(1 STUDS 016° 0.C. KRAFT FACED 8ATT HSUL (R-21) 38° CYP. 00. TYPE 'X' BUILDING UMTS INSTALLED WTH 1-78° LONG 60 HALS SPACED - 6° 0.C. M THE FIELD. CROSS 6AACMC DOWN TO BERAMG (TYP.) PRVVCE DIAGONAL STEEL BRACING - CORNERS. 1HR. UL

1ST. FLR.

\HR. RATED rinish FLOOR PER PLAN 3/4* PLYVO SUBFLOOR - T*C ON FLOOR JOISTS W/BRIOONC (PER PLAN) RESIUENT CHANNEL 16* 0 C. 5/5* GYPSUM BD TYPE *C* WDLMAM2ED 2x6 PLATE ∎/ 1/#* !*-e* A.B. O 48* O.C. (TYP.)

BASEMENT CONG SLAB #: Sn8 #10 W.W.F * WSOUEEN ON 4" GRAVEL 4" ORWIT CONE WITH r. (UN,) STONE BASE * 4" (UM,) ORAVICLIC SOEBI (TYP) AND FLITER FABRIC RUN TO SUMP PUMP 2x4 WO, FURRMC 3/5" GYP. BO, R-19 SPRAY HSUL. OR EQUAL

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WALL SECTION SCALE-3/8" - I'-0" O e"12" 24"

> 00 PROPOSED SINGLE FAMILY HOME 4167 W CORNELIA AVE CHICAGO ILLINOIS

28.00'

N

FINAL FOR PUBLICATION

PROPOSED SINGLE FAMILY HOME 4169 W CORNELIA AVE

CHICAGO ILLINOIS

<u>22-2'</u>

RECREATION ROOM

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

PROPOSED SINGLE FAMILY HOME

4169 W CORNELIA AVE

CHICAGO ILLINOIS

"Ij£

MASTER BATH laOwrTF

4-

3

CHICAGO ILLINOIS MASTER BEDROOM

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

1ST. FLOOR PLAN

SC*I£: 3/1»"-f-0"



IP i*Ze».

OV CIE BANRTY

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FAMILY ROOM

2"-0T L 3'-2" . 2'

KITCHEII

LIVING/DINING ROOM

Office of the City Clerk

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#3 v

BEDROOM #2

2ND. FLOOR PLAN SCA1£: 3/16"«-1'-0"

1

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ILLINOIS

4169 W CORNELIA AVE

CHICAGO ROOF CONSTRUCTION SELF-ADHESIVE (CEWATER SHIELD FROM EDGE OF ROOF TO A POINT 24" MSJDE EXTERKIT WALL UNE. 240# ASPHALT SHMCLCS CLASS 1A" ON 13# ROOF FELTS OH 1/2" EXTERIOR GRADE PLYWOOD SHEATHING. SEE PLAN FOR RAFTER SIZES AND DIRECTION. VENT PER CODE.

FOR PliSLICAT **ILLINOIS**

4169 W CORNELIA AVE CHICAGO